

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Brian Pojar 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 19 day of October, 2021.

BY: \_\_\_\_\_

Cond Use # 2021-016

DODGE COUNTY  
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 9-6-2021
2. Applicant Name: Brian Potaar  
Address: 551 Co. Rd. 4 Dodge NE 68633  
Phone No. 402 720-8800
3. Legal Description of the Storage Site Location SE 1/4 of E 1/2
4. Legal Description of the Application Site Location E 1/2 of SE 1/4, NW 1/4 SE 1/4
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: Cargill Inc  
650 Industrial Park Dr, Elair, NE 68008 402-533-4100
6. Name, Address, Phone number of the person who will be applying and/or storing the Biosolids: Environmental Land Management LLC  
PO Box 50004, Minneapolis MN 55405 612-353-6388

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: \$250.00 Per permit applications (Application fee is not refundable)

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

Signatures:

Sign Here -->

Applicant

Farmer/Operator

APPROVED: \_\_\_\_\_

Denied \_\_\_\_\_

Sign Here -->

Property Owner

Dodge County Planning Commission

10-19-21  
Planning Commission Date

Chairman, Planning Commission

11-3-21  
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

October 8, 2021

Brian Pojar  
551 County Rd. 4  
Dodge, NE 68633

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held October 19, 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 November 3, 2021 where your application will be heard at 9:35 A.M.

Also, Brian, would you please put a flag near the ground you plan on storing and applying the material. I will be installing a zoning sign at that area 5 days before the public hearing.

