

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

#1

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

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
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 7/14/2020
2. Applicant Name: Clayton Wacker
Address: 1753 Co Rd 17, Ames, Ne. 68621
Phone No. 402-881-6661
3. Legal Description of the Storage Site Location North Half of NW 1/4
Sec 2; town: 17N range 7E
4. Legal Description of the Application Site Location North Half of NW 1/4
Sec 2; town; 17N range 7E
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: _____

Phone No: City of Fremont, Keith Kontor, 727-2670 or Derril Marshall, 727-2610

6. Name, Address, Phone number of the person who will be applying and/or storing the Biosolids: Beef States 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 the 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.

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: ' Per permit applications (Application fee is not refundable)

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

Signatures:

[Signature]
Applicant

APPROVED: _____

[Signature]
Farmer/Operator

Denied _____

[Signature]
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____

2020 JUL 24 AM 8:28
RECEIVED
Dodge County Highway Dept

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

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

August 5, 2020

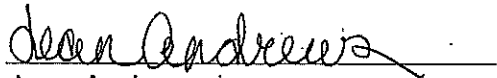
Clayton Wacker
1753 County Rd. 17
Ames, NE 68621

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held August 18, 2020 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 August 26, 2020 where your application will be heard at 9:40 & 9:45 A.M.

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

Thank you,

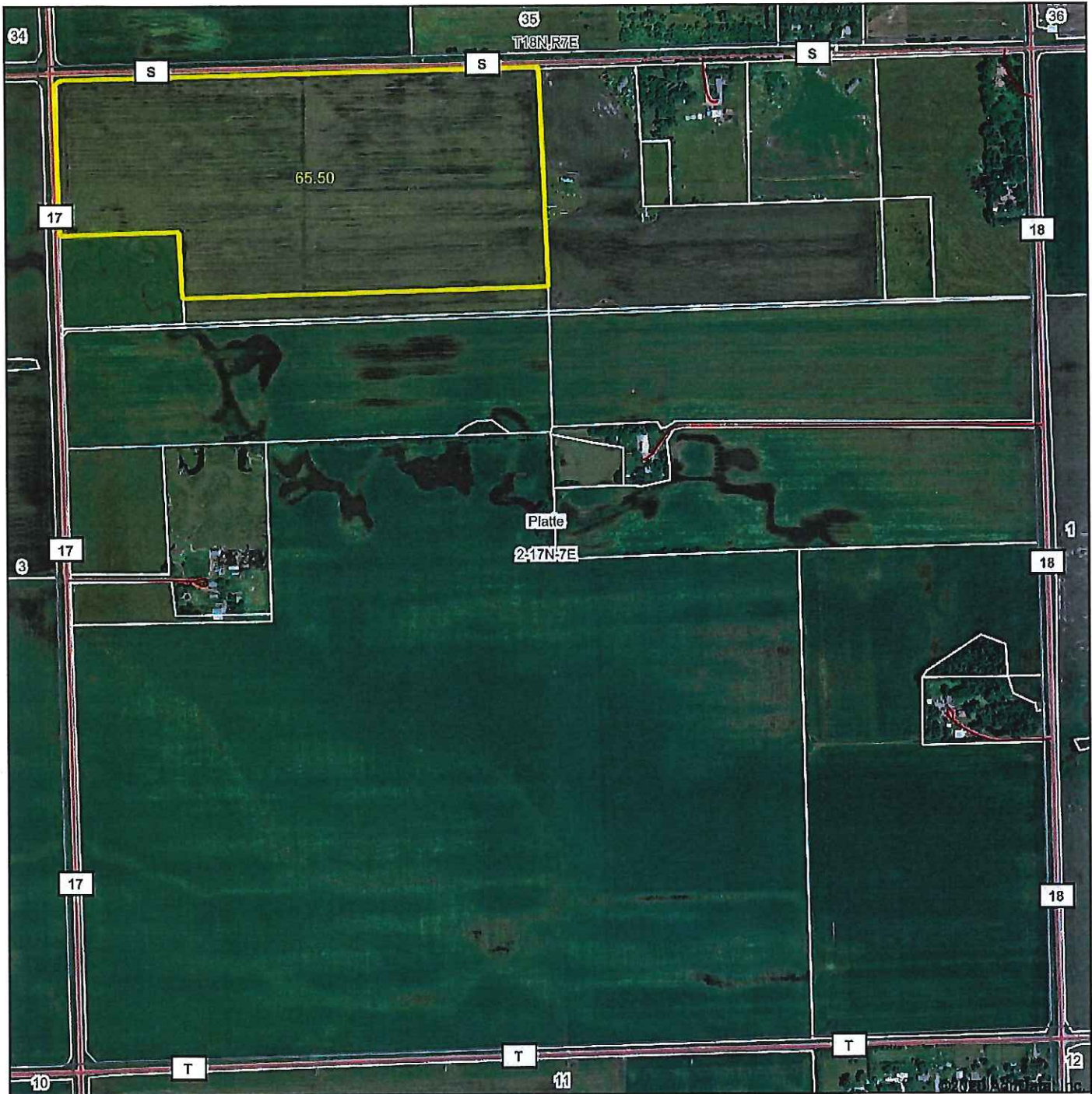


Jean Andrews,
Dodge County Zoning Administrator

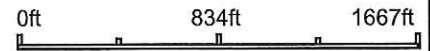
Enclosure

Cc: Scott Nunn, NE-IA Agrinomics
File

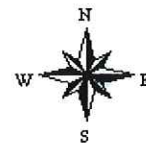
Aerial Map



Map Center: 41° 28' 24.52, -96° 35' 15.65



2-17N-7E
Dodge County
Nebraska



7/18/2020

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

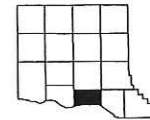


SPORTSMEN Hunters What Our Book Can Do For You Fishermen

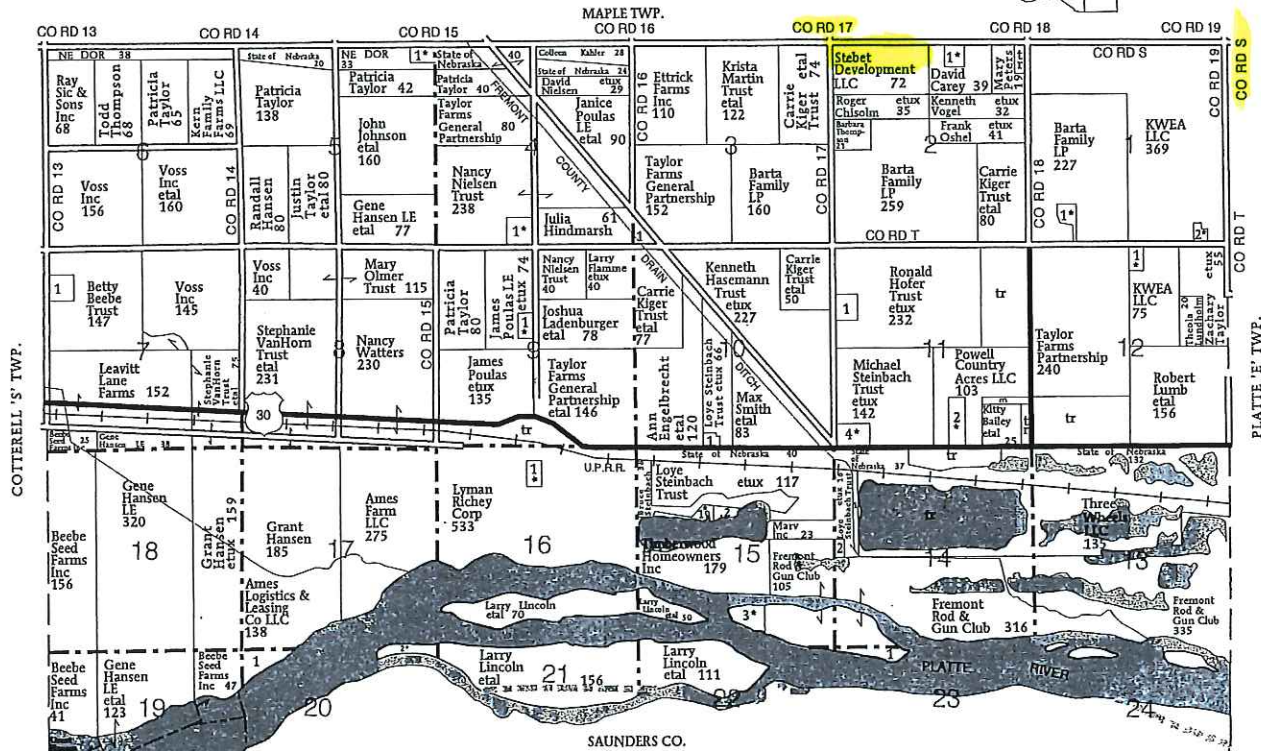
- Find hunting and fishing areas owned by U.S. Wildlife or Game & Fish Depts.
- Identifies names of rural residents and landowners to obtain permission to hunt and fish.
- Find the best and shortest routes and identifies the type of roads, like paved, gravel, etc.
- Two page county map.
- Yearly updated Township maps

T-17-N

PLATTE 'W' PLAT



R-7-E



PLATTE 'W' TOWNSHIP

- SECTION 1**
- 1. Hesman, Jamie et ux 5
- 2. Wilcox, Dustin et ux 5
- SECTION 2**
- 1. Ortiz, Ramiro et al 10
- SECTION 3**
- 1. Hindmarsh, Julia 8

