

DODGE COUNTY
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

Cond Use # 2021-011

1. Date: 7/30/21 Agenda Item # 19e
Date 10/6/21
2. Applicant Name: Chad Christenson
Address: 1335 Co Rd 19 Fremont, NE 68025
Phone No. 402-720-0593
3. Legal Description of the Storage Site Location E 1/2 of SW 1/4, Sec 13, Township 18N, Range 8E
4. Legal Description of the Application Site Location E 1/2 of SW 1/4, Sec 13, Township 18N, Range 8E
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, Roy Belina, 649-6150
1246 Road X, Howells, Ne, 68641

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.

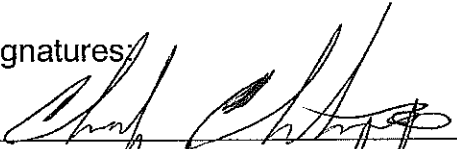
A list of the names and addresses of neighboring home sites or farmsteads either owned or rented and adjacent landowners within 1000 feet of proposed site certified by a land abstractor.


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:


Applicant


Farmer/Operator


Property Owner

APPROVED: _____

Denied _____

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____

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

#2

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.

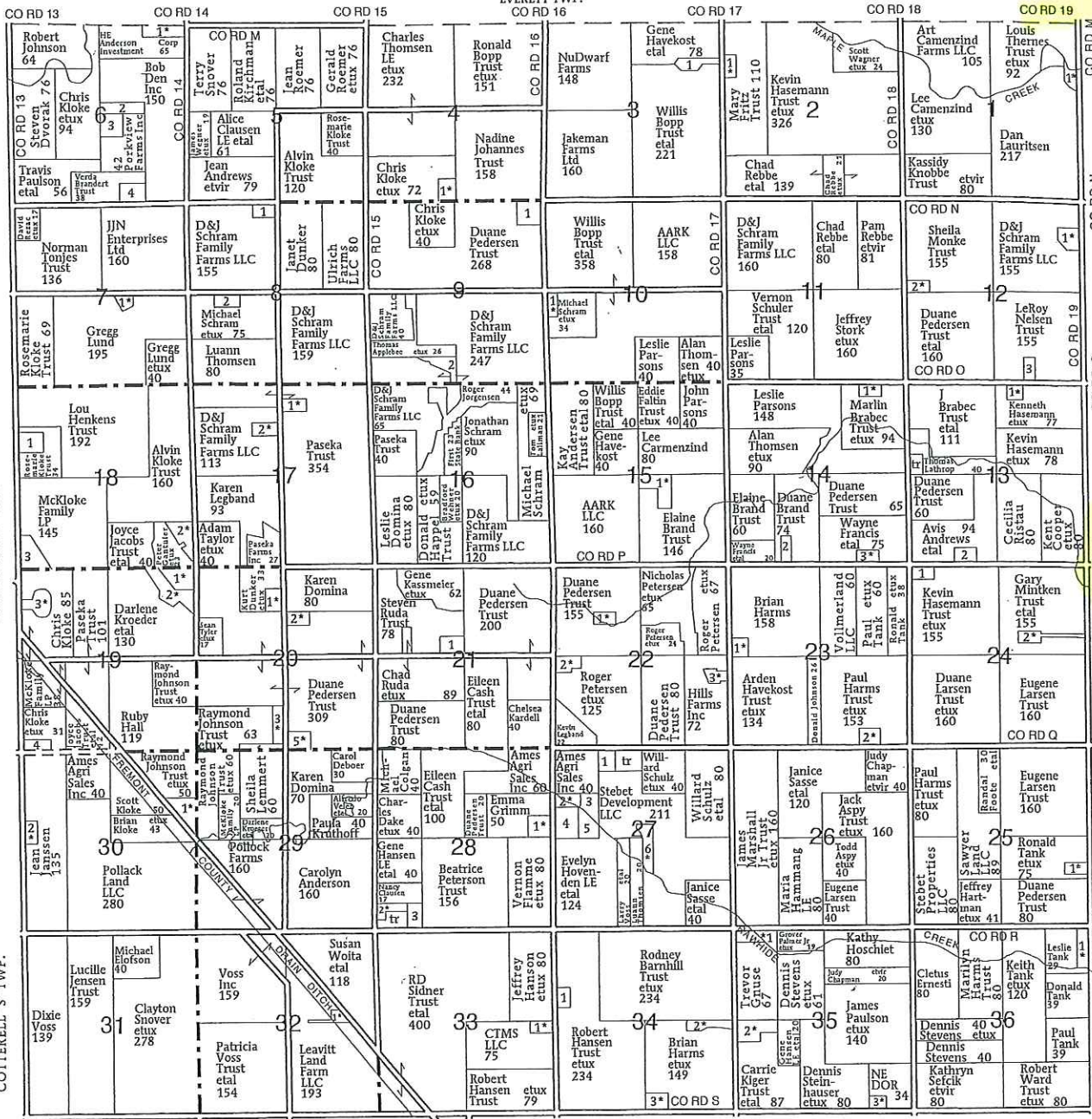
- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
 - _____ a. Use conforms to regulations of the district in which it is located.
 - _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
 - _____ 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 21 day of September, 2021.