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

Thank you,



Jean Andrews,  
Dodge County Zoning Administrator

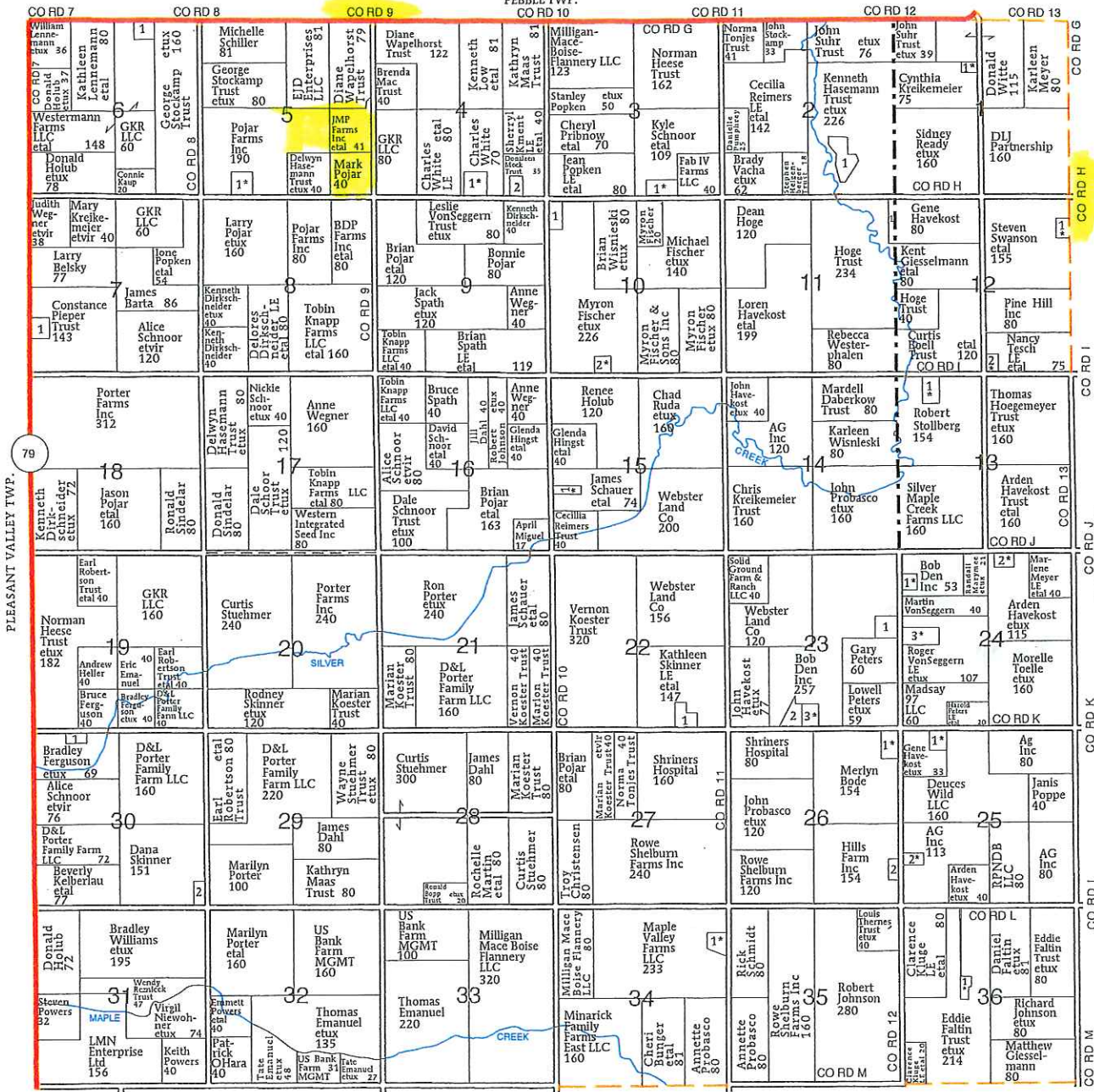
Enclosure  
Cc: File



(Landowners)

PEBBLE TWP.

CO RD 10



COTTERELL 'N' TWP.

RIDGELEY TOWNSHIP

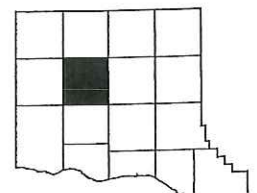
- SECTION 1
- 1. Krelkemeier, Tyler etux 5
- SECTION 2
- 1. Williams, Chadd 14
- SECTION 3
- 1. Farewell, Angela etal 11
- SECTION 4
- 1. Kafonek, Peter etux 11
- 2. Dolezal, Colby 6
- SECTION 5
- 1. Gall, Stephen etux 10

- SECTION 6
- 1. Lennemann, Leon 7
- SECTION 7
- 1. Adams, Rosemary 10
- SECTION 10
- 1. Piper, Marvin 8
- 2. Brichacek, Kyle etux 6
- SECTION 11
- 1. Havekost, Gene 6
- SECTION 12
- 1. Armstrong, Elmer etux 5

- 2. Dahl Trust, Daniel etux 5
- SECTION 13
- 1. Stollberg, Robert etal 6
- SECTION 15
- 1. Bodenshatz, Marilyn etal 6
- SECTION 22
- 1. Buchta, Nicholas 10
- SECTION 23
- 1. Roemer, Mary 10
- 2. St Johns Ridgeley Cemetery Assn 7

- 3. Faltin Trust, Eddie etux 6
- SECTION 24
- 1. Booze, David etux 7
- 2. Thompson, Mark etal 5
- 3. VonSeggern, Martin etux 13
- SECTION 25
- 1. Strong, Robert etux 7
- 2. Steele, Craig etal 7
- SECTION 26
- 1. Peters, Lowell etux 6

- 2. Madsay 97 LLC 6
- SECTION 30
- 1. Ferguson, Bruce 5
- 2. Holub, Maggie 9
- SECTION 34
- 1. Jindra, Gary etal 7
- SECTION 36
- 1. Faltin, Daniel etux 6



**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

October 8, 2021


Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, October 19, 2021 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3<sup>rd</sup> Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Brian Pojar of 551 County Road 4, Dodge, NE 68633 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 SE ¼ and NW ¼ SE ¼ Section 5, Township 19 North, Range 6 East in Ridgeley 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, October 19, 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



Sec. 5-19-6E

Field consists of T7341, T1813 and T4237

Trucks could use Hwy 79 then take  
County Road H to 9 property would be on  
left side of 9

Material would be transported by side dumps  
to field

Land owners: EJD Enterprises LLC / Emmett Dickey  
1140 A Rd Dags Ne 68633 bare land

