

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Beebe Seed Farms Inc. 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 *Conditional Use Perm #*  
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT 2021-021

1. Date: 12/6/2021
2. Applicant Name: Beebe Seed Farms Inc  
Address: 1291 Old Lincoln Hwy North Bend, Ne 68649  
Phone No. 402 720 2599 Greg Beebe
3. Legal Description of the Storage Site Location \_\_\_\_\_  
pt SE 1/4 13-17-6
4. Legal Description of the Application Site Location \_\_\_\_\_  
pt SE 1/4 13-17-6
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: City of Omaha 5600 South 10th Street Omaha, Ne. 68107 Don Hembry 402-444-3915 ext. 1127  
Phone No: City of Fremont, Keith Kenter, 727-2670 or Derril Marshall, 727-2610
6. Name, Address, Phone number of the person who will be applying and/or storing the Biosolids: Application, Beet State Customs 1246 Rd x Howells, Ne 68641  
Storage - Beebe Seed Farms Operator  
- BLC Partners landowner
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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PLANNING 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:

by *Henry D. Burke*  
Applicant

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

Farmer/Operator

by *Henry D. Burke*  
Property Owner

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**  
**BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator**  
**Flood Plain Manager**

Courthouse - 435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

December 7, 2021

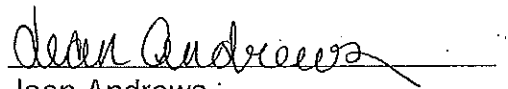
Greg Beebe  
Beebe Seed Farms Inc.  
1291 Old Lincoln Hwy.  
North Bend, NE 68649

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held December 21, 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 29, 2021 where your application will be heard at 9:35 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

**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

December 7, 2021

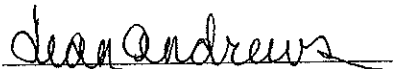
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, December 21, 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 Beebe Seed Farms, Inc. of 1291 Old Lincoln Hwy. North Bend, NE 68649 to obtain a Conditional Use Permit to store and apply biosolids as per Article 20, Section 2.25, Conditional Uses and Supplemental Regulations Article 25, Section 22 located in SE ¼ Section 13, Township 17 North, Range 6 East in South Cotterell Township, Zoning District Platte River Corridor.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, December 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

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

**NAME AND ADDRESS SEARCH**

Request Made By: **Beebe Seed Farms, Inc.**

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 Section 13, Township 17, Range 6 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:

**See Exhibit A**

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: December 2, 2021**

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



**Registered Abstractor**

**Certificate No. 147**

**Order No. 211117**

2021 DEC -6 AM 11:16  
RECEIVED  
Dodge County Highway Dept

## Exhibit A

Gene Hansen (LIFE EST Randall L. Hansen % Randy Hansen	1329 Old Lincoln HWY Ames, NE 68621-2138	E1/2W1/2 & PT TL 4 & 6	18 - 17 - 7	270111202
Gene Hansen (LIFE EST Randall L. Hansen % Randy Hansen	1329 Old Lincoln HWY Ames, NE 68621-2138	TL 6	7 - 17 - 7	270111020
Leavitt Lane Farms Inc	2072 County Rd 13 Ames, NE 68621-2133	N1/2SW1/4 NW1/4SE1/4 & TL 1 PT TL 3 & 4	17 - 17 - 7	270111006
Leavitt Lane Farms Inc	2072 County Rd 13 Ames, NE 68621-2133	NE1/4SE1/4, TL 1 & 11	12 - 17 - 6	270093044
Patricia I. Taylor	2056 County Rd 13 Ames, NE 68621-2133	TL 10	7 - 17 - 7	270110992
Stephanie Van Horn, (ETAL TRUST Joseph C. Van Horn (ETAL TRUST % G Michael Wiseman	92 W 5th St STE A Fremont, NE 68025-4995	NE1/4SE1/4 & TL 8 & 9	7 - 17 - 7	270111034
Voss Inc	1638 County Rd R Ames, NE 68621-2173	E1/2NE1/4, NW1/4NE1/4 & TL 2	7 - 17 - 7	270110985
Patricia I. Taylor	2056 County Rd 13 Ames, NE 68621	TL 12	12 - 17 - 6	270093002
Eric M. Granger	730 E 9th St North Bend, NE 68649-4419	TL 14	12 - 17 - 6	270092995
Voss Inc	1638 County Rd R Ames, NE 68621-2173	SW1/4	6 - 17 - 7	270110964
Donald L. & Dixie S. Voss	1070 County Rd Q North Bend, NE 68649-2017	TL 4 & 6	1 - 17 - 6	270092974
Paul Baack & Presbyterian Church of Fremont	15963 Bridle Ridge Dr Monument, CO 80132-6096	W1/2SE1/4 & E1/2SW1/4	1 - 17 - 6	270092981