BY: _____

(Landowners)

EVERETT TWP.



PLATTE W' TWP.

MAPLE TOWNSHIP

SECTION 1

- 1. Christlanson, Chad et ux 6

SECTION 2

- 1. Havener, Adam et al 5

SECTION 3

- 1. Sixta, Ronald 12

SECTION 4

- 1. Lucus, Ricky et ux 8

SECTION 5

- 1. Kloke, Chris et ux 10
- 2. Baumert, Dennis 10
- 3. Maple Creek Plg Co 10
- 4. TBR Inc 10

SECTION 6

- 1. Harris, James et al 5

SECTION 7

- 1. Windmill Rentals LLC 5
- 2. Kloke, Brian 5

SECTION 8

SECTION 9

- 1. Nielsen, Donald 12
- 2. Jorgensen, Roger 7

SECTION 10

- 1. Vaughn, Robert et ux 6

SECTION 11

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

SECTION 12

- 1. Leif, Selster et ux 5
- 2. Bassett Sr, Squire 6

SECTION 13

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

SECTION 14

- 1. Neuman, Kent et ux 14

SECTION 15

- 1. Nordboe, Roger et ux 6

SECTION 16

- 1. Nordboe, Roger et ux 6

SECTION 17

- 2. Andrews, Terry et al 7

SECTION 18

- 1. Kloke Trust, Alvin 9
- 2. Jacobs Trust, Joyce et al 17

SECTION 19

- 3. Kloke, Chris 14

SECTION 20

- 1. Kroeder, Darlene et al 12
- 2. Bertelsen, Lonnie et al 18
- 3. Boehm, John et ux 8
- 4. Vonseggern, Travis 6

SECTION 21

- 1. Hilgenkamp LE, Gerald et al 7
- 2. Dvorak, Christopher et ux 6
- 3. Raymond, Steven et ux 10
- 4. Lemmert, Shella 6

SECTION 22

- 5. Jacobi, Ryan et ux 8

SECTION 23

- 1. Hassler, Ronald 10

SECTION 24

- 1. Schutt, Edward et ux 5
- 2. Bartling, Ronald et ux 13
- 3. Leners, Timothy et ux 5

SECTION 25

- 1. Alley, Justin et ux 5
- 2. King, Kenneth et ux 7

SECTION 26

- 1. Marlington Trust, LeRoy 5
- 2. Welander, Darrell et ux 5

SECTION 27

- 1. Tank L.E., Richard et al 5

SECTION 28

- 1. Schiferi, Steven 7
- 2. Kardell, Chelsea et al 9
- 3. Kozio, Michael 6

SECTION 29

- 4. Johnson, Lyle 14
- 5. Ames Agri Sales Inc 12
- 6. Wacker, Clayton et ux 10

SECTION 30

- 1. Micek, Michael et ux 10
- 2. Roberts, Matthew et ux 6
- 3. Jarosz, Denise 7

SECTION 31

- 1. Johnson Trust, Roberta et vir 17
- 2. Spicer, Scott et ux 5

SECTION 32

- 1. Eveland, Jeffrey et ux 5
- 2. Kruger, Richard et ux 5
- 3. Powell, Michael et ux 11
- 3. Shanahan, Michael et ux 5

SECTION 33

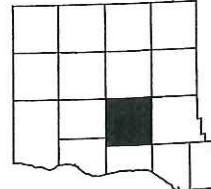
- 1. LaFavor, Mary et al 13
- 2. Frost, Rodney et ux 13
- 3. Micek, Matthew et ux 6

