

**MINUTES  
DODGE COUNTY PLANNING COMMISSION**

Meeting of the Dodge County Planning Commission was called to order by Chairman, Marlin Brabec at 4:30 P.M., Tuesday, June 18, 2019 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Schole and Taylor. Absent: None.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting.

Motion was made by **Ruzicka** to accept the Minutes of the May 21, 2019 meeting as mailed. Seconded by **Fooker**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Schole, Taylor and Brabec. Absent: None.

**Public Hearing:** Consider request of Rohwer Family Limited Partnership of 16404 Pasadena Cir, Omaha, NE 68130 to subdivide a 8.24-acre parcel and obtain a Conditional Use Permit for existing buildings as per Article 14, Conditional Use to continue to use grain bin and shop (1) located in Part of West ½ SW ¼ Section 36, Township 17 North, Range 9 East in Elkhorn Township, Zoning District A-3, Transitional Ag.

Chairman Brabec declared the Public Hearing open.

**Testimony:**  
**For:** John Rohwer was present representing the Rohwer Family Limited Partnership. He stated the proposed lot split is part of 88 acres and Sorensen Seed would like to purchase the ground minus the lot split of 8.24 acres with 22,000 bushel grain bin and an 88 x 90 shop constructed in 2002. The buildings are on higher ground. Andrews stated the area was in Zone X and was not in the flood plain. Rolf asked if they were thinking of constructing a new home. Rohwer stated no. Brabec stated that it was good to include a Residential Registration at this time in the event of a new home on the site being sold. No other questions were asked by the board.

**Against:** Andrews stated she had not received any communication either for or against the proposal and no one was present.

Motion to close the public hearing was made by **Ruzicka** and seconded by **Taylor**. Motion carried by voice vote. Those voting yes: Giesselmann, Hansen, Rolf, Ruzicka, Schole, Taylor, Brabec and Fooken. Absent: None.

**Possible Action:**

Motion was made by **Giesselmann** to recommend approval of the Lot Split and Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Seconded by **Rolf**. Motion carried by roll call vote. Those voting yes: Hansen, Rolf, Ruzicka, Schole, Taylor, Brabec, Fooken and Giesselmann. Absent: None. The applicant was advised the County Board of Supervisors would hear his request on Wednesday, July 3, 2019 at 9:30 A.M.

Andrews stated that Jeff Wacker is no longer on the board and has been replaced by Scott Wagner effective August 15, 2019.

With no further business **Giesselmann** moved to adjourn at 4:40 P.M. and seconded by **Rolf**. Motion carried: Rolf, Ruzicka, Schole, Taylor, Brabec, Fooken, Giesselmann and Hansen. Absent: None. The next scheduled meeting will be July 16, 2019 at 4:30 P.M. if business arises.

Respectfully submitted,

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Allen Rolf  
Secretary, Dodge County  
Planning Commission

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Dodge County  
Planning & Zoning Commission

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Approval Date

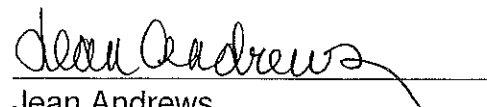
**STAFF REPORT**  
Dodge County Bldg. Insp. & Zoning Dept.  
Meeting of June 18, 2019

Zoning Signs were placed on the property Wednesday, June 12, 2019

**Rohwer Family Limited Partnership**

The property is approximately 6.5 miles east of Fremont on Dutch Hall Road and .1 east of County Rd. 29. The property is on a rock road east of the paved Dutch Hall Road on the north side of the road. There will be a means for the farm ground to be entered separate for this property. According to the Firm Flood Map, the property is in the X zone and can be found on Map 450.

Respectfully submitted,



Jean Andrews,  
Dodge County Zoning Administrator



