

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Beverly Thomsen 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 16 day of November, 2021.

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

LOT SPLIT APPLICATION  
Dodge County, Nebraska

Date 10/25/2021

Property Owner's Name Beverly Thomsen

Address: 1472 County Rd M, Hooper, NE 68031

Phone No. 402-720-6611

Legal Description of the Property to be split A piece of ground located in the S 1/2 of the SE 1/4, 32-19N, 7E, Dodge County, Nebraska

Number of Acres being split off 7.33 Zoning District A-1

Total Number of Acres the subdivision subdivided from 78.23 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) Beverly Thomsen

Applicant's Address 115 W Hill St. Hooper, NE 68031

Applicant's Signature Beverly Thomsen

Dodge County Planning and Zoning Administrator  
435 N. Park Rm.204 Fremont, NE 68025 402-727-2724

2021 OCT 25 PM 2:45  
RECEIVED  
Dodge County Highway Dept

OFFICE USE ONLY

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Permit No. 2021-009

Date 11-16-2021 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Planning Comm.

Date 12-1-21 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Board of Superv.

2021 OCT 25 PM 2:45  
RECEIVED  
Boards & Highway Dept

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

Date 10-25-21  
Property Owner's Name Beverly Thomsen

Address: 1472 County Rd M, Hooper, NE 68031

Phone No. 402-720-6611 (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

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

Section 32 Township 19N Range 7E Lot No. \_\_\_\_\_

Location within Section S 1/2 SE 1/4 32 Lot Size 7.33 Acres (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? yes

How are Adjoining Properties Used (Actual Use)

North Ag South Ag  
East Ag West Ag

**Justification**

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

1. What is the general character of the area? Describe. Ag
  
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

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?

**Enclosed:**

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

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 Beverly Thomas Mailing Address 115 W Mill St  
Nepean, NE 68031

**OFFICE USE ONLY**

PERMIT NO 2021-019

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 11-16-21 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Planning Comm

Date 12-1-21 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Board of Comm

\_\_\_\_ See attachment for added conditions.

ATTEST \_\_\_\_\_  
Dodge County Clerk

Dated this 1 day of December 2021



**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**

**(cont.)**

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

Permit No. 2021-009

Property Owner's Name Beverly Thomsen

Address 1472 County Rd M, Hooper, NE 68031

Legal Description A piece of ground located in the S 1/2 of the SE 1/4, 32-19N, 7E, Dodge County, NE

Lot Size and Number of Acres 7.33 Acres

Distance from Nearest Livestock Operation 1.8 miles

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 Beverly Thomsen

Mailing Address 115 W Hill St. Hooper, NE 68031

Telephone No. 402-720-6611

**OFFICE USE ONLY**

Joey Geisler 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 11-16-21

\_\_\_\_\_  
Chairman, Dodge County Planning Commission

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

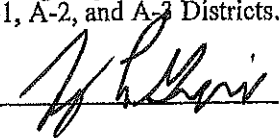
**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**  
**(A-1, A-2, and A-3 Agricultural Districts)**  
**Dodge County, Nebraska**

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: \_\_\_\_\_

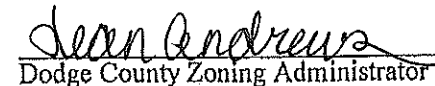


Address of Applicant: \_\_\_\_\_

In witness whereof, the parties aforesaid have hereto set their hand with this application 25 day of Oct. 2021

Date filed with Dodge County Joint Planning Commission: 11-16-21

Date filed with Dodge County Board of Supervisors: 12-1-21



Dodge County Zoning Administrator or County Building Inspector



**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

November 5, 2021

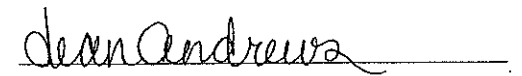
Beverly Thomsen  
115 W. Hill St.  
Hooper, NE 68031

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held November 16, 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 December 1, 2021 where your application will be heard at 9:50 A.M.