Paul Baack & Presbyterian Church of Fremont	15963 Bridle Ridge Dr Monument, CO 80132-6096	W1/2SW1/4	1 - 17 - 6	270092960
Justin J. & Amy R. Taylor	1219 County Rd T Ames, NE 68621-2137	TL 16 (NE1/4NW1/4)	12 - 17 - 6	270136551
Justin J. & Amy R. Taylor	1219 County Rd T Ames, NE 68621-2137	PT NW1/4NW1/4	12 - 17 - 6	270138697
Michael G. & Claire R. Eason	956 Highway 30 North Bend, NE 68649-2000	PT NW1/4NW1/4	12 - 17 - 6	270093023
Pollock Farms %Barbara Marguerite	1120 Cambridge Dr SE Grand Rapids, MI 49506-3318	S1/2NW1/4 & TL 5	12 - 17 - 6	270093030
Nebraska Irrigated Seeds LLC	10989 8th Fontanelle, NE 68044	TL 22	11 - 17 - 6	270093415
Michael G. & Claire R. Eason	956 Highway 30 North Bend, NE 68649-2000	NE1/4NE1/4 & TL 4 & 21	11 - 17 - 6	270093422
Ben T. & Marjorie M. Shomshor (Co-Trustees)	604 Garrison St NE Olympia, WA 98506-4307	S1/2SE1/4 & TL 5 (N1/2 SE1/4)	11 - 17 - 6	270093499
Ben T. & Marjorie M. Shomshor (Co-Trustees)	604 Garrison St NE Olympia, WA 98506-4307	NE1/4	14 - 17 - 6	270093513
Iron Wood Holdings LLC	925 W 6th St Fremont, NE 68025-4700	N1/2SE1/4, SE1/4SE1/4 & TL 1 & 2	14 - 17 - 6	270093548
Iron Wood Holdings LLC	925 W 6th St Fremont, NE 68025	6A River & 7A Island	23 - 17 - 6	270138622
Gene Hansen (LIFE ESTATE Randall L. Hansen % Randy Hansen	1329 Old Lincoln HWY Ames, NE 68621-2138	TL 23, PT TL 8, PT 18 & PT 24	19 - 17 - 7	270137165

