

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Beebe Seed Farms 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 February, 2023.

BY: _____

**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

February 2, 2023

North Bend Eagle
730 N. Main St.
North Bend, NE 68649

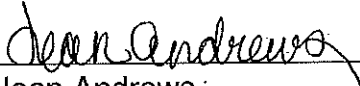
Good Day:

Enclosed please find a public notice that I would like you to publish in your next Wednesday's newspaper one time.

Please send bill and proof of publication to the above address or by e-mail at zoning@dodgecountyne.gov

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

Thank you.



Jean Andrews,
Dodge County Zoning Administrator

Enclosures
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

February 10, 2023


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 February 21, 2023 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 March 8, 2023 where your application will be heard at approximately 9:30 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
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 1/10/2023
2. Applicant Name: Beebe Seed Farms Inc
Address: 1291 Old Lincoln Hwy North Bend
Phone No. 402 720 2599 Greg - cell
3. Legal Description of the Storage Site Location Zoning District PRC-1
18-17N-7E Dodge Co
4. Legal Description of the Application Site Location Same
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: City of Omaha

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: Application will be done by Beef State Customs
Roy Belina 402 649 6151

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

Cond Use Permit
2023-002

Signatures:

Bak Seal Farms Inc
Applicant

APPROVED: _____

by Jim Bute
Farmer/Operator

Denied _____

Same
Property Owner

Dodge County Planning Commission

Planning Commission Date

Chairman, Planning Commission

Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

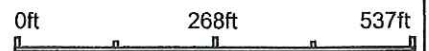
This Permit is valid until _____, 20____

Storage and Application

Aerial Map



Map Center: 41° 26' 46.56, -96° 40' 18.67



18-17N-7E
Dodge County
Nebraska



1/5/2023

Maps Provided By:



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www.AgriDataInc.com

**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

February 3, 2023

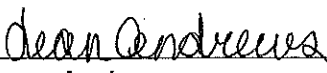
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, February 21, 2023 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of Greg Beebe 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. Conditional Uses 2.25 located in the west ½ Section 18, Township 17 North, Range 7 East in West Platte Township, Zoning District PRC, Platte River Corridor.

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, February 21, 2023 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 the 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 West Half of the West Half in Section 18, Township 17 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

AND

Tax Lot 5 in Section 7, Township 17 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

AND

Tax Lot 2 in Section 12, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska.

AND

Tax Lot 100, 101 and 102 and GL Lot 1, in Section 24, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska.

AND

Tax Lot 4, 5 and 26 in Section 19, Township 17 North, Range 7 East of the 6th P.M., Dodge County, P.M., Dodge County, Nebraska.

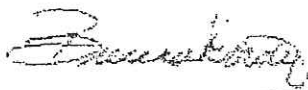
The list of names and addresses include all property owners within 1,000 feet of said property:

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: January 6, 2023

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



Registered Abstractor
Certificate No. 147
Order No. 230004

2023 JAN - 9 PM 1:54
REGISTERED
DODGE COUNTY TITLE & ESCROW CO., L.L.C.

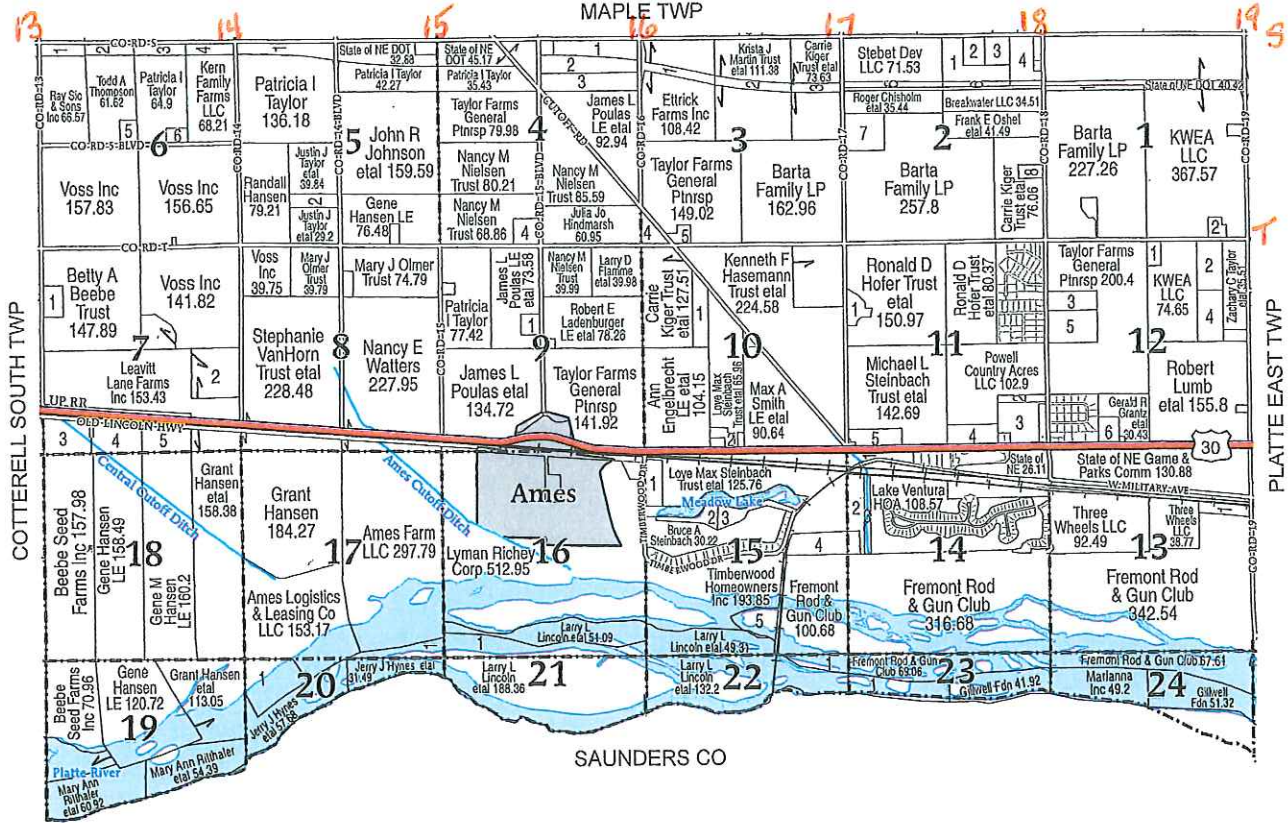
Gene Hansen, Life Estate Randall L. Hansen % Randy Hansen 1329 Old Lincoln HWY Ames, NE 68621-2138	TL 6	7 - 17 - 7	270111020
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	PT Tract in S1/2	7 - 17 - 7	270138067
Beebe Land LLC 1291 Old Lincoln HWY North Bend, NE 68649-2011	NE 1/4	13 - 17 - 6	270093058
Beebe Land LLC 1291 Old Lincoln HWY North Bend, NE 68649-2011	SE1/4	13 - 17 - 6	270093079
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
Gene Hansen, Life Estate Randall L. Hansen % Randy Hansen 1329 Old Lincoln HWY Ames, NE 68621-2138	E1/2W1/2 & PT TL 4 & 6	18 - 17 - 7	270111202
Leavitt Lane Farms Inc 2072 County Rd 13 Ames, NE 68621-2133	NE1/4SE1/4 TL 1 & 11	12 - 17 - 6	270093044
Leavitt Lane Farms Inc 2072 County Rd 13 Ames, NE 68621-2133	N1/2SW1/4, NW1/4 SE1/4 TL 1 & PT TL 3 & 4	7 - 17 - 7	270111006
Beebe Land LLC 1291 Old Lincoln HWY North Bend, NE 68649-2011	TL 6 & 8	12 - 17 - 6	270136553
Pollock Farms % Barbara Marguerite 1120 Cambridge Dr SE Grand Rapids, MI 49506-3318	S1/2NW1/4 & TL 5	12 - 17 - 6	270093030

Beebe Production Enterprises LLC 155 Legge Lk North Bend, NE 68649	TL 3	12 - 17 - 6	270093037
Beebe Production Enterprises LLC 155 Legge Lk North Bend, NE 68649 - 2004	PT NW1/4	13 - 17 - 6	270093065
Beebe Production Enterprises LLC %Gregory D. Beebe 155 Legge Lake North Bend, NE 68649	N1/2SW1/4 & SE1/4SW1/4	13 - 17 - 6	270093072
Beebe Production Enterprises LLC %Gregory D. Beebe 155 Legge Lake North Bend, NE 68649	SW1/4SW1/4	13 - 17 - 6	270139077
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	13A (6A River & 7A Island)	23 - 17 - 6	270138622
Iron Wood Holdings, LLC 925 W 6th St Fremont, NE 68025	21A (10A River & 11A Island)	23 - 17 - 6	270138625
Laverta Kitt, Trustee 188 Legge Lk North Bend, NE 68649-2004	PT TL 101 (Hartman Island)	23 - 17 - 6	270093716
Laverta Kitt, Trustee 188 Legge Lk North Bend, NE 68649-2004	PT TL 103 & 104 (Hartman Island)	24 - 17 - 6	270093100
William D. Knoell (ETAL) Chad Young & Erin Hellwig (Und 1/5 Int Jeremy, Scott and Brian Sorenson (Und 1/3 of 1/5 Int together Randell Rector (Und 1/5 Life Estate go to Ryan Rector Knoell Farm Partnership (Und 1/5 Int 2050 N County Rd 18 Fremont, NE 68025-7362	TL 105 & 2A (Hartman Island)	24 - 17 - 6 19 - 17 - 7	270093107

