

Agenda Item # 22.a.
Date 9-25-2019



COPY

**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, September 17, 2019 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Ruzicka, Taylor and Wagner. Absent: Rolf and Schole.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting.

Motion was made by **Ruzicka** to accept the Minutes of the July 16, 2019 meeting as mailed. Seconded by **Fooker**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Ruzicka, Taylor, Wagner and Brabec. Absent: Rolf and Schole.

Public Hearing: Consider request of Nextera Properties, LLC (Platte Valley Equipment) of P.O. Box 230, Fargo, ND 58107-0230 to request a Change of Zoning from A-2, General Ag to C-1, Commercial and a Conditional Use Permit on a 25.97 acre parcel of ground located in West ½ of NW ¼ Section 26, Township 18 North, Range 8 East in Nickerson Township, Dodge County

Chairman Brabec declared the Public Hearing open.

Testimony:

For: Jeffrey Ray, Consultant for Nextera Properties, LLC was present as well as Matt and Jen Lamb of Platte Valley Equipment. Mr. Ray spoke about the new ag implementation that was planned for the area south of Road Q. He stated the property would have a lagoon as well as two buildings, one out building and the main shop. Ruzicka asked if there was a left turning lane. Ray stated yes. Ruzicka asked what the intent was for the rest of the acres? Ray stated it would remain agriculture. Ruzicka asked about how much total ground was purchased by Nextera Properties, LLC. Ray stated approximately 71 acres after the lot split of 5 acres to the south.

Against: Andrews stated she had not received any communication either for or against the proposal.

Kirk Brand stated that he has a new home to the west of the proposed building site of the implement building. He stated he was opposed in some ways and talked about the loss of agriculture land for crops due to urban sprawl. He stated he was sitting on the fence about being for or against it. He had drainage questions and what the lagoon would take. He said that west of the lagoon was the lowest spot. He added there was a fence where it is on a berm. He asked how much the lagoon would hold. He added that he had concerns about the future of the proposal.

Brabec stated that any future usage would certainly come before the planning commission.

Brand asked if the turning lane would be long enough and had questions about the design.

Brabec: In your drainage study, we want to make sure that the drainage doesn't go west to Brand's area.

Ray stated that the drainage will go east. The two buildings will have gutters that will help in making drainage manageable. He stated the amount of vehicular traffic will be manageable. Wagner asked if there would be some landscaping or design, obviously you want this to look good.

Matt Lamb, of Platte Valley Equipment spoke to say the main building would be approximately 15,000 square feet. He stated the impact to Brand would be zero. The customer entrance would be on the front towards Road Q. He stated the elevation of the property building site was 1,253.5 feet and the outside lighting would have no impact on the property to the south. He stated that he and Jen were in North Dakota and that Jen had a picture of the new property to show what the building would look like. Jen passed her phone around to the board.

Brabec stated he wanted to go on record that the ground to the north and east is owned by Brabec family and that his family is for the proposal. He stated that this proposal would add valuation to the area.

No further questions were asked by the board or public.

Motion to close the public hearing was made by **Ruzicka** and seconded by **Taylor**. Motion carried by voice vote. Those voting yes: Giesselmann, Hansen, Ruzicka, Taylor, Wagner, Brabec and Fooker. Absent: Rolf and Schole.

Possible Action:

Motion was made by **Giesselmann** 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 which it is located. Seconded by **Ruzicka**. Brabec asked about recommending approval of the Change of Zoning. Giesselmann amended his motion to include the Change of Zoning and

Ruzicka agreed to amend his second. Motion carried by roll call vote. Those voting yes: Hansen, Ruzicka, Taylor, Wagner, Brabec, Fooken and Giesselmann. Absent: Rolf and Schole. The applicant was advised the County Board of Supervisors would hear the request on Wednesday, September 25, 2019 at 9:30 A.M.

With no further business **Ruzicka** moved to adjourn at 4:55 P.M. and seconded by **Hansen**. Motion carried: Ruzicka, Taylor, Wagner, Brabec, Fooken, Giesselmann and Hansen. Absent: Rolf and Schole. The next scheduled meeting will be October 15, 2019 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 September 17, 2019

Agenda Item # 22.6
Date 9-25-2019

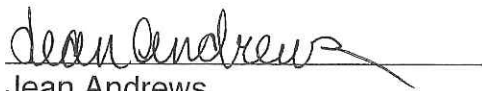
Zoning Signs were placed on the property Thursday, September 12, 2019

Nextera Properties, LLC (Platte Valley Equipment)

The property is located between US Highway 77/275 and County Road Q approximately 3 miles north of Fremont, NE. Part of the area near Road Q is not being farmed, the rest of the area is into beans. As you can see by the pictures, the acreage to the south is approximately ½ mile and another one is approximately ¾ miles to the southwest.

