

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of James Marshall
C/o The Pathfinder Co. for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

Appendix Item # 26C
Date 12-4-2019

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: _____

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

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

November 8, 2019

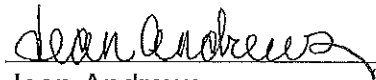
James Marshall
c/o Pathfinder Company
1416 E. 23rd St.
Fremont, NE 68025

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held November 19, 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. In addition, please plan to attend the Dodge County Board of Supervisors meeting on December 4, 2019 where your application will be heard at 9:35 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

DODGE COUNTY # 2019-014
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 10-7-2019
2. Applicant Name: James Marshall % Pathfinder Company
Address: 1416 East 23rd Street, Fremont, NE 68025
Phone Number: (402) 721-5055
3. Legal Description of the Storage Site Location:
W $\frac{1}{2}$ W $\frac{1}{2}$ Section 26 - Township 18 N - Range 7 East - Dodge County, NE
4. Legal Description of the Application Site Location:
W $\frac{1}{2}$ W $\frac{1}{2}$ Section 26 - Township 18 N - Range 7 East - Dodge County, NE
5. Name, Address, Phone Number of the owner or owners of the generators of the biosolids:
City of Fremont Wastewater Treatment Facility, 6325 E. Morningside Rd.,
Fremont, NE 68025. Keith Kontor (Superintendent) 402-727-2670
6. Name, Address, Phone number of the person who will be applying and/or storing the biosolids:
Beef State Customs, 1246 Road X, Howells, NE 68641
Roy Belina (Owner) 402-649-6150
7. Application and/or storage of biosolids will comply with all state and federal regulations.
8. All permits will be in effect for five (5) years from the date of issuance.
9. Permits may be revoked or suspended for any violation of the terms or conditions of the permit at any time by action of the Dodge County Planning Commission and/or Dodge county Board of Supervisors. Permits are non-transferable.
10. Failure to comply with these regulations shall be grounds for prosecution under Nebraska Revised Statutes Sec. 23-114.05.

The following information is to be included with the permit application:

Map showing all wells, streams, surface water, watercourses, wetlands and inhabited dwellings within 1000 feet of the application location, information showing the routes to be used by the trucks and an explanation of how the biosolids will be transported from the generation site to the application site.

A list of names and addresses of neighboring home sites or farmsteads either owned or rented and adjacent landowners within 1000 feet of proposed site certified by a land abstractor.

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DODGE COUNTY
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A description of the method of applying of material and possible incorporation into the soil. This description must include a discussion of methods to be used during periods of unfavorable weather and soil conditions as well as normal favorable conditions.

The quantity of biosolids and the number of acres which is proposed to be land applied shall be included in the permit.

11. FEE: \$200.00 per permit applications (Application fee is not refundable)

Make checks payable to: Dodge County Zoning
435 N Park, Rm. 204
Fremont, NE 68025

Signatures:

James Marshall by Pathfinder G Agent by
Applicant Andie Langeman

APPROVED: _____

Farm/Operator

DENIED: _____

Property Owner

Dodge County Planning Commission

Planning Commission Date

Chairman, Planning Commission

Date County Board Meeting

Chairman, Dodge County Board

Attest:

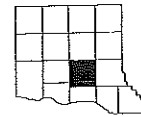
Dodge County Clerk

This Permit is valid until _____, 20_____

T-18-N

MAPLE PLAT

(Landowners)



