

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Dodge County #2 for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

Agenda Item # 21d.
Date 6-5-2019

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
 - a. Use does not conform to regulations of the district in which it is located.
 - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
 - c. Use is not in harmony with the character of the area and most appropriate use of the land.
 - d. Use does not conserve and stabilize the value of the property.
 - e. Use does not provide adequate open space for light and air.
 - f. Use adversely affects concentration of population.
 - g. Use congests public streets.
 - h. Use does not promote public safety, health, convenience and comfort.
 - i. Other: _____

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- _____ a. Use conforms to regulations of the district in which it is located.
 - _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
 - _____ c. Use is in harmony with the character of the area and most appropriate use of the land.
 - _____ d. Use conserves and stabilizes the value of the property.
 - _____ e. Use provides adequate open space for light and air.
 - _____ f. Use does not adversely affect concentration of population.
 - _____ g. Use does not congest public streets.
 - _____ h. Use promotes public safety, health, convenience and comfort.
 - _____ i. Other: _____

DATED this _____ day of _____, 20_____.

BY: _____

Hooper

#2

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

2019 MAY - 3 PM 2:53
RECEIVED
Dodge Co Highway Dept

Date 5/1/19
Property Owner's Name Dodge County
Address: 435 N. Park St. Room 102, Fremont, NE
Phone No. (Home) 402-727-2767 (Work) 68025

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: An Emergency Communication tower site for Dodge County

Section 2 Township 18 Range 7 Lot No. _____
Location within Section S² SW 4⁺ Lot Size 1 Ac. (Sq.Ft./Acres)
Estimated Cost of Structure/Use \$ 500,000.00 Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?
yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North Row Crops South Building site
East Row Crops West Row Crops

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe. Rural Dodge County, Row Crop Farming, Farm Homes & Rural Buildings.
2. Can soil conditions support the proposed development? What is the soil classification of the area? yes N.A.
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?

yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? After construction. A road culvert limited traffic may be needed.

Enclosed:

Site Plan Soil Suitably Map WA Easements

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency NA

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) The tower location

Application Fee of \$ 150 is Non-Refundable is a minimum of 340' from any County Road or any hwy

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature [Signature] Mailing Address 14815 Cordia
Blaine NE 68008

OFFICE USE ONLY

PERMIT NO 2019-007

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5/21/19 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6/5/19 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019

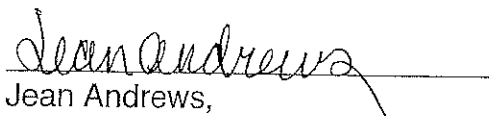
Jeff Quist
14818 County Road 14
Blair, NE 68008

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 21, 2019 at 4:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make an effort to attend this meeting to answer any questions the board may have. Please come to the east door of the Courthouse for admittance and go directly up to third floor. Please plan to attend the Dodge County Board of Supervisors meeting on June 5, 2019 where your applications will be heard from 9:35 through 9:50 A.M.

If you have any questions, please feel free to contact my office.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

