

Agenda Item # 26C
Date 6/29/22

**MINUTES
DODGE COUNTY PLANNING COMMISSION**

Meeting of the Dodge County Planning Commission was called to order by Chairman, Marlin Brabec at 4:30 P.M., Tuesday, June 21, 2022 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Ruzicka, and Weitzenkamp. Absent: Taylor and Wagner.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting. No Exparte had been reported.

Motion was made by **Ruzicka** to accept the Minutes of the May 18, 2022 meeting as mailed. Seconded by **Fooker**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Weitzenkamp and Brabec. Absent: Taylor and Wagner.

Chairman Brabec declared the public hearing to be open.

Public Hearing: Consider request of Marcy K. Eason of 2095 County Rd. 10, North Bend, NE 68649 to subdivide a 5.04-acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 20, Section 2. Conditional Uses, Section 3.10 Exemptions located in E. ½ NW ¼, NW ¼, NW ¼, Government Lot 4, Section 15, Township 17 North, Range 6 East in South Cotterell Township, Zoning District PRC, Platte River Corridor.

Testimony:

For: Marcy Eason and her father, Mike, were present to explain their request. Marcy stated she wanted to own the 5 acres along with the cabin. She stated her father, Mike, Christensen Corp and herself owned the land. Andrews presented a larger printout of the 5 acres to the commission. Ruzicka asked if the proposed acreage met the requirements. Andrews stated yes.

No further questions were asked by the commission.

No additional person spoke for the request.

Against: No written or verbal communication had been received.

Motion to close the hearing was made by **Ruzicka** and seconded by **Hansen**. Motion carried by voice vote. All present voted yes.

Possible Action:

Motion was made by **Ruzicka** and seconded by **Giesselmann** to recommend approving the Lot Split and Conditional Use permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Giesselmann, Hansen, Rolf, Ruzicka, Weitzenkamp, Brabec and Fooker. Absent: Taylor and Wagner. Marcy Eason was advised the Dodge County Board of Supervisors would hear the request on June 29, 2022 at 9:30 A.M.

Public Hearing: Consider request of 242 Rivers Edge, LLC – Randy Reznicek of 1571 County Road 2, North Bend, NE 68649 to obtain a Conditional Permit to extract raw materials as per Article 20, Section 2. Conditionals Uses, Section 2.9 A thru G. located NW ¼ Section 11, Township 17 North, Range 5 East in South Union Township, Zoning District PRC, Platte River Corridor

The hearing was declared open.

Testimony:

For: Randy Reznicek and Dean Lux were present to explain the Conditional Use request. Reznicek stated that Lux wishes to expand his gravel pit. Ruzicka asked if they planned on developing it. Reznicek stated yes to the northwest corner. He stated it was 12 or 13 acres. They will not start any dredging until the crops are out.

No other public spoke in favor of the proposal.

Against:

No one was present and no written or verbal communication had been received.

Motion to close the public hearing was made by **Ruzicka** and seconded by **Weitzenkamp**. Motion carried by voice vote. All present voted yes.

Possible Action:

Motion was made by **Giesselmann** and seconded by **Ruzicka** to recommend approving the Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Hansen, Rolf, Ruzicka, Weitzenkamp, Brabec, Fooker and Giesselmann. Absent: Taylor and Wagner. Mr. Reznicek was advised the Dodge County Board of Supervisors would hear the request on June 29, 2022 at 9:35 A.M.

Public Hearing: Consider request of Gerad Brichacek of 1765 County Rd. Q, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Bio-Mass as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22

Industrial Wastewater-Biosolids located in West ½ SE ¼ Section 19, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

The hearing was declared open.

Testimony

For: Gerad Brichacek was present to explain his request. He stated they would stockpile the Bio-Mass and then spread after the third cutting of the alfalfa. There are two 80-acre tracts. Andrews added that they could not bring it out until August 1st which by then the third cutting of the hay would be completed and must have it spread by January 1. Ruzicka asked if there were any acreages close to the area. Brichacek stated his aunt lived to the east of the area, but didn't have a problem with it.

No other questions or comments were made by the board.

Against: No one was present against the request and no communication had been received.

Motion to close the public hearing was made by **Weitzenkamp** and seconded by **Giesselmann**. Motion carried by voice vote. All present voted yes.

Possible Action:

Motion was made by **Weitzenkamp** and seconded by **Ruzicka** to recommend approval of the Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district in which it is located. Motion carried by roll call vote. Those voting yes: Rolf, Ruzicka, Weitzenkamp, Brabec, Fooker, Giesselmann and Hansen. Absent: Taylor and Wagner. Gerad Brichacek was advised the Dodge County Board of Supervisors would hear the request on Wednesday, June 29, 2022 at 9:40 A.M.

Public Hearing: Consider request of Jordan Brichacek of 1765 County Rd. Q, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Bio-Mass as per Article 13, Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ NW ¼ Section 30, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

The hearing was declared open.

Testimony:

For: Gerad Brichacek was present to explain his brother, Jordan's request. He stated the ground was right across from the other request. They would pile it up on a knoll further from his aunt's house. Question was asked if this material would smell. Brichacek stated yes for a couple of days and if it lasted too long, his aunt might not be in favor of the request.

No other questions were asked by the commission.

Against:

No one was present and no communication had been received either for or against.

Motion to close the public hearing was made by **Giesselmann** and seconded by **Ruzicka**. Motion carried by voice vote. All present voted yes.

Possible Action:

Motion was made by **Giesselmann** and seconded by **Rolf** to recommend approval of the Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district in which it is located. Motion carried by roll call vote. Those voting yes: Ruzicka, Weitzenkamp, Brabec, Fooker, Giesselmann, Hansen and Rolf. Absent: Taylor and Wagner. Gerard Brichacek was advised the Dodge County Board of Supervisors would meet on Jordan's request on Wednesday, June 29, 2022 at 9:45 A.M.