Kirk Brand was in regarding the application who is a landowner to the west. He will most likely be attending the meeting on the 17th.

Respectfully submitted,


Jean Andrews,
Dodge County Zoning Administrator



ZONING ACTION
HAS BEEN REQUESTED
ON THIS PROPERTY
Contact the Zoning
Administrator's Office
at 402/727-2724 for
More Information

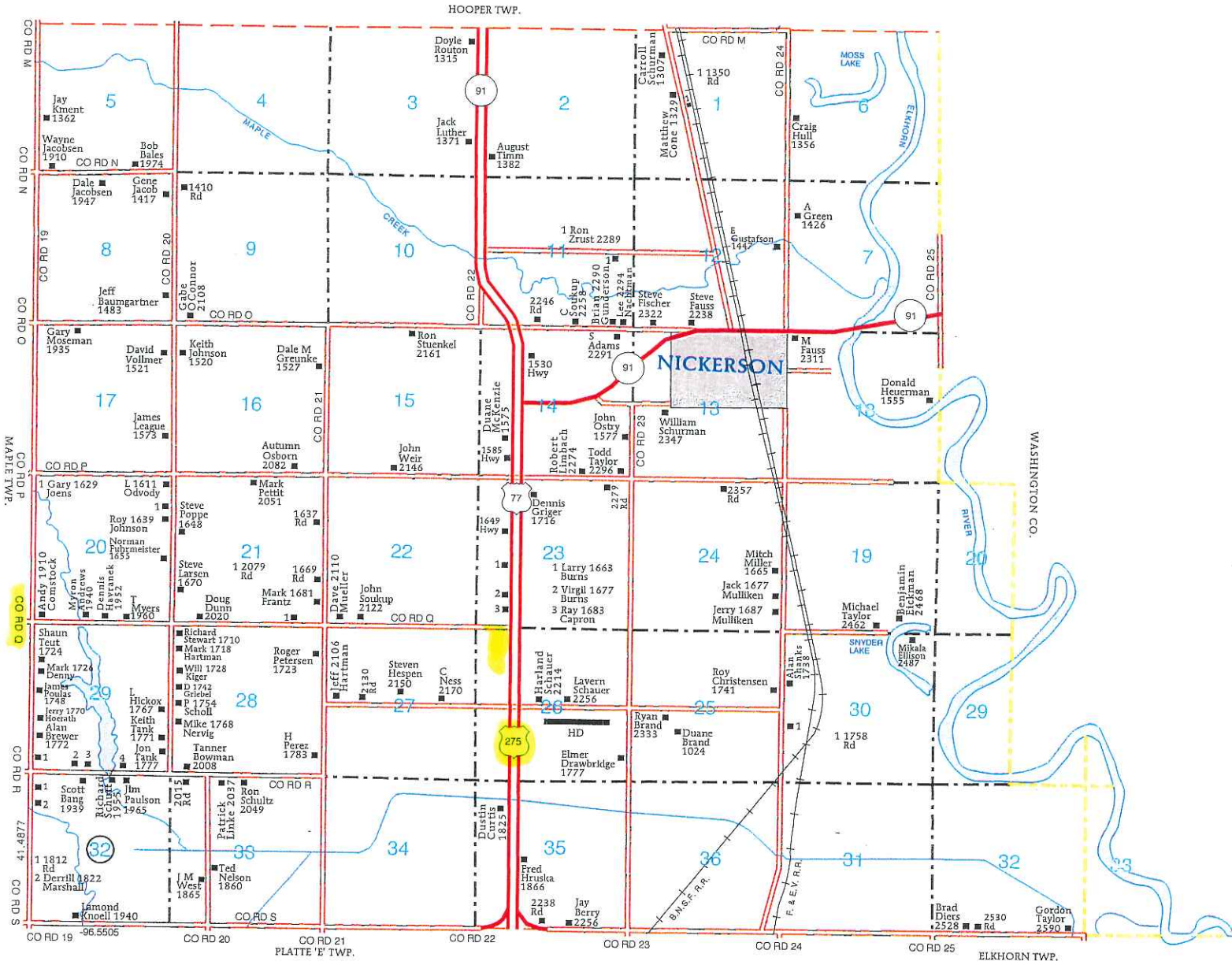




T-18-N

NICKERSON DIRECTORY
(Residents - Owners or Renters)

R-8-9-E



**NICKERSON
TOWNSHIP
SECTION 29W**

- 1 Jedlicka, Edward 1794
- 2 Brodd, Brian 1938
- 3 Krenk, C 1946
- 4 Kremlacek, Gary 1976