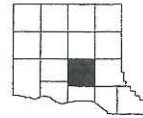
Enclosure
Cc: File

Hooper
Site

T-18-N

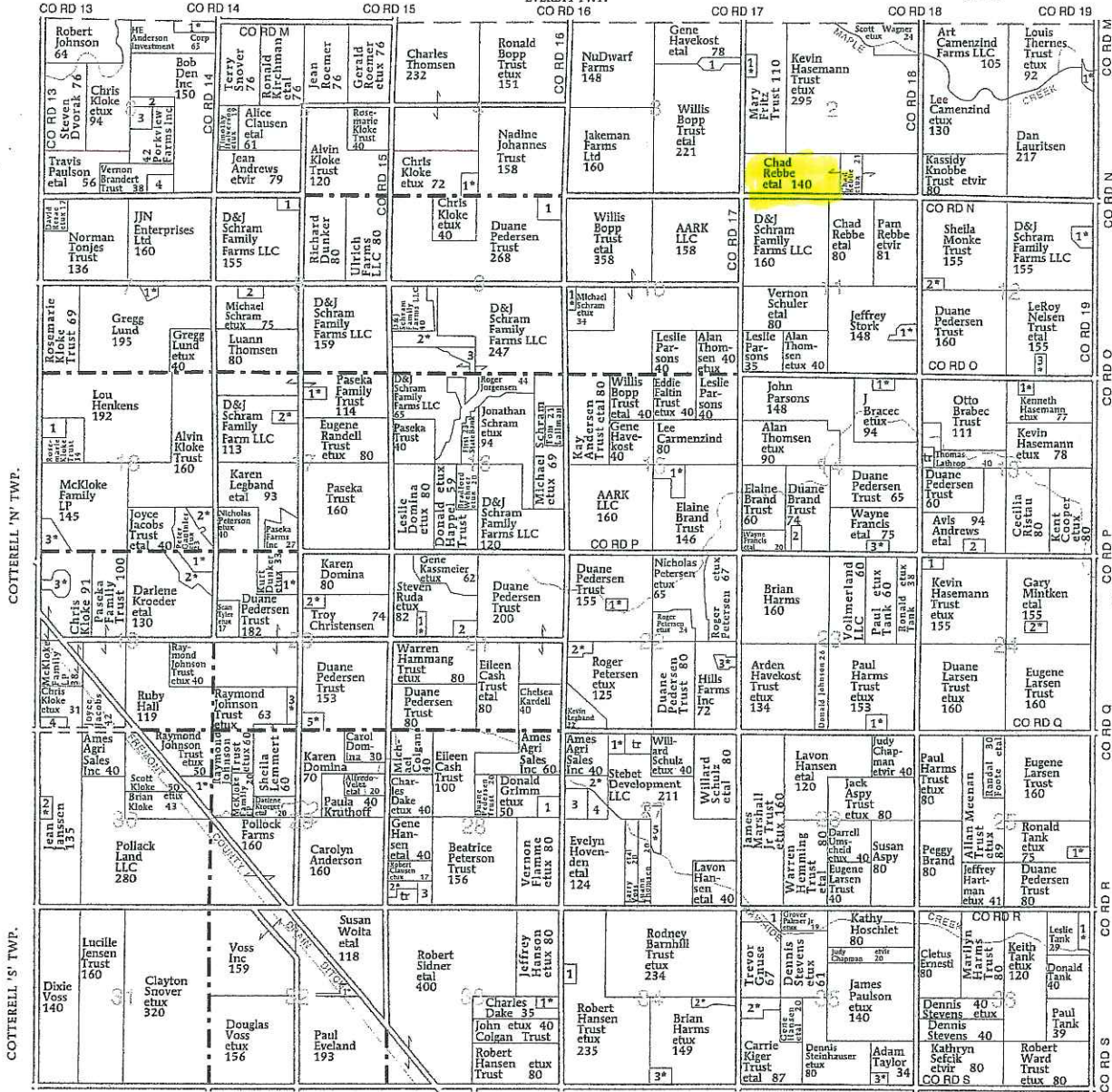
MAPLE PLAT

(Landowners)



R-7-E

EVERETT TWP.



PLATTE 'W' TWP.

MAPLE TOWNSHIP

SECTION 1

- 1. Christianson, Chad etux 6

SECTION 2

- 1. Havener, Adam etal 5

SECTION 3

- 1. Sixta, Ronald 12

SECTION 4

- 1. Knoell, Gerald etux 8

SECTION 6

- 1. Kloke, Chris etux 10
- 2. Scribner Grain & Lumber 10
- 3. Maple Creek Pig Co 10
- 4. TBR Inc 10

SECTION 7

- 1. Harris, James etal 5

SECTION 8

- 1. Windmill Rentals LLC 5
- 2. Kloke, Brian 5

SECTION 9

- 1. Nielsen, Donald 12

SECTION 10

- 2. Applebee, Thomas etux 26
- 3. Jorgensen, Roger 7

SECTION 11

- 1. Vaught, Robert etux 6

SECTION 12

- 1. Wilson, Helen etvir 12

SECTION 13

- 1. Poulas, Ronald etux 5
- 2. Bertelsen, Lonnie etux 5
- 3. Scigo, Louis etux 5

SECTION 14

- 1. Leif, Selster etux 5
- 2. Bassett, Squire 6

SECTION 15

- 1. Ness, Fred etux 5
- 2. Barnes, Nicholas 6
- 3. Francis, Wayne etux 5

SECTION 16

- 1. Neuman, Kent etux 14

SECTION 17

- 1. Nordboe, Roger etux 6
- 2. Andrews, Terry etal 7

SECTION 18

- 1. Kloke Trust, Alvin 9
- 2. Jacobs Trust, Joyce etal 17

SECTION 19

- 3. Stuehmer Trust, Wayne etux 14

SECTION 20

- 1. Kroeder, Darlene etal 12
- 2. Bertelsen, Lonnie etux 18
- 3. Jacobs Trust, Joyce etal 8
- 4. Vesper, Brian 6

SECTION 21

- 1. Hilgenkamp, Gerald etal 7
- 2. Dvorak, Christopher etux 6
- 3. Raymond, Steven etux 10
- 4. Lemmert, Sheila 6
- 5. Jacobi, Jason etux 8

SECTION 22

- 1. Schutt, Edward etux 5
- 2. Bartling, Ronald etux 13
- 3. Leners, Timothy etux 5