R-7-E

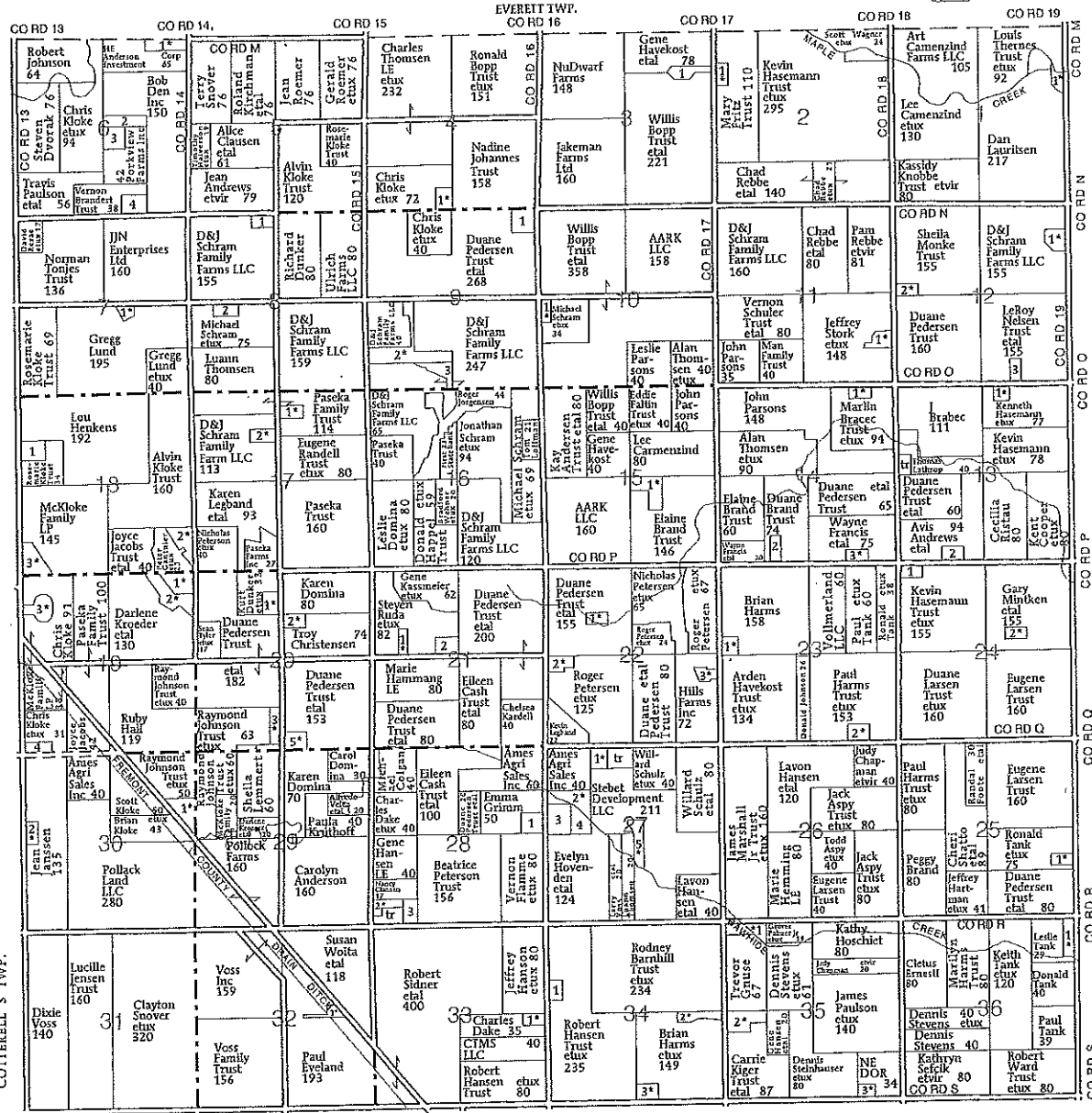


PLATE 'W' TWP.

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, Chrls etux 10
- 2. Scribner Grain & Lumber 10
- 3. Maple Creek Plg 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
- 2. Applebee, Thomas etux 26
- 3. Jorgensen, Roger 7

SECTION 10

- 1. Vaught, Robert etux 6

SECTION 11

- 1. Wilson, Helen etvir 12

SECTION 12

- 1. Poulas, Ronald etux 5
- 2. Fase, Kenneth etux 5
- 3. Scigo, Terry 5

SECTION 13

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

SECTION 14

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

SECTION 15

- 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
- 3. Stuehmer Trust, Wayne etux 14

SECTION 19

- 1. Kroeder, Darlene etal 12
- 2. Bertelsen, Lonnie etux 18
- 3. Boehm, John etux 8
- 4. Vesper, Brian 6

SECTION 20

- 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 21

- 1. Ruda, Chad etux 6
- 2. Hassler, Ronald 10

SECTION 22

- 1. Schult, Edward etux 5
- 2. Barling, Ronald etux 13
- 3. Leners, Timothy etux 5

SECTION 23

- 1. Alley, Justin etux 5
- 2. 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

SECTION 28

- 2. LaCroix, Chelsea etal 13
- 3. Johnson, Lyle 14
- 4. Ames Agri Sales Inc 12
- 5. Wacker, Jeff etux 10