Bio solid conditional use permit application for Beebe Seed Farms inc

See attached maps for spread location, storage site, and route

Application will be conducted by Beef State Customs

1246 Rd X

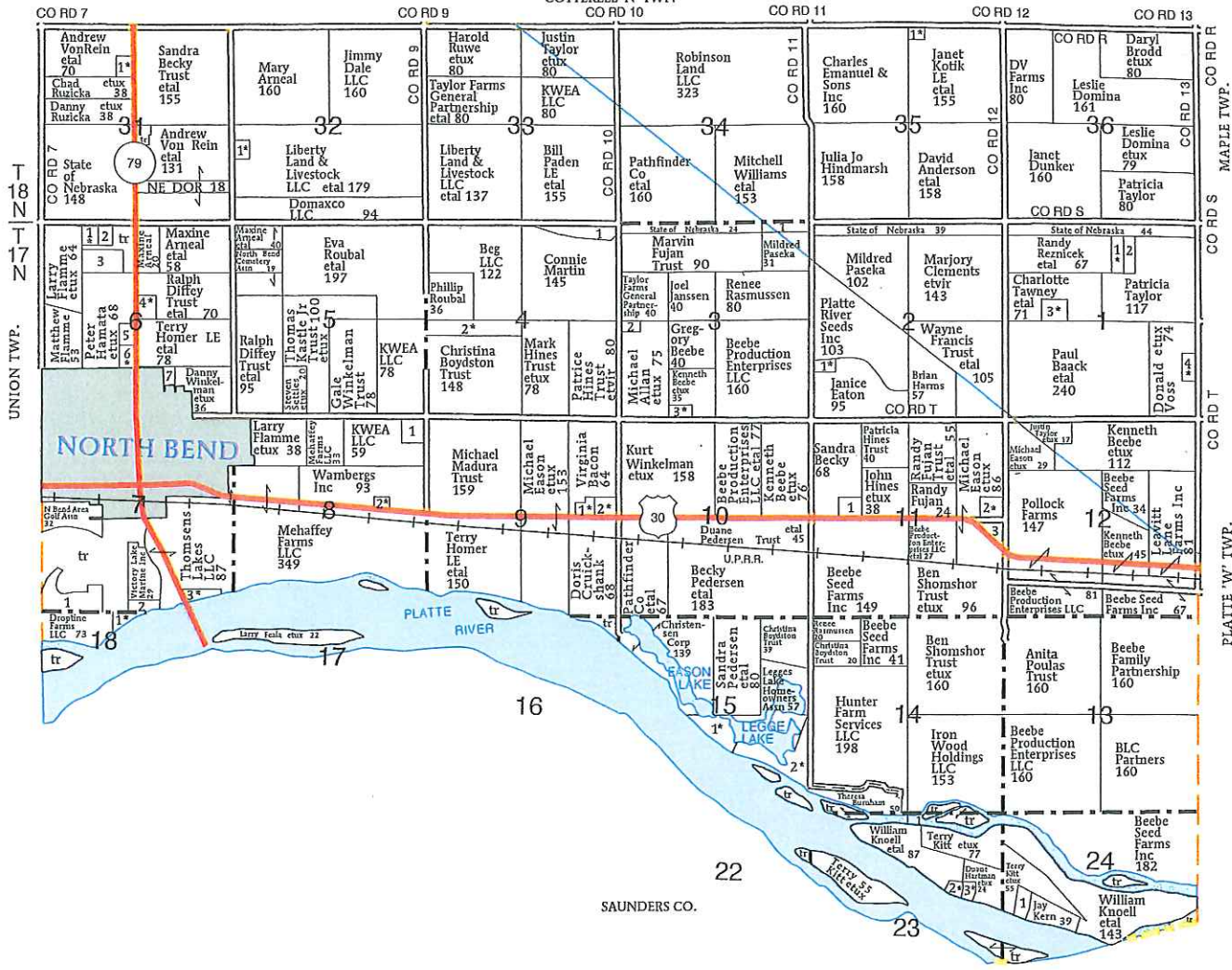
Howells, Ne 68641

Roy Belina 402-649-6150

Application rates (not to exceed 55 cu yd/acre) will be determined by balancing product nutrient analysis and crop nutrient requirements based on pre application soil testing conducted by the city of Omaha. The product will be incorporated with tillage upon completion of spreading prior to the growing season.

(Landowners)

COTTERELL 'N' TWP.



**COTTERELL 'S' TOWNSHIP**

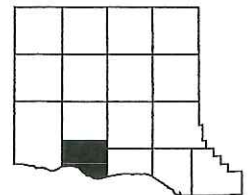
- SECTION 1**  
 1. Tawney LE, Charlotte etal 7  
 2. Reznicek, Julie 8  
 3. Dorcay, Michael etux 9  
 4. Poessnecker, Thilo etux 6
- SECTION 2**  
 1. Emanuel, Christopher etux 5
- SECTION 3**  
 1. NE DOR 9

2. Beard, Scott 5  
 3. Brown, Jeffrey etux 5
- SECTION 4**  
 1. State of Nebraska 14  
 2. Panning, Bradley etux 12
- SECTION 6**  
 1. Benzel, Bradley etux 6  
 2. Dvorak Well Inc 5  
 3. Cerney Trust, Rita 15  
 4. Muller, Jerry etux 8  
 5. Mountain Tower & Land LLC 5

6. Settles, Michael etux 6  
 7. Coen, Michael 6
- SECTION 7**  
 1. Pioneer Lake Home Owners Assn 31  
 2. City of North Bend 9  
 3. Parr, Linda etal 13
- SECTION 8**  
 1. Chesley, Joan 14  
 2. Wamberg, Donald etux 7
- SECTION 9**  
 1. Quota, Mark etux 5