SECTION 34

- 1. Tank, Keith et ux 9

SECTION 35

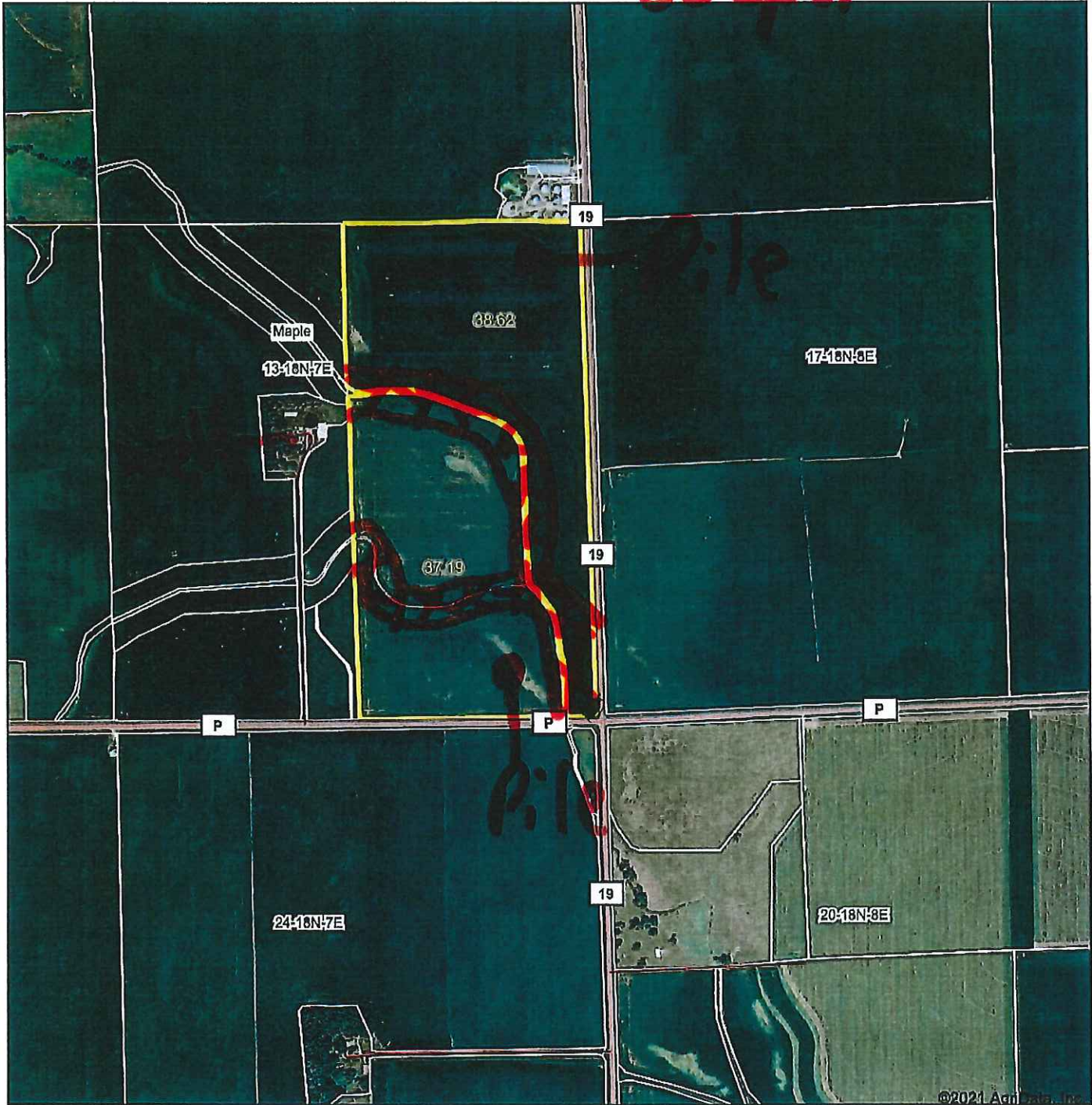
- 1. Tank, Keith et ux 9



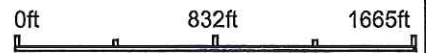
Chad

Christiansehn Aerial Map Cooper

FSA Map



Map Center: 41° 31' 34.94, -96° 33' 34.35



13-18N-7E
Dodge County
Nebraska



8/22/2021

Maps Provided By:



© AgriData, Inc. 2021 www.AgridataInc.com

Field borders provided by Farm Service Agency as of 6/21/2008.

