

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Mark Ortmeier 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 17th day of August, 2021.

BY: _____

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RECEIVED
Dodge Co Highway Dept

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 6/10/21

Property Owner's Name Mark Ortmaier

Address: 726 Co Rd B Scribner Ne 68057

Phone No. 402 450 5337

Legal Description of the Property to be split 6-20-6E

Number of Acres being split off ~~5.73~~ ^{5.73} ~~5.73~~ ^{6.0} Zoning District A-1

Total Number of Acres the subdivision subdivided from 70 Acres

Is a new access route needed or proposed? YES or NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed? YES or NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (Print) Mark Ortmaier

Applicant's Address 6741 Ridge Rd Lincoln Ne 68512

Applicant's Signature [Handwritten Signature]

OFFICE USE ONLY

Permit No. 2021-003

Date 8-17-2021 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 8-25-2021 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

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Dodge Co Highway Dept

**APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska**

Date 7/25/21
 Property Owner's Name Mark Outmerer
 Address: 726 Co Rd B Scribner Ne 68057
 Phone No. 402 450 5337 (Home) _____ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Family Acreage

Section 6 Township 20 Range 6 Lot No. _____
 Location within Section SW 1/4 6-20-6 Lot Size 5.73 ^{net} (Sq.Ft./Acres)
 Estimated Cost of Structure/Use \$ n/A Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? _____

How are Adjoining Properties Used (Actual Use)

North Agriculture South Agriculture
 East Agriculture West Agriculture

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe. Farm homestead
2. Can soil conditions support the proposed development? What is the soil classification of the area?
yes
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

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 Dodge Co Highway Dept

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
Yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

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DODGE COUNTY HIGHWAY DEPT

Enclosed:

Site Plan _____ Soil Suitably Map _____ Easements _____
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency _____

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ _____ is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature [Signature] Mailing Address 6741 Ridge Rd Lincoln Ne 68512

OFFICE USE ONLY

PERMIT NO. 2021-009

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 08-17-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 08-25-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 25 day of Aug 2021

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

**(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska**

Permit No. 2021-003

Property Owner's Name Mark Ortmaer

Address 7210 Co Rd B Scribner Ne 68057

Legal Description _____

Lot Size and Number of Acres 6.0

Distance from Nearest Livestock Operation _____

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature [Signature]

Mailing Address 6741 Ridge Rd Lincoln Ne 68512

Telephone No. 402 450 5337

OFFICE USE ONLY

_____ has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit.

Date 8-17-21

Chairman, Dodge County Planning Commission

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

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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 6, 2021

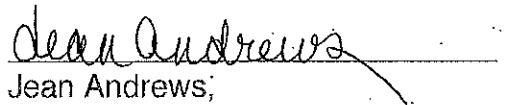
Mark J. Ortmeier
6741 Ridge Road
Lincoln, NE 68512

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held August 17, 2021 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 25, 2021 where your application will be heard at 9:30 A.M.