Diane Wapelhorst trust. 940 Co Rd G Scribner Ne  
68057 bare land

GKR LLC 529 Co Rd G Scribner Ne 68057  
bare land

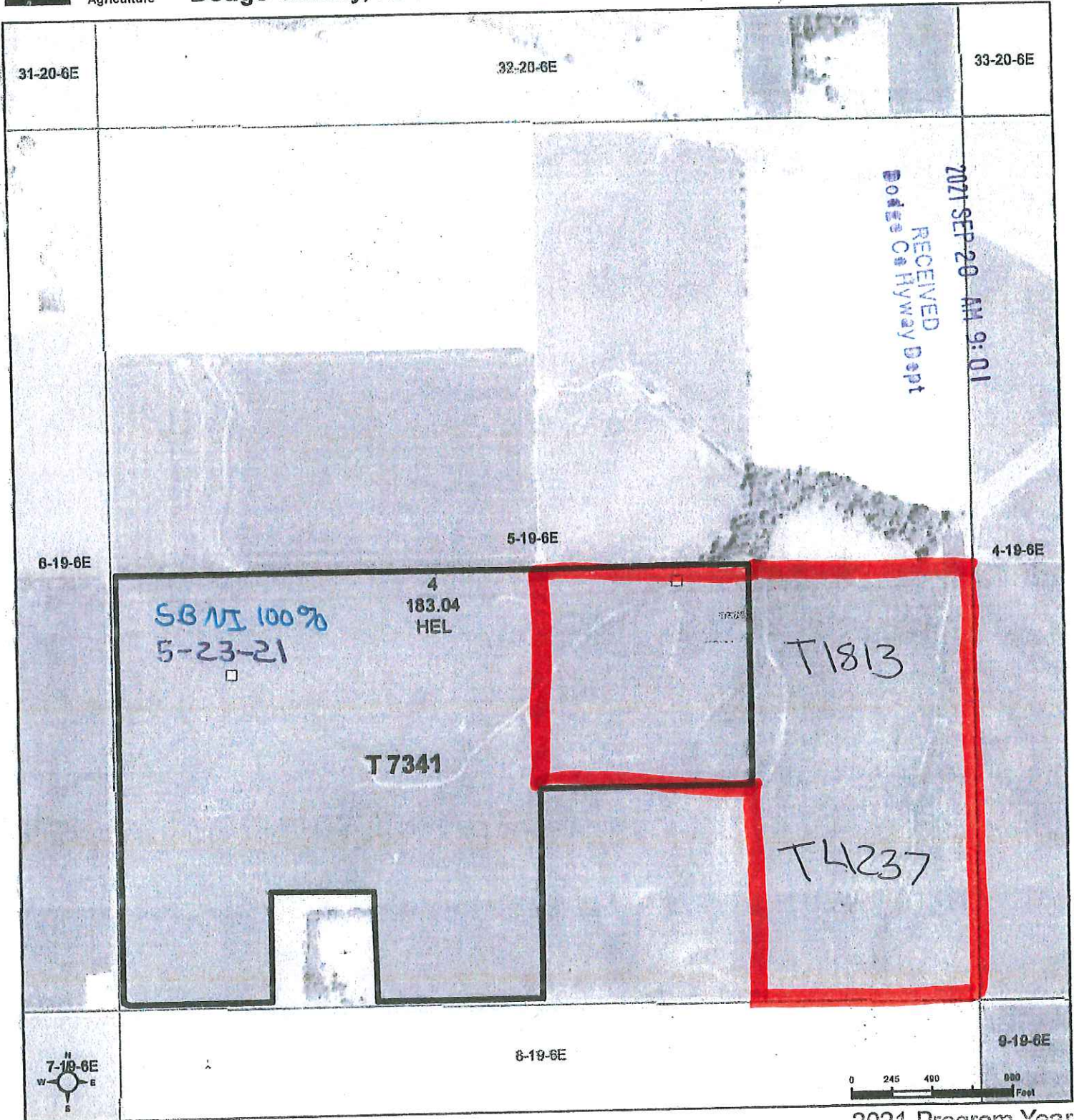
Brenda Mac Trust PO Box 585 Fremont, Ne  
68027 bare land

Delwyn Hasemann Trust c/o Randal Hasemann  
558 Co Rd G Scribner Ne 68057 bare land

George Stockamp Trust 783 Co Rd G  
Scribner Ne 68057 bare land

Broadcast spread onto stubble with cover crop  
seeded right after harvest





Common Land Unit  PLSS

Cropland  
 Tract Boundary

Wetland Determination Identifiers  
 ● Restricted Use  
 ▽ Limited Restrictions  
 □ Exempt from Wetland Provisions