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

Thank you,

  
Jean Andrews,  
Dodge County Zoning Administrator

Enclosure

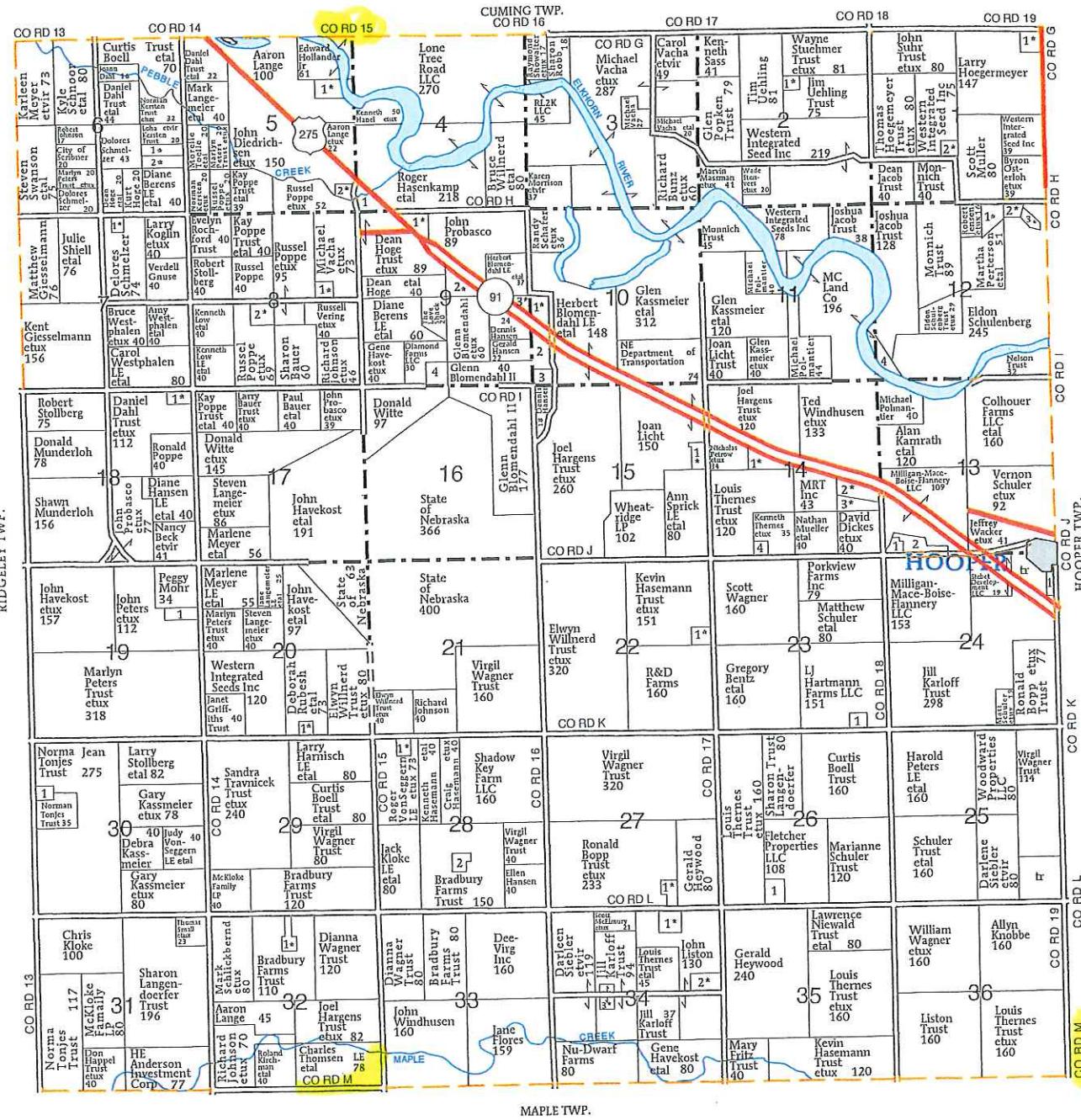
Cc: Traci Hilbers,  
Olson & Pearson

T-19-N

# EVERETT PLAT

(Landowners)

R-7-E



### EVERETT TOWNSHIP

- SECTION 1**  
1. Schole, Nathan etux 10  
2. Freudenburg, Gregory etux 5
- SECTION 2**  
1. Uehling Trust, Jim etux 5
- SECTION 4**  
1. Hoge Family Trust 6
- SECTION 5**  
1. Winburn, Lynn etux 14  
2. Breeling, Jshon etal 6
- SECTION 6**  
1. Dahl Trust, Daniel etux