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

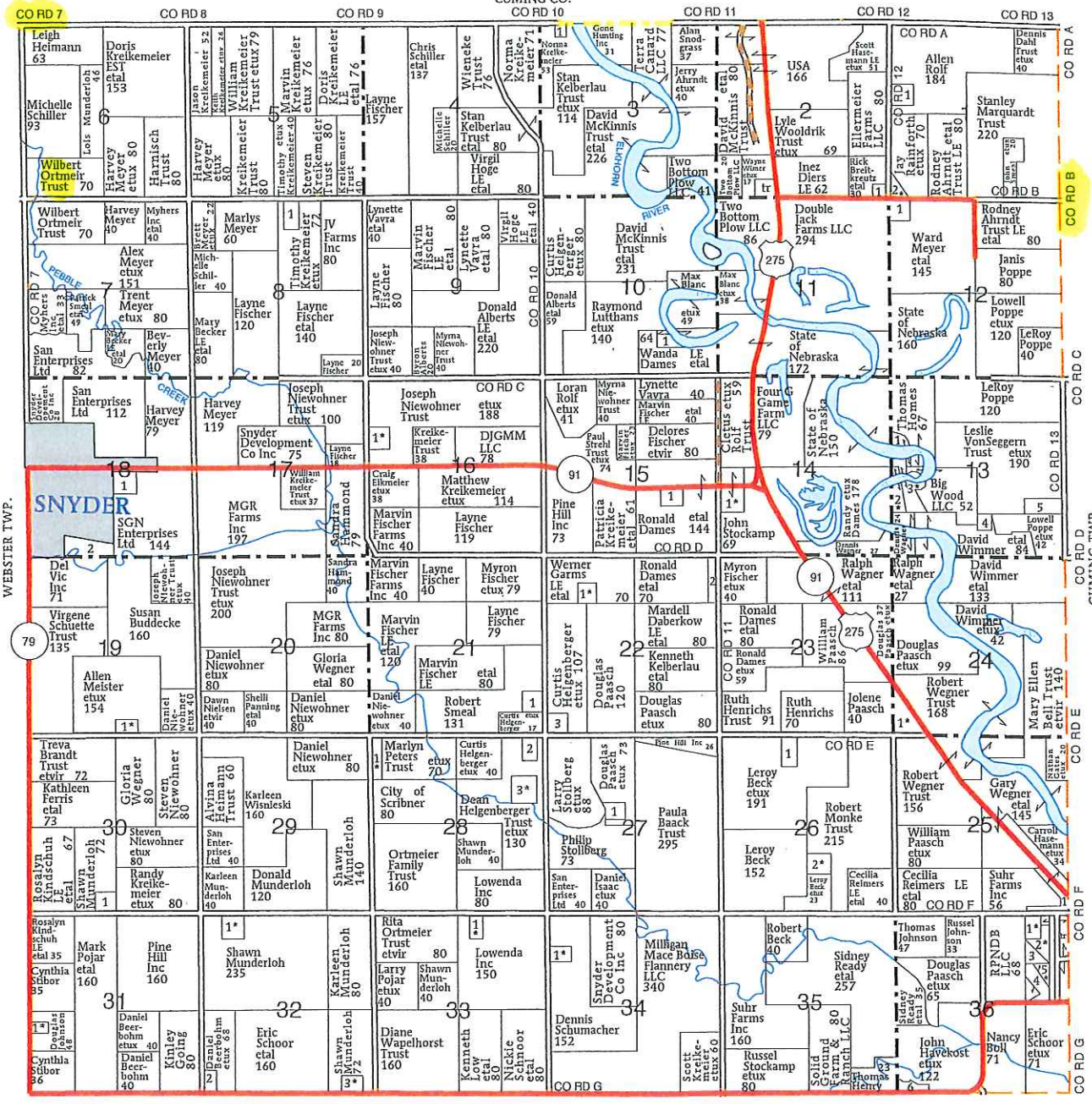
Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

(Landowners)

CUMING CO.



RIDGELEY TWP.

PEBBLE TOWNSHIP

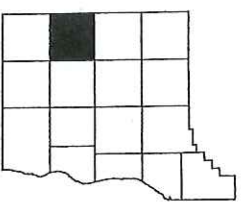
- SECTION 1**
- 1. Ladehoff, Ricky 8
- 2. Schmid, Luke etux 8
- SECTION 2**
- 1. Breilkreutz, Rick 10
- SECTION 3**
- 1. Kreikemeier, Mark 11
- SECTION 8**
- 1. Kreikemeier, Timothy 8
- SECTION 10**
- 1. Fuchert, Dorothy 16
- SECTION 12**
- 1. Kuester, Ryan 13

- SECTION 13**
- 1. State of Nebraska 5
- 2. Dames, Randy etux 14
- 3. Bates, William etal 26
- SECTION 2**
- 1. Schwinnck Trust, Darlene 5
- 5. Maple Creek Pig Co 10
- SECTION 14**
- 1. Kieblerlau, Wallace etal 19
- SECTION 15**
- 1. Dames, Ronald 9
- SECTION 16**
- 1. Ferguson, Ryan etal 9
- SECTION 18**
- 1. Omaha Steaks International 10

- 2. Del Vic Inc 12
- SECTION 19**
- 1. Nemecek Trust, Daniel etal 6
- SECTION 21**
- 1. Scoggins, Jody 9
- SECTION 22**
- 1. Paasch, Douglas etux 9
- 2. Dames, Robert 10
- 3. Petersen, Dane etux 9
- SECTION 24**
- 1. Wegner, Gary etal 14
- SECTION 25**
- 1. City of Scribner 17