- SECTION 4**
- 1. Nielsen, Gail et al 11
- SECTION 5**
- 1. Baler, Kenneth et ux 5
- SECTION 7**
- 1. Taylor, Patricia 10
- SECTION 9**
- 1. Taylor, Adam et ux 7
- SECTION 10**
- 1. Sandeen Jr, Merle 5

- SECTION 11**
- 1. Pribnow, Peggy 8
- 2. Tank, Paul et ux 17
- 3. Lowther, Tracy 6
- 4. Suing, Jessica et al 14
- SECTION 12**
- 1. Pipal, Steven et ux 5
- SECTION 14**
- 1. D&D District 7
- 2. Marv Inc 7

- SECTION 15**
- 1. Steinbach Trust, Dick et ux 10
- 2. Victory Lake Maine Inc 10
- 3. Morgan, Lewis et ux 16
- SECTION 16**
- 1. Nelson, Leon et ux 5

- SECTION 20**
- 1. Ames Logistics & Leasing Co LLC 49
- 2. Hynes, Jerry et ux 17
- SECTION 23**
- 1. Fremont Rod & Gun Club 61

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

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

August 5, 2020

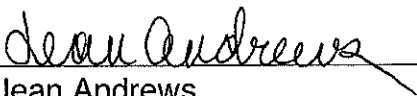
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, August 18, 2020 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 Clayton Wacker of 1753 County Rd. 17, Ames, NE 68621 to obtain a Conditional Use Permit to apply and store Bio-Solids as per Article 13 Section 2. Conditional Uses 2.18 in N ½ NW ¼ Section 2, Township 17 North, Range 7 East in West Platte 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, August 18, 2020 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

2020 JUL 29 AM 10:41
RECEIVED
DODGE COUNTY HIGHWAY DEPT

NAME AND ADDRESS SEARCH

Request Made By: **Neb-la Agronomics, LLC**

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 North half of the Northwest Quarter of Section 2, Township 17, Range 7 East of the 6th P.M., Dodge County, Nebraska.

The list of names and addresses include all property owners within 1,000 feet of said property:

Carrie A. Kiger, (ETAL TR) % Sarah Frost 1856 County RD 17 Ames, NE 68621-2106	SW1/4SW1/4, W1/2SE1/4SW1/4 & TL 6	35 - 18 - 7
Dennis D & Roberta M. Steinhauser 15700 N 40th St Davey, NE 68336-3598	SW1/4SE1/4 & E1/2E1/2SW1/4	35 - 18 - 7
David A. Carey 3522 N 84th St Omaha, NE 68134-4809	PT TL 11	2 - 17 - 7
Ramiro & Marina Morales Ortiz 1763 County Rd S Ames, NE 68621-2105	TL 12 (N1/2NE1/4)	2 - 17 - 7
NE Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759	PT TL 11	2 - 17 - 7
NE Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759	Tract S1/2NE1/4	2 - 17 - 7

Kenneth P. & Beverly J. Vogel 7744 Erin CT Lincoln, NE 68507	PT S1/2NE1/4	2 - 17 - 7
Frank E. & Mary M. Oshel 1941 County Rd 18 Ames, NE 68621-2104	PT S1/2NE1/4	2 - 17 - 7
NE Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759	Tract N1/2NW1/4	2 - 17 - 7
NE Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759	Tract N1/2S1/2NW1/4	2 - 17 - 7
Roger & Mary Chisholm 21710 County Rd 36 Arlington, NE 68002	N1/2S1/2NW1/4	2 - 17 - 7
Barbara Thompson PO Box 266 Ames, NE 68621-0266	TL 6	2 - 17 - 7
Barta Family Limited Partnership 224 N Park Ave Fremont, NE 68025-4964	S1/2SW1/4, NE1/4SW1/4, W1/2SE1/4 & TL 7 & 8	2 - 17 - 7
Carrie Kiger (TR ETAL) Jennie E. Frank (TR Und 1/3 INT ETAL) Sarah Frost (UND 1/3 INT ETAL) 1856 County RD 17 Ames, NE 68621-2106	E1/2NE1/4	3 - 17 - 7

NE Dept of Transportation
PO Box 94759
Lincoln, NE 68509-4759

Tract E1/2 NE1/4

3 - 17 - 7

Brian C. & Laura J. Harms
1350 Brewer Dr
Fremont, NE 68025-2094

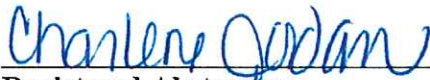
NW1/4SE1/4, SE1/4SE1/4,
& TL 6, 7 & 9

34 - 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: July 27, 2020

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



Registered Abstracter
Certificate No. 147
Order No. 200939