2020 NAIP Ortho Imagery

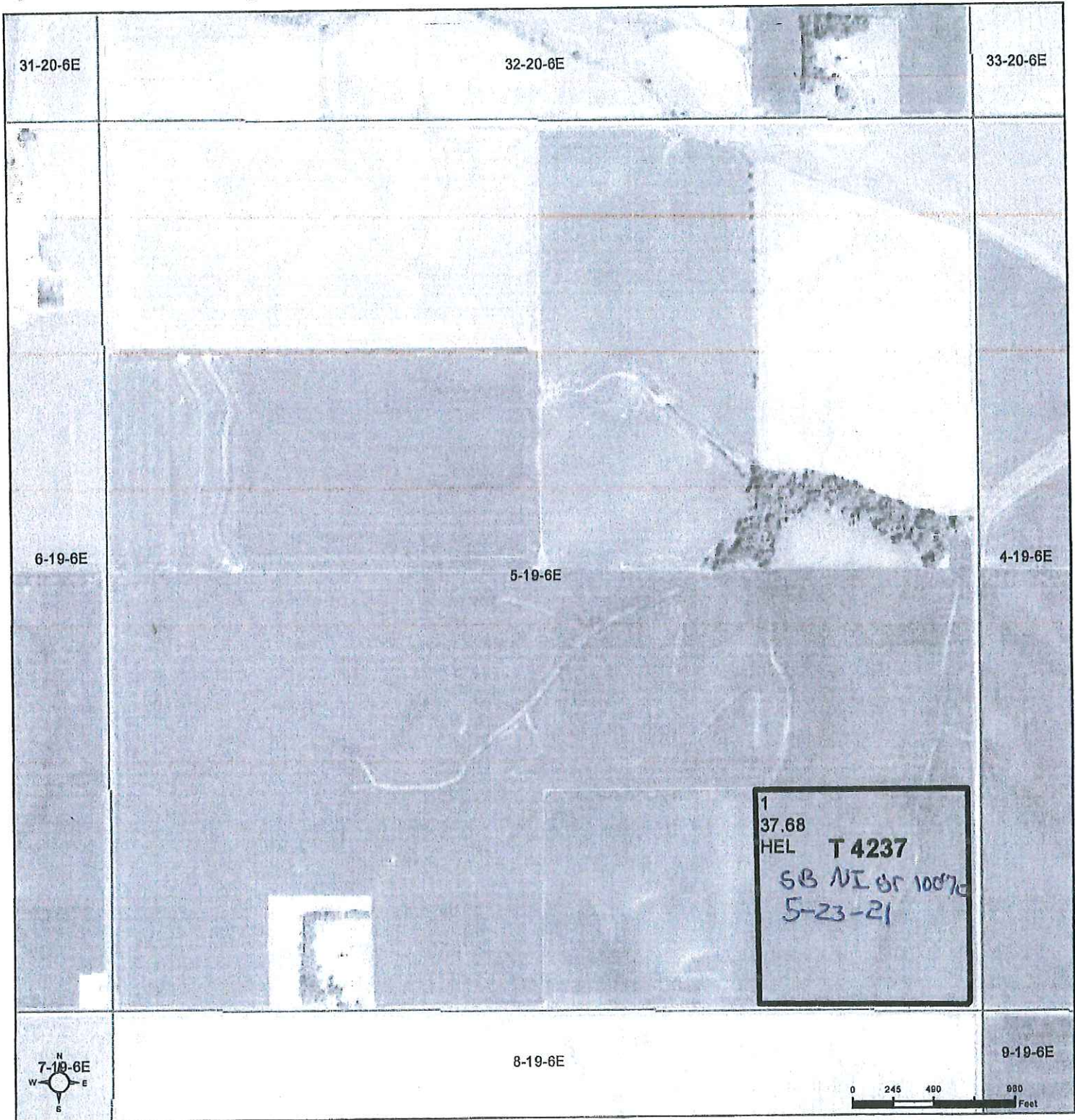
2021 Program Year  
 Map Created March 30, 2021

