

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Chad Christianson 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

Conditional Use Permit
2020-008

1. Date: 8/21/20
2. Applicant Name: Chad Christanson
Address: 1335 Co. Rd 19 Fremont, NE 68025
Phone No. 402-720-0593
3. Legal Description of the Storage Site Location NW 1/4 & N 1/2 of SW 1/4
of Sec. 26, Township 19 N, Range 8 E A-2
4. Legal Description of the Application Site Location NW 1/4 & N 1/2 of SW 1/4
of Sec. 26, Township 19 N, Range 8 E A-2
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: _____

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.

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AUG 28 2020
Dodge County Highway Dept

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

Sept. 15, 2020

Planning Commission Date

Chairman, Planning Commission

Sept. 23, 2020

Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____

**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

September 4, 2020

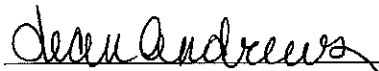
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, September 15, 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 Chad Christianson of 1335 County Rd. 19, Fremont, NE 68025 to obtain a Conditional Use Permit to store and apply Bio-Solids as per Article 13 Section 2. Conditional Uses 2.18 in NW ¼ & N ½ SW ¼ Section 26, Township 19 North, Range 8 East in Hooper 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, September 15, 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.

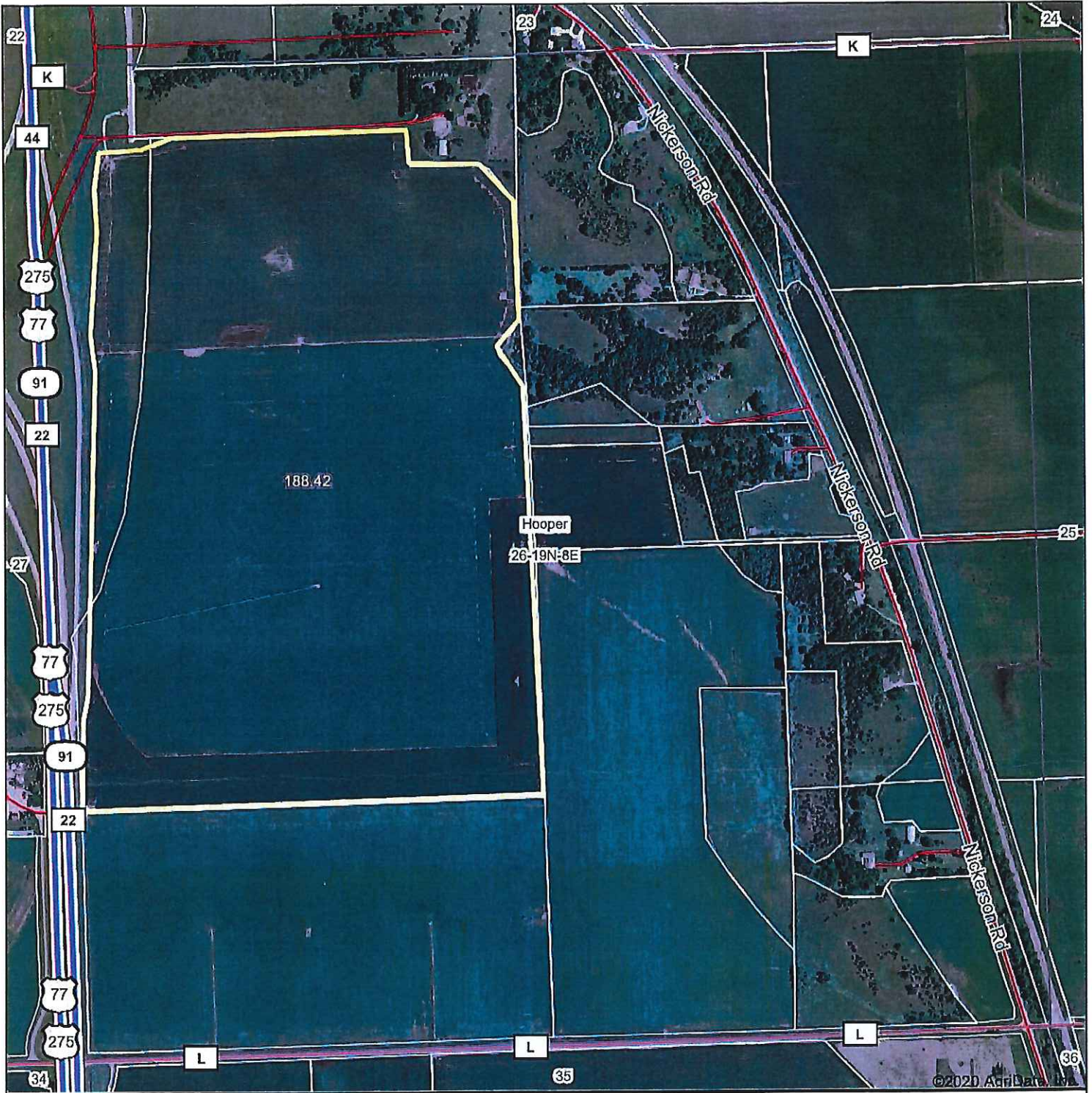
If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

