

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Dodge County #3 for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

Agenda Item # 21e  
Date 6-5-2019

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: \_\_\_\_\_

APPLICATION FOR CONDITIONAL USE  
Dodge County, Nebraska

2019 MAY -3 PM 2:32  
RECEIVED  
Dodge Co Highway Dept

Date 5/1/19  
Property Owner's Name Dodge County  
Address: 435 N Park Room 102 Fremont, NE 68025  
Phone No. \_\_\_\_\_ (Home) 402-727-2767 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: an emergency communication tower site for Dodge County

Section 16 Township 18 Range 6 Lot No. Tr. Lt. 4 30.85 AC.  
Location within Section NE 4 NE 4 Lot Size 1 AC. (Sq.Ft./Acres)  
Estimated Cost of Structure/Use \$ 500,000.00 Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North Row Crops South Building Site/Row Crops  
East Row Crops West Grass

**Justification**

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

1. What is the general character of the area? Describe. Rural Dodge County, Row Crop Farming, Farm homes & building sites
2. Can soil conditions support the proposed development? What is the soil classification of the area? yes NA
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? Limited traffic After construction. A road culvert may be needed.

**Enclosed:**

Site Plan ✓ Soil Suitably Map \_\_\_\_\_ Easements YES  
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.) The tower location is a minimum of 340' from any County Road or any node.  
Application Fee of \$ 150 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 [Signature] Mailing Address 14818 CORN 14 BLACK, NE 68008

**OFFICE USE ONLY**

PERMIT NO. 2019-008

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5/21/19 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Planning Comm

Date 6/5/19 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Board of Comm

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

**DODGE COUNTY**  
**BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

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

May 10, 2019

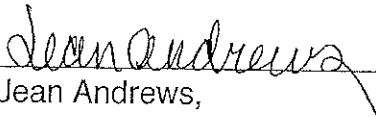
Jeff Quist  
14818 County Road 14  
Blair, NE 68008

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 21, 2019 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. Please plan to attend the Dodge County Board of Supervisors meeting on June 5, 2019 where your applications will be heard from 9:35 through 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

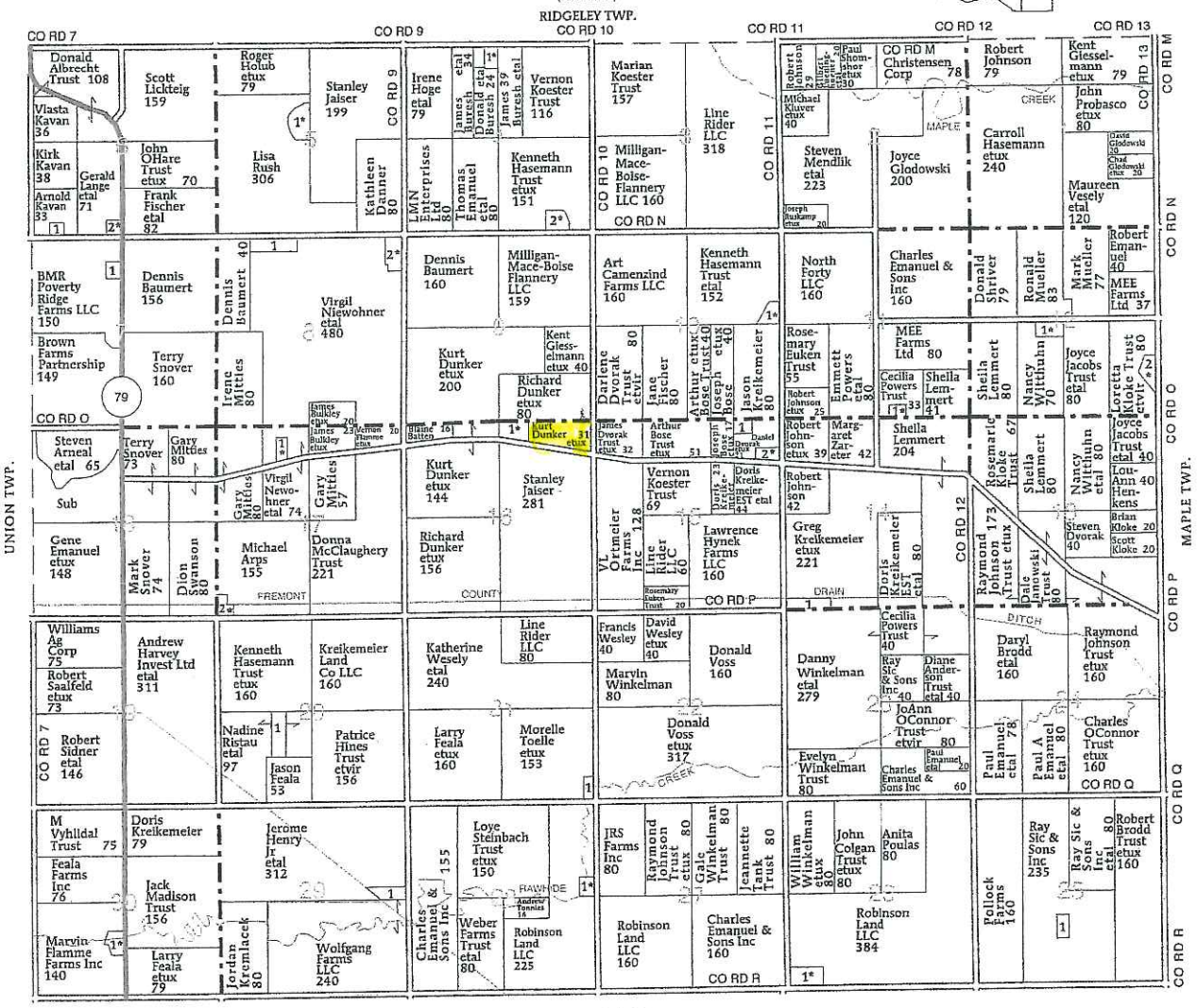
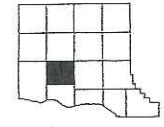
Cc: File