SECTION 29

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

SECTION 30

- 3. Jarosz, Denise 7

SECTION 31

- 1. Johnson Trust, Roberta etvir 17
- 2. Spicer, Scott etux 5

SECTION 32

- 1. Eveland, Jeffrey etux 5

SECTION 33

- 1. Kruger, Richard etux 5

SECTION 34

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

SECTION 35

- 1. LaFavor, Mary etal 13
- 2. Frost, Rodney etux 13
- 3. Micek, Matthew etux 6

SECTION 36

- 1. Tank, Keith etux 9



Google earth



**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

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

November 9, 2019

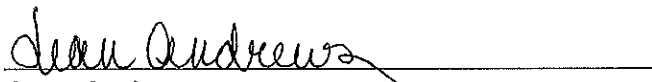
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, November 19, 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 James Marshall c/o Pathfinder Company of 1416 E. 23rd St., Fremont, NE 68025 to obtain a Conditional Use Permit to store and apply biosolids as per Article 13, Section 2.18 Conditional Uses located at the W ½ W ½ Section 26, Township 18 North, Range 7 East in Maple Township, Zoning District A-2, General Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, November 19, 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

OCT 30 PM 2:41
RECEIVED
Dodge Co Highway Dept

NAME AND ADDRESS SEARCH

Request Made By: **Pathfinder Company**

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 shown as property owners of land adjoining the property described as:

The West half of the West half of Section 26, 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 1000 feet of said property:

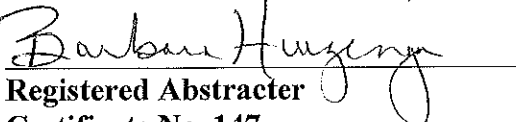
Janice A. Sasse ETAL Ralph E. Hansen ETAL 4325 N 14th St Lincoln, NE 68521-1916	E1/2NW1/4 & NW1/4NE1/4	26 - 18 - 7
Marie T. Hammang (Life Estate) Albert Hammang 749 E 29th St APT 131 Fremont, NE 68025-7712	E1/2SW1/4	26 - 18 - 7
Grover L. Jr & Brenda J. Palmer 1729 County Rd R. Ames, NE 68621-2107	TL 9 (E1/2NW1/4)	35 - 18 - 7
Dennis O. & Diane L. Stevens 1860 County Rd 18 Ames, NE 68621-2165	SE1/4NW1/4 & TL 10 (NENW)	35 - 18 - 7
Trevor J. Gnuse PO Box 214 Arlington, NE 68002	SW1/4NW1/4 & TL 8 (NW1/4NW1/4)	35 - 18 - 7
Mary Ann & Terry A. LaFavor 1802 County Rd 17 Ames, NE 68621-2106	TL 7 (W1/2NW1/4)	35 - 18 - 7
Rodney L. & Maxine J. Barnhill (Trust) %Farmers National Company 21222 - Barnhill PO Box 542016 Omaha, NE 68154-8016	E1/2NW1/4, W1/2NE1/4, NE1/4NE1/4 & TL 2	34 - 18 - 7

Janice A. Sasse ETAL Ralph E. Hansen ETAL 4325 N 14th St Lincoln, NE 68521-1916	SE1/4SE1/4	27 - 18 - 7
Stebet Development LLC 5290 W Arid Canyon Dr Marana, AZ 85658-4067	NE1/4SE1/4, SW1/4SE1/4, PT NW1/4SE1/4, PT SW1/4NE1/4, TL 11 & PT TL 12	27 - 18 - 7
Willard H. Schulz (ETAL) 330 E 19th St Fremont, NE 68025-3014	E1/2NE1/4	27 - 18 - 7
Bluffs Trinity Lutheran Church 1693 County Rd 17 Fremont, NE 68025-7332	PT TL 7 (SE1/4SE1/4 Church)	22 - 18 - 7
Bluffs Trinity Lutheran Church 1693 County Rd 17 Fremont, NE 68025-7332	PT TL 7 (SE1/4SE1/4 Parsonage)	22 - 18 - 7
Hills Farm Inc %Pathfinder Co 1416 E 23rd St Fremont, NE 68025-2413	TL 8 & 10	22 - 18 - 7
Arden & Georgean Havekost, Tr 1111 County Rd I Scribner, NE 68057-2095	TL 9	23 - 18 - 7
Donald R. Johnson 1748 County Rd Q Fremont, NE 68025-7333	TL 8	23 - 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: October 28, 2019

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


 Registered Abstracter
 Certificate No. 147
 Order No. 191155