2. Swanson, Michael etal 10
- SECTION 7**  
1. Hoge, Dean etux 6
- SECTION 8**  
1. Pfeiffer, Lavern etux 7  
2. Uehling, Leha etal 11
- SECTION 9**  
1. Hasenkamp, Roger etal 13  
2. Hansen, Gerald etal 17  
3. Lange, Aaron etal 6  
4. Witte, Donald 10
- SECTION 10**  
1. Lange, Aaron etux 13

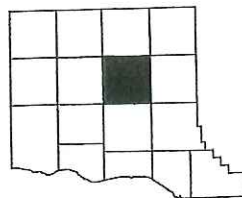
3. Hansen, Dennis 7
- SECTION 12**  
1. Wellman, Edwin etux 10  
2. Hussey, Tony etux 5  
3. Smith, Lon etux 6  
4. MC Land Co 10
- SECTION 13**  
1. Milligan, Michael 5  
2. Milligan Farms 12
- SECTION 14**  
1. Thernes Trust, Sharon etvir 10  
2. Milligan, Clark etal 11  
3. Waters, Billie etal 10  
4. Bronson, Sally 5

### SECTION 15

1. Licht, Scott etux 13
- SECTION 18**  
1. Niewohner, Tamara etal 8
- SECTION 19**  
1. Bronte Holding IV LLC 14
- SECTION 20**  
1. Stout, Tracy etux 7
- SECTION 22**  
1. Nemeec, Rudie etux 10
- SECTION 23**  
1. Thernes, Tyler 9
- SECTION 24**  
1. Kisner, Dianna 6
- SECTION 26**

### SECTION 27

1. Cassell, Leonard etux 7
- SECTION 28**  
1. Lynn, Rebecca etvir 8  
2. Pork Chop Inc 10
- SECTION 30**  
1. Johnson, Shawn 8
- SECTION 32**  
1. Dodge, Stacey etal 10
- SECTION 34**  
1. Ten Kley, Jeremy etux 11  
2. Bang, Justin etux 11  
3. Ruether, Glenville etux 5



**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

November 5, 2021

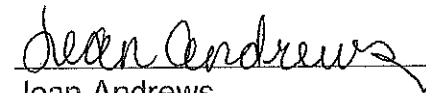
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, November 16, 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 Beverly Thomsen of 1472 County Rd. M, Hooper, NE 68031 to subdivide a 7.33 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part South ½ SE ¼ Section 32, Township 19 North, Range 7 East in Everett 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, November 16, 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

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PUBLIC HEARING CASE NO. \_\_\_\_\_

OWNER: Beverly J Thomsen, A retained Life Estate  
Martha A Bang-  
Melinda J Bentjen-  
Diane E Sagehorn-

Address: 1472 County Road M  
Hooper, NE 68031

Proposed Subdivided Tract:  
The South Half of the Southeast Quarter of Section 32, Township 19 North, Range 7  
East of the 6<sup>th</sup> 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
Joel D Hargens and Carol A Hargens, Trustees Of the Hargen Irrevocable Family Trust; Joel D Hargens and Carol A Hargens, Retained Life Estate	P O Box 433 Hooper, NE 68031
Roland D Kirchmann and Leroy D Kirchmann	1434 CR M Hooper, NE 68031
Richard Johnson and Rita Johnson	1700 W 23 <sup>rd</sup> Street Fremont, NE 68031
John H Windhusen	262 N 22 <sup>nd</sup> RD Unadilla , NE 68454
Gerald Roemer and Jean Ann Roemer	1482 CR M Blvd Hooper, NE 68031

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Dodge County Highway Dept


Jean Ann Roemer

1649 CR 3240  
Clifton, TX 76634

Roland D Kirchmann and  
Leroy D Kirchmann

1434 CR M  
Hooper, NE 68031

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  
Aug 2020

A LOT SPLIT SURVEY LOCATED IN PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH R.M., DODGE COUNTY, NEBRASKA.

