

Agenda Item # 17a  
Date 7-31-19

**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, July 16, 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 and Ruzicka. Absent: Taylor.

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 June 18, 2019 meeting as mailed. Seconded by **Rolf**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Ruzicka and Brabec. Absent: Schole and Taylor.

**Public Hearing:** Consider request of Robert W. Heyne of 246 Hwy. 77, P.O. Box 24, Uehling, NE 68063 to subdivide a 6.12 tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 4.2 Exemptions B.(1) located in Part SW ¼ SW ¼ Section 12, Township 20 North, Range 8 East in Logan Township, Zoning District A-1 Intensive Ag.

Chairman Brabec declared the Public Hearing open.

**Testimony:**

**For:** Robert Heyne stated he had rented the house out for years. The renter has an opportunity to purchase a place of their own. Rolf asked if the house was now occupied? Heyne stated yes. No other questions were asked about the matter from 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 **Rolf**. Motion carried by voice vote. Those voting yes: Giesselmann, Hansen, Rolf, Ruzicka, Brabec and Fooker. Absent: Schole and Taylor.

**Possible Action:**

Motion was made by **Ruzicka** 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 **Hansen**. Motion carried by roll call vote. Those voting yes: Hansen, Rolf, Ruzicka, Brabec, Fooker and Giesselmann. Absent: Schole and Taylor. The applicant was advised the County Board of Supervisors would hear his request on Wednesday, July 31, 2019 at 9:30 A.M.

**Public Hearing:** Consider request of Gary Kremlacek of 1976 County Rd. R, Fremont, NE 68025 to subdivide a 5.10 acre tract and obtain a Residential Registration for an existing dwelling as per Article 14. Section 3. 1.3 Single Family dwellings by a no-fee residential registration permit located Pt TL 26, W ½ NW ¼ Section 26, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-3, Transitional Ag.

Chairman Brabec declared the public hearing to be open.

**Testimony:**

**For:** Gary Kremlacek was present to explain that he was selling the farmstead that presently did not have anyone living in the home. The fellow that was living there passed away recently. Ruzicka asked if the setbacks were proper. Andrews stated yes. She added that she had received phone calls from the neighbors and the traveling public. They were curious as to what the sign meant.

**Against:** No one was present and no communication had been received either for or against the proposal.

Motion to close the hearing was made by **Ruzicka** and seconded by **Fooker**. Motion carried by voice vote. Those voting yes: Rolf, Ruzicka, Brabec, Fooker, Giesselmann and Hansen. Absent: Schole and Taylor.

**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: Ruzicka, Brabec, Fooker, Giesselmann, Hansen and Rolf. Absent: Schole and Taylor. The applicant was advised the County Board of Supervisors would hear his request on Wednesday, July 31, 2019 at 9:35 A.M.

With no further business **Ruzicka** moved to adjourn at 4:45 P.M. and seconded by **Giesselmann**. Motion carried: Brabec, Fooker, Giesselmann, Hansen, Rolf and

Ruzicka. Absent: Schole and Taylor. The next scheduled meeting will be August 20, 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 July 16, 2019

Zoning Signs were placed on the property Thursday, July 11, 2019

**Robert Heyne**

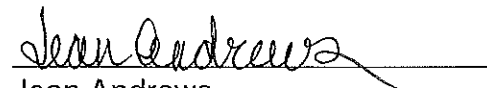
The property is located on County Road C just east of County Road 23 approximately 1 mile east of US Hwy. 77 and 2 miles south of Uehling, NE. The proposed lot split has a fair house and 2 other outbuildings. The surrounding property is farm ground that is use for hay. The road is well maintained and no problem accessing the farm ground as well as the farmstead.

**Gary Kremlacek**

This property is located at the corner of U.S. Hwy. 77/275 and Rosedale Road approximately 2 ½ miles north of Fremont, NE. The proposed acreage is situated on the west side of Highway 77/275 and Rosedale Road. The house looks to be in fair to good condition with some good outbuildings. The acreage has its own drive as well as adjoining farm ground.

Both properties are located on high ground.