With no further business **Giesselmann** moved to adjourn at 4:45 P.M. and seconded by **Ruzicka**. Motion carried: Weitzenkamp, Brabec, Fooker, Giesselmann, Hansen, Rolf and Ruzicka. Absent: Taylor and Wagner. The next scheduled meeting will be July 19, 2022 at 4:30 P.M. if business arises.

Respectfully submitted,

Allen Rolf
Secretary, Dodge County
Planning Commission

Dodge County
Planning & Zoning Commission

Approval Date

STAFF REPORT
Dodge County Bldg. Insp. & Zoning Dept.
Meeting of June 21, 2022

Zoning signs were placed on the properties Tuesday, June 14, 2022

Marcy Eason:

The property is located approximately 3 miles east and 1 ½ miles south of North Bend, NE west of County Road 11 and 1 ½ miles south of Highway 30. This property has a very nice cabin on it and lies along the Platte River.

242 Rivers Edge, LLC – Randy Reznicek

The property is located west of North Bend approximately 1 ½ miles and south of Highway 30. It abuts up to Dean Lux gravel pit south of Highway 30.

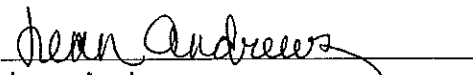
Gerad Brichacek

This property is located on County Road K between Roads 1 and 2 approximately 9 miles north and 1 ½ miles west of North Bend, NE in Pleasant Valley.

Jordan Brichacek:

Property is located on County Road K between Roads 1 and 2 again approximately 9 miles north and 1 ½ miles west of North Bend, NE in Pleasant Valley in Section 30 just south of the Gerad Brichacek request.

Respectfully submitted,


Jean Andrews,
Dodge County Zoning Administrator

Eason



242 Rivers Edge



Alexa Brichacek



Jordan Brichacek



AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, June 21, 2022 at 4:30 P.M., Board of Supervisors Room, Courthouse, Fremont, NE.

1. Call to Order at 4:30 P.M – Roll Call
2. Declaration of Open Meeting and Legality
3. Declaration of Exparte
4. Approval of Minutes of May 17, 2022 Meeting

5. **Public Hearing:** Consider request of Marcy K. Eason of 2095 County Rd. 10, North Bend, NE 68649 to subdivide a 5.04 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 20, Section 2. Conditional Uses, Section 3.10 Exemptions located in E. ½ NW ¼, NW ¼, NW ¼, Government Lot 4, Section 15, Township 17 North, Range 6 East in South Cotterell Township, Zoning District PRC, Platte River Corridor.

Testimony

For:

Against:

Possible Action:

6. **Public Hearing:** Consider request of 242 Rivers Edge, LLC – Randy Reznicek of 1571 County Road 2, North Bend, NE 68649 to obtain a Conditional Permit to extract raw materials as per Article 20, Section 2. Conditionals Uses, Section 2.9 A thru G. located NW ¼ Section 11, Township 17 North, Range 5 East in South Union Township, Zoning District PRC, Platte River Corridor

Testimony

For:

Against:

Possible Action:

7. **Public Hearing:** Consider request of Gerad Brichacek of 1765 County Rd. Q, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Bio-Mass as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in West ½ SE ¼ Section 19, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Testimony

For:

Against:

Possible Action:

8. **Public Hearing:** Consider request of Jordan Brichacek of 1765 County Rd. Q, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Bio-Mass as per Article 13, Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastwater-Biosolids located in East ½ NW ¼ Section 30, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Testimony

For:

Against:

Possible Action:

9. Other business brought to the board (By published Addendum only)

10. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON JUNE 6, 2022. COPIES AVAILABLE AT THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR AND COUNTY CLERK.

**NOTICE
PUBLIC HEARINGS
DODGE COUNTY PLANNING COMMISSION
AND
DODGE COUNTY BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN, that public hearing of the Dodge County Planning Commission will be held during their special meeting, June 21, 2022 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, June 29, 2022 at 9:00 A.M. Both meetings will be held in the Dodge County Board of Supervisors Room., 3rd floor of the Courthouse, Fremont, NE for the purpose of hearing testimony of support, opposition, criticism, suggestions or observations for the following items:

1. Consider request of Marcy K. Eason of 2095 County Rd. 10, North Bend, NE 68649 to subdivide a 5.04 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 20, Section 2. Conditionals Uses, Section 3.10 Exemptions located in E. ½ NW ¼, NW ¼, NW ¼, Government Lot 4, Section 15, Township 17 North, Range 6 East in South Cotterell Township, Zoning District PRC, Platte River Corridor.
2. Consider request of 242 Rivers Edge, LLC – Randy Reznicek of 1571 County Road 2, North Bend, NE 68649 to obtain a Conditional Permit to extract raw materials as per Article 20, Section 2. Conditionals Uses, Section 2.9 A thru G. located NW ¼ Section 11, Township 17 North, Range 5 East in South Union Township, Zoning District PRC, Platte River Corridor
3. Consider request of Gerad Brichacek of 1765 County Rd. Q, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Bio-Mass as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in West ½ SE ¼ Section 19, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.
4. Consider request of Jordan Brichacek of 1765 County Rd. Q, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Bio-Mass as per Article 13, Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ NW ¼ Section 30, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Questions or comments concerning the public hearings and proposed request should be directed to the Zoning Administrator at (402) -727-2724 and the Dodge County Clerk's Office at (402)727-2767. All interested parties may offer oral comments at the public hearings and/or may file written comments with the Zoning Administrator or County Clerk concerning the petition and such comments shall be considered by the Board, provided such written comments are received prior to the public hearing dates.