Farm 7934

5-19-6E

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





Common Land Unit  PLSS

- Cropland
- Tract Boundary

2020 NAIP Ortho Imagery

2021 Program Year

Map Created March 30, 2021

Farm 8220

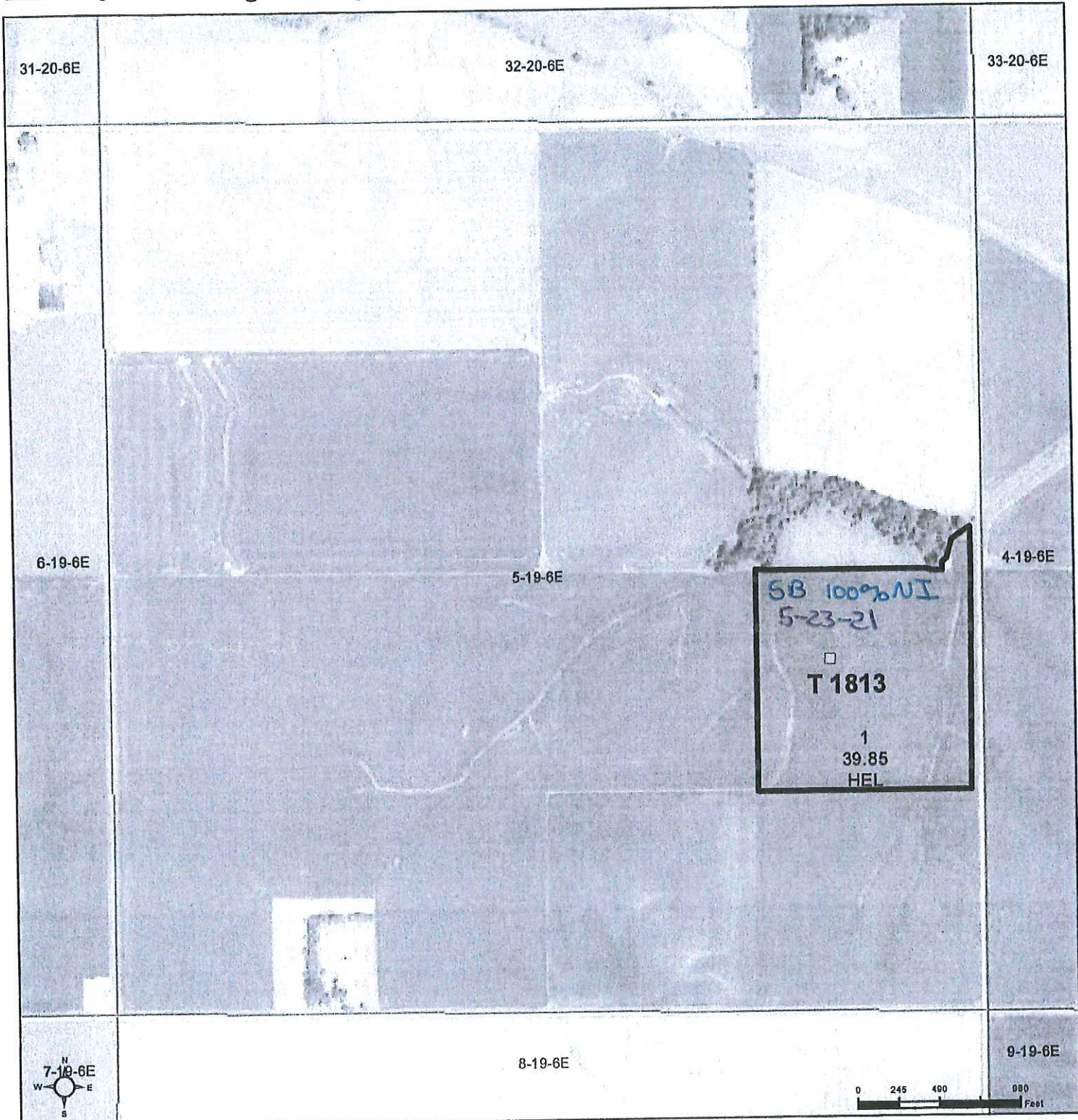
**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

**5-19-6E**

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Common Land Unit  PLSS

- Cropland
- Tract Boundary

2020 NAIP Ortho Imagery

2021 Program Year

Map Created March 30, 2021

Farm 7651

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Wetland Provisions

5-19-6E

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# YOUR TRIP:



Total Route: **1 hr - 49.7 miles**

Est. Fuel cost: **\$4.18** - IRS Reimbursement: **\$28.57**

Scan this QR code  
for directions on  
your mobile  
device:



Print a full health report of your car with HUM  
vehicle diagnostics (800) 906-2501



650 Industrial Park Dr, Blair, NE 68008-2666



1. Start out going northwest on Industrial Park Dr toward County Road 22.

Then 0.24 miles

➔ 2. Turn right to stay on Industrial Park Dr (Portions unpaved).

Then 0.28 miles

↶ 3. Turn left onto E Grant St.

Then 1.50 miles

➔ 4. Turn right onto S 13th St/Lewis & Clark Scenic Byway/US-75 N.

Then 0.14 miles

↶ 5. Turn left onto Washington St/Lincoln Highway Scenic & Historic Byway/Lewis & Clark Scenic Byway/US-75 N/US-30 W. Continue to follow Washington St.

Then 0.87 miles

↗ 6. Turn slight right onto Fontenelle Blvd/NE-91. Continue to follow NE-91.

Then 18.82 miles

➔ 7. Turn right onto Highway 275/US-77 N/US-275 W/NE-91. Continue to follow US-275 W/NE-91.

Then 17.90 miles

↶ 8. Turn left onto Highway 91/NE-91. Continue to follow NE-91.

Then 4.24 miles


↶ 9. Turn left onto Rangeline Rd/NE-79. Continue to follow NE-79.


Then 4.52 miles



↩ **10.** Turn left onto County Road H (Portions unpaved).

Then 1.18 miles

 **11.** 822 COUNTY ROAD H is on the left.

 **822 County Road H, Scribner, NE 68057-2022**

This leg: 1 hr - 49.68 miles