Please turn to the **DISTRICT MANAGER** Page in this book to see how you can receive your **FREE DIGITAL FLIP BOOKS**

North Bend site

**T-18-N COTTERELL 'N' PLAT R-6-E**



COTTERELL 'S' TWP.

**COTTERELL 'N' TOWNSHIP**

- SECTION 4**
- 1. Buresh, Tamara etvir 10
- 2. Johnson, Andy etal 9
- SECTION 5**
- 1. Emanuel, Ronald etal 10
- SECTION 6**
- 1. Wennekamp, Michael 5
- 2. Cech, Clayton etal 6
- SECTION 7**
- 1. Tank, Mickey 6
- SECTION 8**
- 1. Norris, Marty 12
- 2. Kreitman Trust, Melvin etux 8
- SECTION 10**
- 1. Ondracek, Steven etux 8

- SECTION 11**
- 1. Sellentin, Russell etux 7
- SECTION 12**
- 1. Laughlin, Mark etux 10
- 2. Kloke, Chris etux 7
- SECTION 14**
- 1. Dunker, Richard 12
- SECTION 15**
- 1. Kreikemeier, Jason 8
- 2. Johnston, Darell etux 7
- SECTION 16**
- 1. Limbach, David etux 11
- SECTION 17**
- 1. Muiffally, John etux 6
- 2. Baird, Philip etux 5
- SECTION 20**
- 1. Danner, Kathleen 10
- SECTION 21**
- 1. Nordboe, Jerry 7

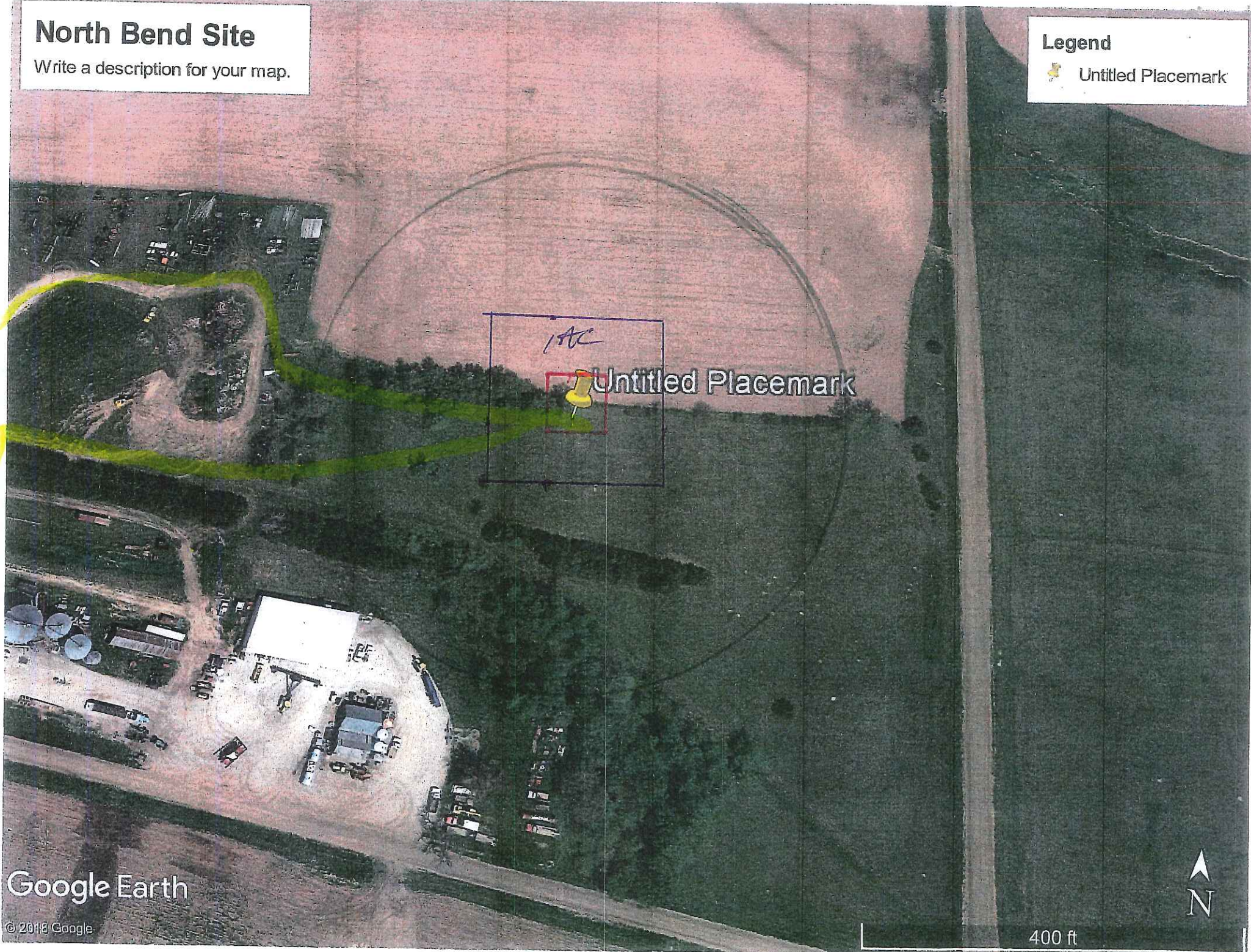
- SECTION 25**
- 1. Sic Trust, Glen 5
- SECTION 26**
- 1. Saalfeld, Robert etux 16
- SECTION 28**
- 1. Ronnau, Kent etux 10
- SECTION 29**
- 1. Voss, David 8
- SECTION 30**
- 1. Flamme, Maynard etal 10