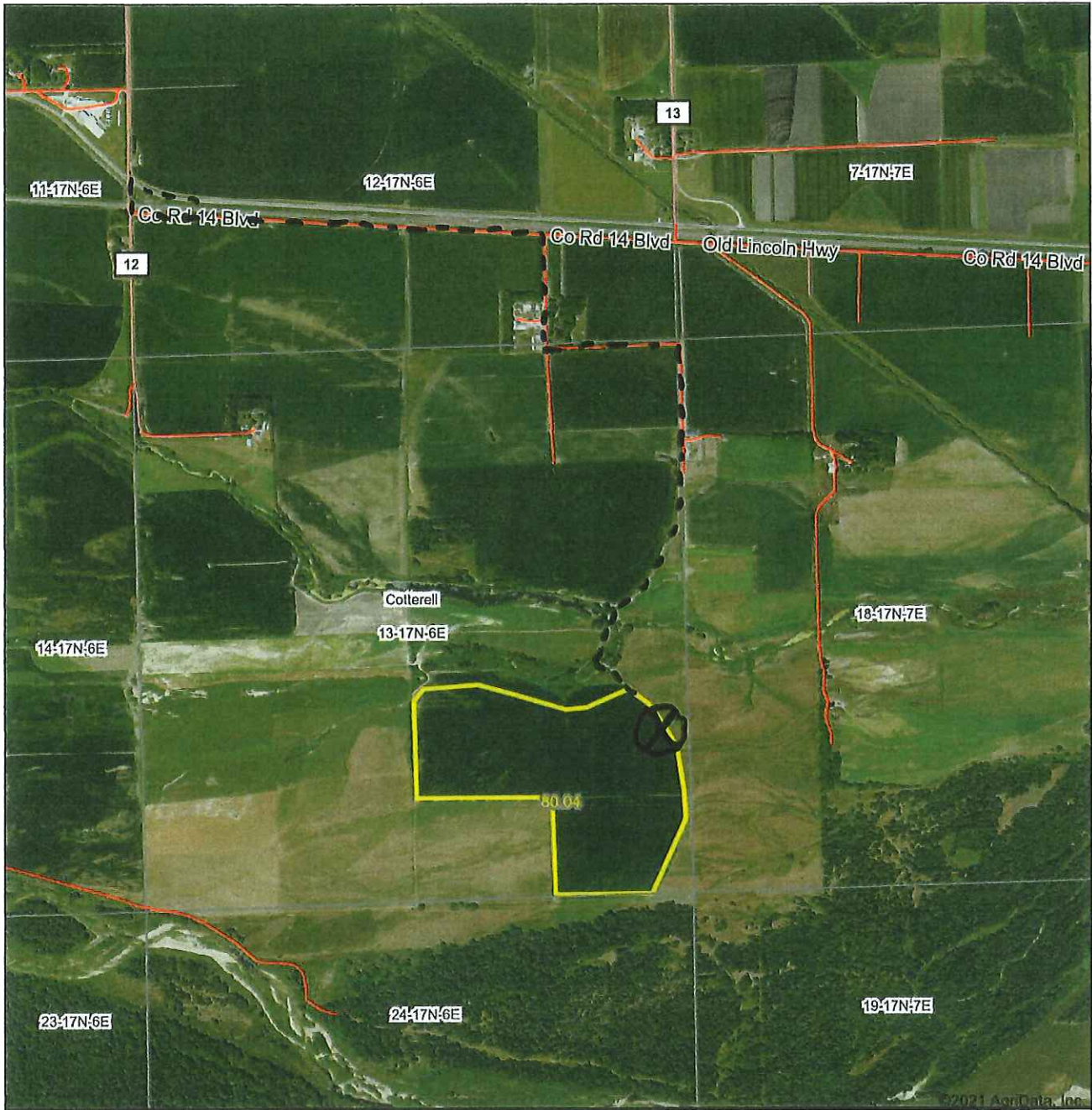
2. Hansen, Kim etal 5
- SECTION 11**  
 1. Steffensm, Larry 7  
 2. Vrana, Douglas etux 10  
 3. Nebraska Irrigated Seeds LLC 8
- SECTION 15**  
 1. Hamilton, Steven etux 8  
 2. James Trust, Phillip etux 34
- SECTION 18**  
 1. Lux, Dean etux 9

- SECTION 23**  
 1. Iron Wood Holdings LLC 34  
 2. Young, Chad etal 6  
 3. Rector, Doris etal 7
- SECTION 24**  
 1. Thomas, Steven 9
- SECTION 31**  
 1. Ladehoff, Harlan etux 7
- SECTION 32**  
 1. Andrews, Don etux 5
- SECTION 35**  
 1. Motti, Dennis etux 5





### Aerial Map



Map Center: 41° 26' 47.07, -96° 40' 44.65



**13-17N-6E**  
**Dodge County**  
**Nebraska**



Maps Provided By:



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### Aerial Map



Map Center: 41° 26' 28.41, -96° 40' 46.14



**13-17N-6E**  
**Dodge County**  
**Nebraska**



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