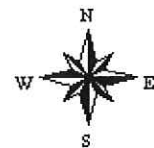
Aerial Map



Map Center: 41° 35' 21.18, -96° 29' 32.99

0ft 829ft 1658ft

26-19N-8E
Dodge County
Nebraska



8/21/2020

Maps Provided By:



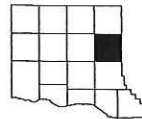
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Field borders provided by Farm Service Agency as of 5/21/2008

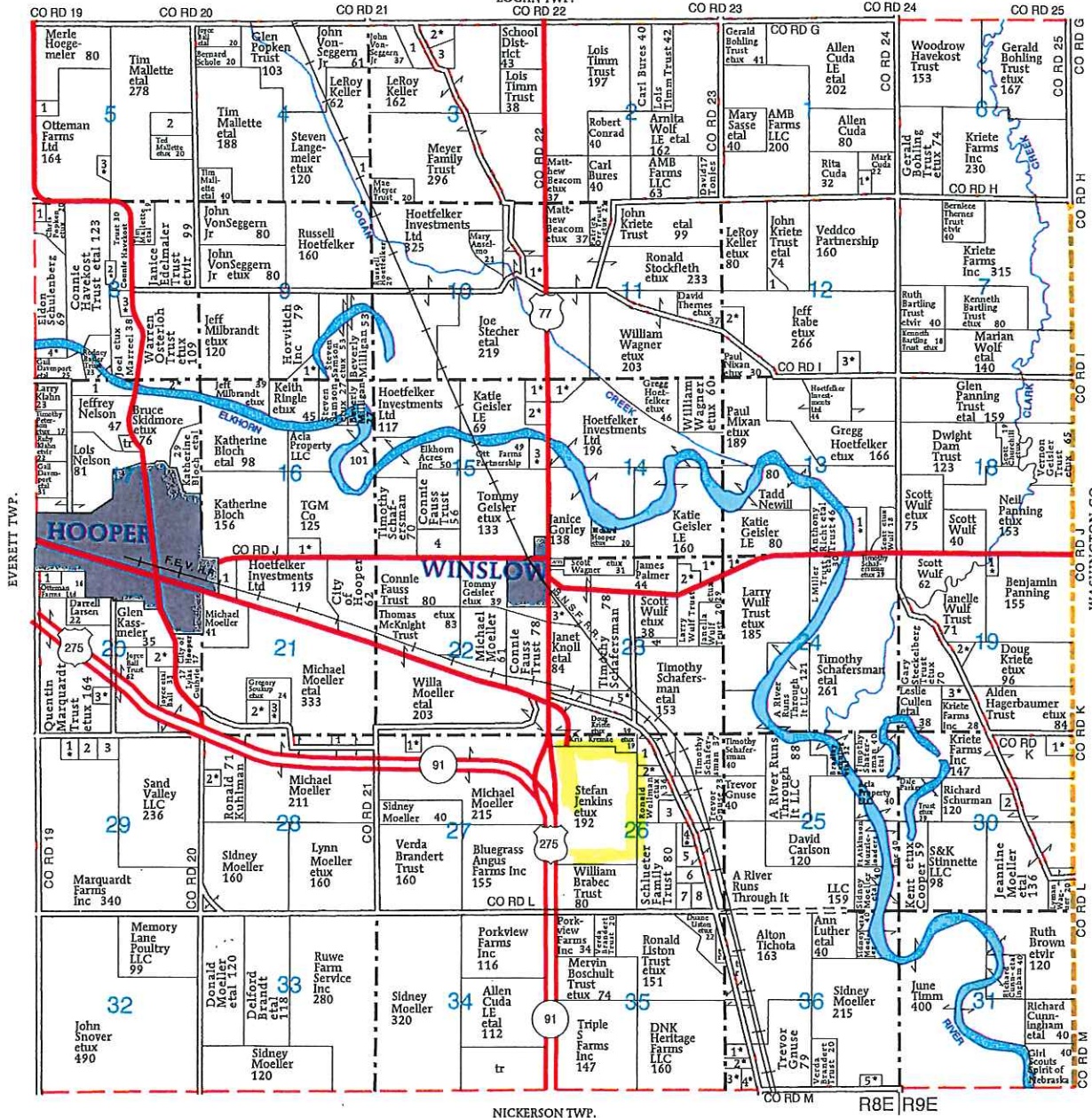
T-19-N

HOOPER PLAT

(Landowners)
LOGAN TWP.
CO RD 22



R-8-9-E



HOOPER TOWNSHIP

SECTION 1

1. Baltzer, Thomas etux 6

SECTION 3

1. VonSeggern, Steven 17

2. Hagelstien, Warren etux 14

3. Wiebold, Sandra 14

SECTION 4

1. Meyer Family Trust 7

SECTION 5

1. Anderson, David 8

2. Western Integrated Seed Inc 20

3. McCormick, Timothy etux 5

SECTION 8

1. Hoefelker, Derek 5

2. Marreel, Joel etux 5

3. Schneck, Mark etux 6

4. Indra, Gerald etux 7

SECTION 9

1. Ringle, Keith etux 14

SECTION 10

1. Reynolds, Douglas etux 11

SECTION 12

1. Keller, Leroy 6

2. Yeager, James etux 14

3. Moseman, Houston etux 10

SECTION 13

1. Whitney, William etal 18

SECTION 14

1. Stockfleth, Ronald etux 13

SECTION 15

1. Stockfleth, Ronald etux 9

2. Zlepke, Brian etux 10

3. Carlson, Casey etux 12

4. Murray Property Management LLC 24

SECTION 16

1. Eckhoff, Kenneth etux 14

SECTION 17

1. Wilt, David 13

2. Osterloh Trust, Warren etux 20

SECTION 19

1. Pilmore, Kirk etux 5