- SECTION 26**
- 1. Gallant, Annetta 9
- 2. Weiner, Dennis etux 10
- SECTION 27**
- 1. Hoegemeyer Trust, Sara 6
- SECTION 28**
- 1. Schlecht, Susan etvir 10
- 2. Guenther Pig Co 6
- 3. Stollberg, Larry etux 17
- SECTION 30**
- 1. Dirkschneider, Glen 8
- SECTION 31**
- 1. Hansen, Michael etux 11
- SECTION 32**
- 1. McCarthy, Terry etal 5

- 2. Beerbohm, Matthew 12
- 3. Wisnieski, Kevin etux 8
- SECTION 33**
- 1. Smeal, John etux 10
- SECTION 34**
- 1. Smeal, John etux 8
- SECTION 36**
- 1. Duncan, Ronald etux 8
- 2. Roby, Kenneth etux 9
- 3. City of Scribner 6
- 4. Nebraska DOT 7
- 5. Vacha, Carol etvir 7
- 6. Scribner Municipal Cemetery 8



**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 6, 2021


Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, August 17, 2021 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 Mark J. Ortmeier of 6741 Ridge Road, Lincoln, NE 68512 to subdivide a 6.0 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2. Exemptions, B located in the SW ¼ Section 6, Township 20 North, Range 6 East in Pebble Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, August 17, 2021 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Lot Split and 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 NEBRASKA
NOTICE TO PROPERTY OWNERS

PUBLIC HEARING CASE NO. _____

OWNER: Mark J Ortmeier

Address: 6741 Ridge Road
Lincoln, NE 68512

Proposed Subdivided Tract:

The South Half of the South West Quarter of Section 6, Township 20 North, Range 6
East of the 6th P.M., Dodge County, Nebraska.

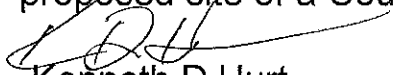
Parties in Interest

A notice of hearing shall be sent to non - resident landowners of land being
considered in said hearing. (300.0 Feet)

| Name | Address |
|--|---|
| Michelle Munderloh-Schiller | 946 County Road B Scribner, NE 68057 |
| Harvey D Meyer and Beverly Meyer | 760 County Road B Scribner, NE 68057 |
| Mark J Ortmeier and Jane Ann Stratmann Co-Successor Trustees of Wilbert Ortmeier Revocable Family Trust | 6741 Ridge Road Lincoln, NE 68512 |
| Alex Meyer and Marlys Meyer | 251 County Road 7 Scribner, NE 68057 |
| M & P Heimann Family Limited Partnership | 141 County Road 6 Dodge NE 68633 |
| Shawn Munderloh | 841 County Road F Scribner, NE 68057 |

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I Kenneth D Hurt a Registered Abstracter in the State of Nebraska, Certifies that the above names and address are the parties that own property surrounding the proposed site of a County variance application.



Kenneth D Hurt

Certificate of Authority # 405

July 29, 2021



PLAT OF SURVEY

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE
6TH P.M., DODGE COUNTY, NEBRASKA.

SCALE 1" = 100'