Respectfully submitted,



Jean Andrews,  
Dodge County Zoning Administrator

Heyne 7-11-19



Heyne 7-11-19



Heyne 7-11-19

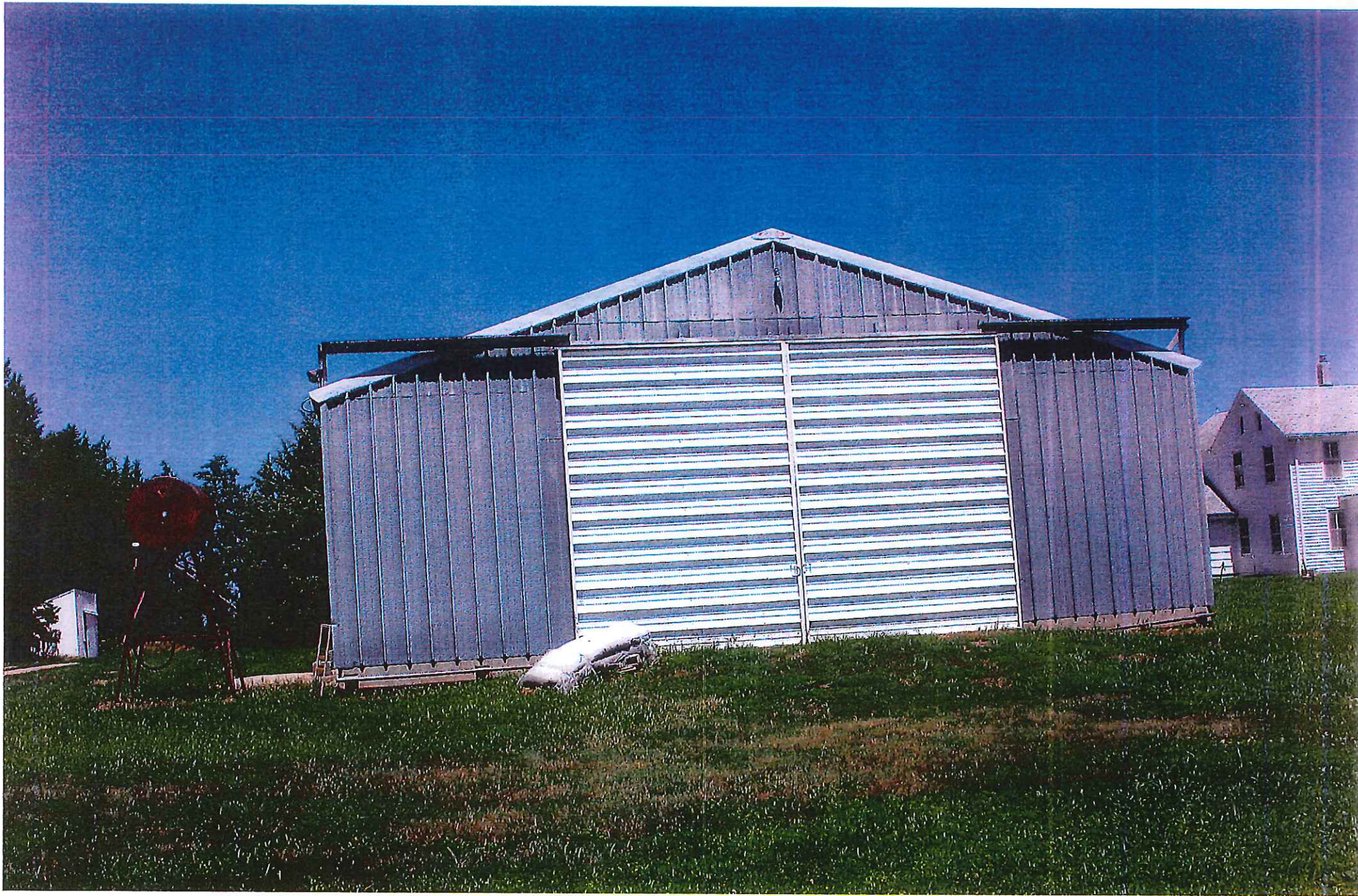


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