2. Robley Jr, William etux 8

3. Junginger, James etux 9

SECTION 20

1. Meyer, Kevin 5

2. Beaumont, Darrell etux 12

3. Marquardt Trust, Terry etux 9

SECTION 21

1. Redeemer Lutheran Church 11

2. Scholl, Eugene etux 11

3. Miller, Laura etvir 5

SECTION 23

1. Strong, Gary etux 13

2. Bade, Harold etal 13

3. Peck, Dennis etal 5

4. TGM Co 8

5. Nielsen, Daniel etal 15

SECTION 24

1. Strong, Gary etal 8

SECTION 26

1. Walraven, Heather 24

2. Flynn, A etux 5

3. Agena, Jacqueline 13

4. Rainforth, Christopher etux 5

5. A River Runs Through It LLC 26

6. Vaughn, Richard 11

7. Langemeier, Barbara 10

8. Shurmur, Vicki 11

SECTION 27

1. Lierman, M etvir 5

SECTION 28

1. Meyer, Cody 6

2. Kuhlman, Ronald etux 5

SECTION 29

1. Frey, Thaddeus etux 6

2. Marquardt, Laverne 5

3. Meyer, Tyler 8

SECTION 30

1. Fitzke, Brent etux 11

2. Suhr, Robert 5

SECTION 36

1. Quigley, John etux 13

2. Jeter, Jeffrey etux 7

3. Christensen, David etux 7

4. Stafford, Timothy etux 7

5. Morgan, Dwayne etux 5

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

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 Southeast Quarter of the Northwest Quarter and Tax Lot 29 and 30 and the Northeast Quarter of the Southwest Quarter and part Tax Lot 27, all in Section 26, Township 19, Range 8 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:

Kris D. & Amy E. Kremke 1114 HWY 77 Hooper, NE 68031-2212	PT TL 28	26 - 19 - 8
Douglas W. Kriete & Sheri L. Schipper-Kriete 1077 Nickerson Rd Hooper, NE 68031	TL 15 & Pt TL 14	23 - 19 - 8
Doug & Sheri Kriete 1077 Nickerson Rd Hooper, NE 68031-2011	TL 13	23 - 19 - 8
Daniel Nielsen & Rachael Larson 210 County Rd 2 Dodge, NE 68633-4059	TL 12	23 - 19 - 8
Leo R. Maddalena 1095 Nickerson Rd Hooper, NE 68131-2011	TL 22	23 - 19 - 8

2020 SEP - 3 PM 2:41
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Dodge Co Highway Dept

Timothy Schafersman (ETAL) Mary C. Sasse (ETAL) Glenice E. Gibson (ETAL) 2391 County Rd J Hooper, NE 68031-1213	N1/2SE1/4, SE1/4SE1/4 & TL 17 & 18	23 - 19 - 8
Jeremy & Jill Francis 1109 Nickerson Rd Hooper, NE 68031	TL 23	23 - 19 - 8
Heather M. Walraven 1130 Timberwood Dr Ames, NE 68621-2140	TL 13, 16 & 24	26 - 19 - 8
Timothy R. Miller 1123 Nickerson Rd Hooper, NE 68031	TL 14	26 - 19 - 8
Fremont Northern Railroad 10100 N Ambassador Dr Ste 105 Kansas City, MO 64153	TL 25	26 - 19 - 8
A. Scott & Carrie Flynn 1135 Nickerson Rd Hooper, NE 68031	TL 23	26 - 19 - 8
Ronald F. & Cheryl A. Wellman 1141 Nickerson Rd Hooper, NE 68031-2013	TL 20, 21 & PT TL 9 & 22	26 - 19 - 8
Jacqueline K. Agena 1147 Nickerson Rd Hooper, NE 68031-2013	PT TL 9 & 22	26 - 19 - 8
Jacqueline K. Agena 1147 Nickerson Rd Hooper, NE 68031-2013	PT TL 9 & 22	26 - 19 - 8
Schlueter Family Revocable Trust % Judeen Schlueter 3515 N 83rd St Omaha, NE 68134-4801	W1/2SE1/4	26 - 19 - 8

Janet L. Brabec (Trustee) 3110 Cherrywood Dr Fremont, NE 68025-6285	SE1/4SW1/4 & TL 26	26 - 19 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT TL 27 & 29	26 - 19 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT TL 28	26 - 19 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT TL 5	27 - 19 - 8
Bluegrass Angus Farms Inc 651 County Rd RS Lyons, NE 68038-4551	NW1/4SE1/4, TL 1 & 2 & PT TL 5	27 - 19 - 8
Michael S. Moeller PO Box 98 Hooper, NE 68031-0098	W1/2NE1/4 & PT TL 4	27 - 19 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT TL 4	27 - 19 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT TL 14	23 - 19 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT TL 14	23 - 19 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT TL 7	22 - 19 - 8

Willa E. Moeller
Michael Moeller
2145 Old HWY 275
PO Box 98
Hooper, NE 68031-0098

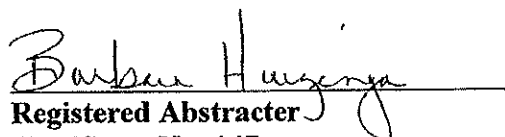
S1/2SW1/4, TL 3
& PT TL 7

22 - 19 - 8

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: August 28, 2020

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


Registered Abstractor
Certificate No. 147
Order No. 201085