Chad Christian Sen

TABLE OF LAND MEASUREMENTS

Square Measure

4840 Sq. Yds. 1 Acre 1 Sq. Mile 1 Section 80 Rods Sq 40 Acres
 640 Acres 1 Sq. Mile 36 Sq. Miles 1 Township 6 Miles Sq 1 Township

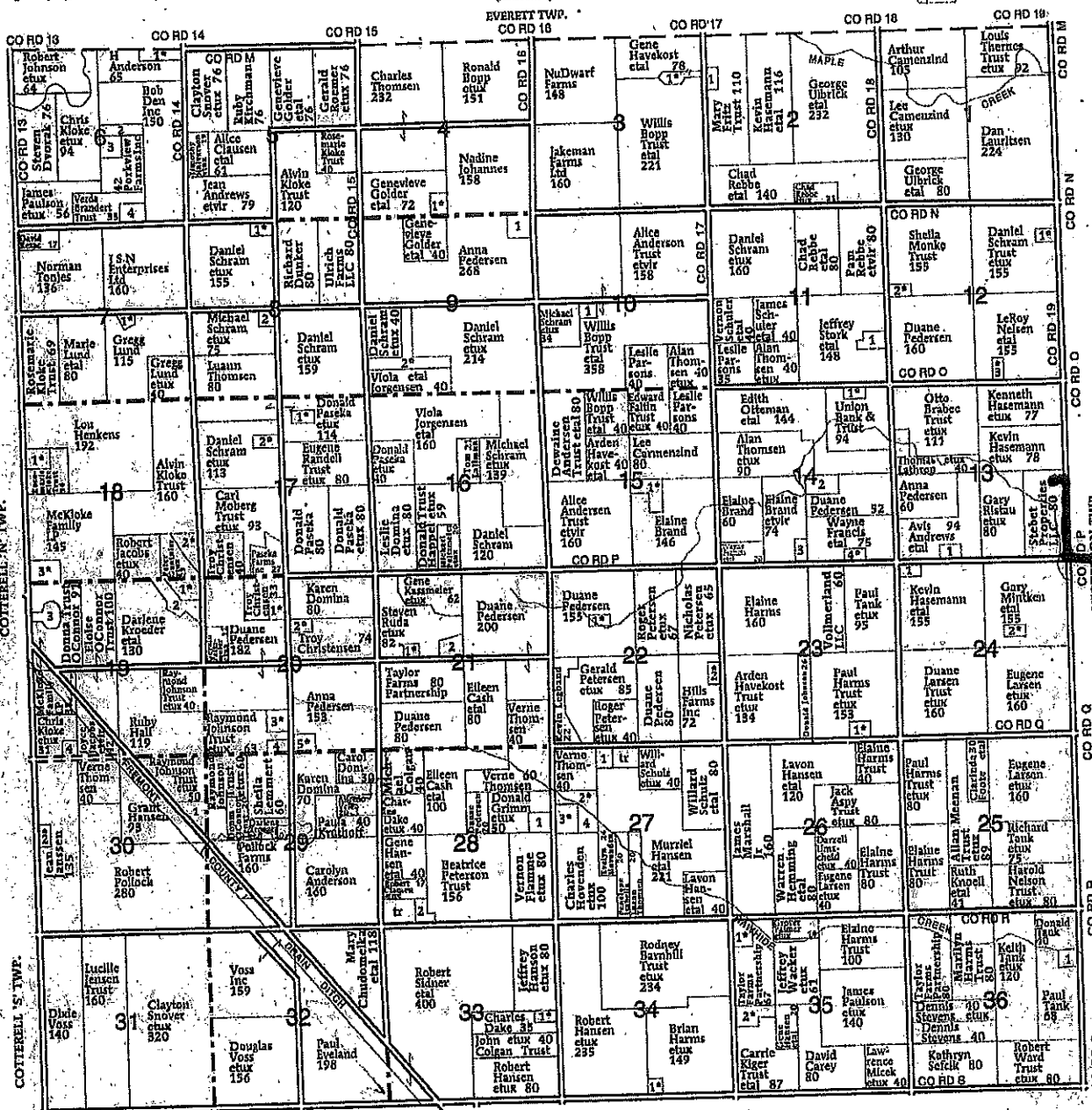
T-18-N

Route To Cooper

MAPLE PLAT
(Landowners)