SECTION 23

- 1. King, Kenneth etux 7

SECTION 24

- 1. Martinson Trust, LeRoy 5
- 2. Welander, Darrell etux 5

SECTION 25

- 1. Tank, Richard etal 5

SECTION 27

- 1. Scott, Britt etal 7
- 2. LaCroix, Chelsea etal 13
- 3. Johnson, Lyle 14
- 4. Ames Agri Sales Inc 12

SECTION 28

- 1. Wacker, Jeff etux 10
- 2. Hassler, Ronald 10

SECTION 29

- 1. Micek, Michael 10
- 2. Roberts, Matthew etux 6

SECTION 30

- 3. Jarosz, Denise 7
- 1. Johnson Trust, Roberta etvir 17
- 2. Spicer, Scott etux 5

SECTION 31

- 1. Eveland, Jeffrey etux 5

SECTION 32

- 1. Kruger, Richard etux 5

SECTION 33

- 1. Amdersen, Christopher 6
- 2. Powell, Michael etux 11
- 3. Shanahan, Michael etux 5

SECTION 34

- 1. Ames Farms Ltd 13
- 2. Frost, Rodney etux 13

SECTION 35

- 1. Micek, Matthew etux 6
- 3. Micek, Matthew etux 6

SECTION 36

- 1. Tank, Keith etux 9

Hooper Site

Write a description for your map.

Legend

 Untitled Placemark

APPROX
1 AC = BRIDGE
FENCED AREA - Red
NO NEW BUILDING
ROAD EASEMENT

Building
EASEMENT

Untitled Placemark



Earth



300 #

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, May 21, 2019 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** as per Section 4 located South ½ SW ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, May 21, 2019 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Conditional Use Permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

DODGE COUNTY TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833

NAME AND ADDRESS SEARCH

Request Made By: **Dodge County Couthouse**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are the property owners of land adjoining the property described as:

The South half of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter and Tax Lot 5, in Section 2, Township 18, Range 7 East of the 6th P.M., Dodge County, Nebraska.

and
Part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 18, Range 7 East of the 6th P.M., Dodge County, Nebraska.

and
The West half of the Northeast Quarter of Section 11, Township 18 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

The list of names and addresses include all property owners within 300 feet of said property:

Lee E. and Pamela S. Camenzind 12417 N 179th Circle Bennington, NE 68007-5755	N1/2SW1/4, TL 6 & 7	1 - 18 - 7
Kassidy J. and Eric Knobbe, Tr 6756 Blue Ridge Ln Lincoln, NE 68516	S1/2SW1/4	1 - 18 - 7
Pam and Ronald Rebbe 1744 County Road N Hooper, NE 68031	E1/2NE1/4	11 - 18 - 7
Sheila M. Monke, Tree 12230 County Road P1 Fontanelle, NE 68044-2595	N1/2NW1/4, SE1/4NW1/4 & TL 4	12 - 18 - 7
Jeffrey J. and Sherone L. Stork 13009 County Road P11 Arlington, NE 68002-5090	NW1/4SE1/4 & TL 4	11 - 18 - 7
Vernon W. and Judith Schuler, Tr 1874 County Road L Hooper, NE 68031-2024	NE1/4SW1/4	11 - 18 - 7

AARK LLC 374 Live Oak Lane Kerrville, TX 78028	N1/2NE1/4 & TL 1	10 - 18 - 7
D&J Schram Family Farms LLC Daniel J. and Joan F. Schram 19301 S 156th St Springfield, NE 68059	NW1/4	11 - 18 - 7
Willis and Janice Bopp, TR ETAL 418 Ridge Dr. Hooper, NE 68031-3000	E1/2E1/2SE1/4	3 - 18 - 7
Mary C. Fritz, Tr Jim Gallant PO Box 54 Hooper, NE 68031-0054	NW1/4SW1/4 & TL 10	2 - 18 - 7
Kevin D. and Diane E. Hasemann, Tree 1546 County Road C Blvd Scribner, NE 68057	E1/2NW1/4 & NE1/4SW1/4	2 - 18 - 7
Kevin D. and Diane E. Hasemann, Tree 1546 County Road C Blvd Scribner, NE 68057	N1/2SE1/4, PT NE1/4 (TLS 1, 2, 8)	2 - 18 - 7

NOTE:

No PID for Tax Lot 6 in SESE 2 - 18 - 7

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: April 26, 2019

DODGE COUNTY TITLE & ESCROW CO., L.L.C.

Barbara Huzengeter

 Registered Abstracter

Certificate No. 147
 Order No. 190448

2019 MAY -2 PM 2:44
 RECEIVED
 Dodge Co Highway Dept