# North Bend Site

Write a description for your map.

## Legend

 Untitled Placemark



Google Earth

© 2018 Google



400 ft

**DODGE COUNTY  
BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

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

May 10, 2019

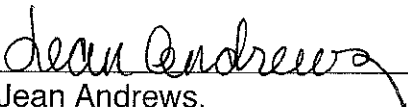
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, May 21, 2019 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 Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** as per Section 4 located NE ¼ NE ¼ Section 16, Township 18 North, Range 6 East in Cotterell 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, May 21, 2019 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: **Dodge County Couthouse**

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 the property owners of land adjoining the property described as:

**Tax Lot 4 in Section 16, Township 18, Range 6 East of the 6th P.M., Dodge County, Nebraska.**

The list of names and addresses include all property owners within 300 feet of said property:

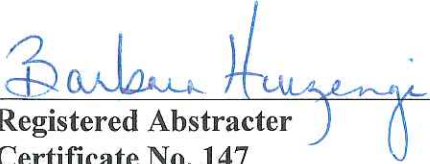
<b>Dodge County Courthouse</b> <b>435 N Park Ave</b> <b>Fremont, NE 68025</b>	<b>TL 3 (SE1/4SE1/4)</b>	<b>9 - 18 - 6</b>
<b>James &amp; Darlene Dvorak, Tr</b> <b>1010 Foothill Rd</b> <b>North Bend, NE 68649</b>	<b>TL 3</b>	<b>15 - 18 - 6</b>
<b>V L Ortmeier Farms Inc</b> <b>347 N Linden St</b> <b>Dodge, NE 68633</b>	<b>W1/2SW1/4 &amp; TL 4</b>	<b>15 - 18 - 6</b>
<b>Stanley F. Jaiser</b> <b>%US Bank Farm MGMT DEPT</b> <b>233 S 13th St STE 1012</b> <b>Lincoln, NE 68508</b>	<b>SE1/4, SE1/2NE1/4 &amp; TL 5</b>	<b>16 - 18 - 6</b>
<b>David C. &amp; Carol V. Limbach</b> <b>962 Foothill Rd</b> <b>North Bend, NE 68649</b>	<b>TL 3</b>	<b>16 - 18 - 6</b>
<b>Janet K. Dunker</b> <b>320 E 9th St</b> <b>North Bend, NE 68649-5011</b>	<b>SW1/4SE1/4 &amp; TL 4</b>	<b>9 - 18 - 6</b>
<b>Darlene J. &amp; James E. Tr</b> <b>1010 Foothill Rd</b> <b>North Bend, NE 68649</b>	<b>W1/2SW1/4</b>	<b>10 - 18 - 6</b>

2019 MAY - 2 PM 2:44  
RECEIVED  
Dodge Co Hwyway Dept

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: April 29, 2019**

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

  
\_\_\_\_\_  
**Registered Abstractor**  
**Certificate No. 147**  
**Order No. 190450**