R-7-E



- MAPLE TOWNSHIP**
- SECTION 2**
1. Johnson, Wayne 6
- SECTION 3**
1. Goebel, Lloyd 12
- SECTION 4**
1. Knoell, Gerald 8
- SECTION 5**
1. Kloke, Chris 10
2. Scribner Grain & Lumber 10
- SECTION 6**
3. Maple Creek Plg Co 10
- SECTION 7**
4. TBR Inc 10
- SECTION 8**
1. Harris, Jamea 5
- SECTION 9**
1. Snodgrass, Richard 5

- SECTION 10**
2. Kloke, Brian 5
- SECTION 11**
1. Nielsen, Donald 12
- SECTION 12**
2. Applebee, Thomas 26
- SECTION 13**
1. Vaught, Robert 6
- SECTION 14**
1. Spiker, Helen 12
- SECTION 15**
1. Poulos, Ronald 5
- SECTION 16**
2. Seige, Louis 5
3. Fasse, Kenneth 5
- SECTION 17**
1. Bassett, Squire 6
- SECTION 18**
1. Neas, Fred 5
2. Parsons, Leslie 13

- SECTION 19**
3. Tank, Ronald 6
- SECTION 20**
4. Francis, Wayne 5
- SECTION 21**
1. Neuman, Kent 14
- SECTION 22**
1. Nordhøe, Roger 6
2. Andrews, Terry 7
- SECTION 23**
1. Kloke, Alvin 9
2. Jacobs, Robert 17
3. Stuehmer, Wayne 14
- SECTION 24**
1. Kroeder, Darlene 12
2. Bertelsen, Lonnie 18
3. Boehm, John 8
4. Cerny, Steven 6

- SECTION 25**
1. Hilgenkamp Trust, Gerald 7
- SECTION 26**
2. Blowers, Duane 6
3. Raymond, Steven 10
4. Lemmert, Sheila 6
5. Story, Darrell 8
- SECTION 27**
1. Acker, Scott 6
2. Haessler, Ronald 10
- SECTION 28**
1. Schutt, Edward 5
2. Lenars, Timothy 5
- SECTION 29**
1. Benes, David 7

- SECTION 30**
1. Marlinson Trust, LeRoy 5
- SECTION 31**
2. Welander, Darrell 5
- SECTION 32**
1. O'Connor Trust, Eloise 7
2. Lance, Ronald 15
3. Johnson, Lyle 14
4. Sedlacek, Gloria 12
- SECTION 33**
1. Micek, Michael 10
2. Jarosz, Denise 7
- SECTION 34**
1. O'Connor Trust, Eloise 17
2. Spicer, Scott 5

- SECTION 35**
1. Kruger, Richard 5
- SECTION 36**
1. Flynn, Jason 5
- SECTION 37**
1. LaFavor, Mary 13
2. Frost, Rodney 13
- SECTION 38**
1. Tank, Keith 9

Merline side to

**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 9, 2021

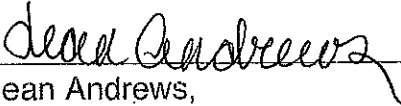
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, September 21, 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 Chad Christianson of 1335 County Road 19, Fremont, NE 68025 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ of SW ¼ Section 13, Township 18 North, Range 8 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, September 21, 2021 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

Chad & Dawn Christianson 270111671

1335 County Road 19

Fremont, Ne. 68025-7320

Joyce Mintken 270111545

c/o Judy Zimmerman

204 E Lowell St

Kansas City, Mo 64119-1739

Roger & Debora Petersen 270120540

1723 County Rd 21

Fremont, Ne. 68025-0000

Paul & Lois Tank 270121044

7460 W Hwy 30

Ames, Ne. 68621-0000

Lois Jacobsen 270121058

942 Emerson St

Denver, Co. 80209-4330

Kevin & Diane Hasemann

270111608

1546 County Rd C Blvd

Scribner, Ne. 68057-0000

Biosolid Transportation

All biosolids will be transported by a contract carrier. All loads are weighed and legal for weight. Everything is loaded at plant located east of Fremont on Morningside road. They go directly to field where product is to be applied.

All product is custom applied with spreaders with scales. These are calibrated before we start the application.

All EPA guidelines are followed.

Hauler: Big River Trucking

Don Shunk

402-699-1658

112 Allsion Ave

Yutan, Ne.

Applicator: Beef States Custom

Roy Belina

402-649-6150

**1246 Road X,
Howells, Ne. 68641**

Generator: City of Fremont

Keith Kontor

402-720-7098

6325 Morningside Rd

Fremont, Ne. 68025