Grant & Cheryl Hansen 1387 Old Lincoln HWY Ames, NE 68621-2138	TL 10,11,12,13,PT 14,15, 16,17,20,21,22 & PT TL 28	19 - 17 - 7	270138585
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Mary Ann Ritthaler (ETAL 2538 County Rd 13 Fremont, NE 68025	61A (All River)	19 - 17 - 7	270138578
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(Landowners)
MAPLE TWP



PLATTE WEST TOWNSHIP

SECTION 1

1 STATE OF NE DOT	7.97
2 WILCOX, DUSTIN J ETAL	5.26

SECTION 2

1 CAREY, DAVID A	26.44
2 ORTIZ, RAMIRO ETAL	10.08
3 CAREY, DAVID A	11.95
4 PETERS, MARY	18.54
5 STATE OF NE DOT	9.33
6 STATE OF NE DOT	5.85
7 THOMPSON, BARBARA	24.06
8 KIGER TRUST, CARRIE ETAL	5.43

SECTION 3

1 STATE OF NE DOT	13.6
2 STATE OF NE DOT	10.56
3 STATE OF NE DOT	7.69
4 HINDMARSH, JULIA JO	8.05
5 TAYLOR FARMS GENERAL PTNRSP	5.77

SECTION 4

1 KAHLER, COLLEEN F ETAL	24.53
2 STATE OF NE DOT	25.56
3 NIELSEN, DAVID ETAL	28.21
4 NIELSEN, GAIL D ETAL	11.2

SECTION 5

1 STATE OF NE DOT	23.16
2 TAYLOR, JUSTIN J ETAL	10.49

SECTION 6

1 STATE OF NE DOT	9.87
2 STATE OF NE DOT	9.75
3 STATE OF NE DOT	10.39
4 STATE OF NE DOT	9.78
5 THOMPSON, TODD A	6.85
6 THOMPSON, TODD A	5.33

SECTION 7

1 TAYLOR, PATRICIA I	10.44
2 VANHORN TRUST, STEPHANIE ETAL	74.04

3 BEEBE SEED FARMS INC	26.37
4 HANSEN LE, GENE	24.43
5 HANSEN LE, GENE M	19.86

SECTION 9

1 TAYLOR, ADAM P ETAL	6.5
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SECTION 10

1 ENGELBRECHT LE, ANN ETAL	16.73
2 SANDEEN JR, MERLE H	5.13

SECTION 11

1 PRIBNOW, PEGGY J	9.75
2 RUDA TRUST, CHAD S ETAL	5.91
3 BAILEY, KITTY ETAL	24.72
4 TANK, PAUL L ETAL	16.28
5 SUNG, JESSICA CAREI ETAL	14.42

SECTION 12

1 PIPAL, STEVEN C ETAL	5.5
2 TAYLOR, ZACHARY C ETAL	20.03
3 TAYLOR FARMS GENERAL PTNRSP	14.97

4 LUNDHOLM TRUST, THEOLA L ETAL	20.04
5 TAYLOR FARMS GENERAL PTNRSP	25.11
6 LALLMAN, ROBIN L	8.9

SECTION 13

1 THREE WHEELS LLC	8.61
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SECTION 14

1 STATE OF NE	12.07
2 STEINBACH TRUST, LOYE MAX ETAL	16.99
3 DRD DIST	7.59

SECTION 15

1 STEINBACH, BRUCE A	12.61
2 LUNDQUIST PROP LLC	9.08
3 GETZSCHMAN TRUST, SCOTT R ETAL	11.61
4 MARV INC	20.07
5 MORGAN, JOANN ETAL	15.6

SECTION 16

1 LINCOLN, LARRY L ETAL	49.89
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SECTION 17

1 HYNES, JERRY J ETAL	16.53
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SECTION 20

1 AMES LOGISTICS & LEASING CO LLC	36.8
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SECTION 22

1 FREMONT ROD & GUN CLUB	13.28
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SECTION 23

1 SHANAHAN, PATRICK J ETAL	30.26
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