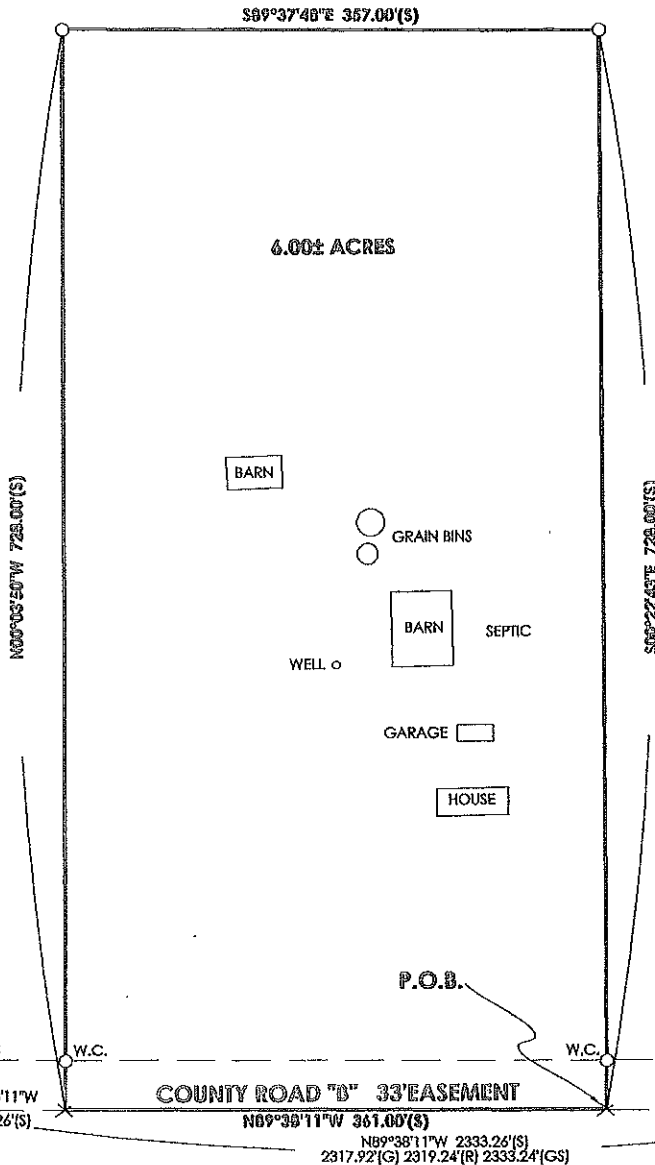
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED JULY 22, 2021. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE DODGE COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, THENCE N89°38'11"W, ON THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 783.00 FEET TO THE POINT OF BEGINNING; THENCE N89°38'11"W, ON SAID SOUTH LINE, A DISTANCE OF 361.00 FEET; THENCE N00°03'50"W A DISTANCE OF 728.00 FEET; THENCE S89°37'48"E A DISTANCE OF 357.00 FEET; THENCE S00°22'43"E A DISTANCE OF 728.00 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 6.00 ACRES MORE OR LESS.

COUNTY RECORD STAMP

SURVEY RECORD REPOSITORY STAMP



REFERENCES

- (A) SOUTHWEST CORNER
SECTION 6-20-6
FOUND IRON REBAR 5/8" WITH ALUMINUM CAP
NW.- 47.63' TO SET NAIL IN DISC IN POWER POLE
NE.- 56.10' TO SET NAIL IN DISC IN POWER POLE
SE.- 71.63' TO SET IRON REBAR 1/2"
SW.- 66.87' TO SET IRON REBAR 1/2"
- (B) SOUTH 1/4 CORNER
SECTION 6-20-6
FOUND IRON REBAR 5/8" WITH ALUMINUM CAP
N.- 31.86' TO FOUND NAIL IN DISC IN CORNER POST
S.- 28.24' TO FOUND NAIL IN DISC IN CORNER POST
NW.- 45.33' TO SET IRON REBAR 1/2"
SW.- 46.29' TO SET IRON REBAR 1/2"

LEGEND

- P.O.B. - POINT OF BEGINNING
- (S) - MEASURED BY SEERY
- (GS) - MEASURED BY G. SIEDSCHLAG
- (G) - MEASURED BY GOVERNMENT
- (R) - RECORD DISTANCE
- W/ - WITH
- FIR - FOUND IRON REBAR
- AC - ALUMINUM CAP
- W.C. - WITNESS CORNER SET AT 33'
- × - CALCULATED POINT
- - SET IRON REBAR 5/8" WITH PLASTIC CAP
- ▲ - FOUND SECTION CORNER AS DESCRIBED

SW COR.
SEC. 6-20-6
FR5/8" W/AC

(A) N89°38'11"W
1189.26'(S)

COUNTY ROAD "B" 33'EASEMENT

N89°38'11"W 361.00'(S)

N89°38'11"W 2333.26'(S)
2317.92'(G) 2319.24'(R) 2333.24'(GS)

N89°38'11"W 783.00'(S)

(B) S 1/4 COR.
SEC. 6-20-6
FIR5/8" W/AC

Milestone Land Surveying L.L.C.

2406 Highway 32
Oakland, Nebraska 68045
Cell 402-380-6736



E-mail MilestoneLS689@gmail.com

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

JULY 22, 2021
DATE OF SIGNATURE

Nicholas Seery
NICHOLAS SEERY

DRAWN BY: JMC
CHECKED BY: NNS

FIELD DATE: 7-18-2021
PROJECT #: 2021096

