



Agenda Item # 20 a  
Date 12/31/19

## Nebraska Department of Agriculture

### Annual Report of a Livestock Friendly County

COPY



County: Dodge

Annual Report for the Calendar Year: 2019

#### 1. LFC Contact Information:

Name: Jean Andrews

Title: Dodge County Zoning Administrator

Address: 435 N. Park Rm. 204

City/State/Zip: Fremont, NE 68025

Telephone: 402-727-2724

Email: zoning@dodgecone.us

Please submit the following information by January 31.

#### 2. Changes to zoning regulations, processes, and/or zoning map for the agricultural zone(s).

- Attach copies of any changes from the past year.
- Sent copies to NDA when changes were made in \_\_\_\_\_.
- No changes.

#### 3. Conditional/Special Use Permits

- Attach copies of any conditional/special use permits approved and denied in the past year for livestock activity.
- No conditional/special use permits applications in the past year.

#### 4. Description of Activities

- Include a summary of activities undertaken by county officials, extension, or private groups to support and nurture the livestock industry. (This can include recognition/appreciation days, consumer education activities, or any other activity.)
- A summary of any livestock development activity that did not need a conditional/special use permit. (This would include expansions, repopulations, new construction, and any new or expanded support businesses (feed mill, veterinarian, etc.).)
- No known activities or growth.

**5. Livestock Development Contact – please provide contact information for a county economic development or similar person:**

Name: Gary Clark - Executive Director - Greater Fremont Development Council

Title: Executive Director

Organization: Greater Fremont Development Council

Address: 1005 E. 23rd St. STE 2

City/State/Zip: Fremont, NE 68025

Telephone: 402-753-8126

Email: \_\_\_\_\_

**6. Nebraska Livestock Siting Assessment Matrix**

Our county uses the Nebraska Livestock Siting Assessment Matrix.

I would like more information on the Nebraska Livestock Siting Assessment Matrix.

Return completed form with exhibits to:

Livestock Friendly County Program  
Nebraska Department of Agriculture  
P.O. Box 94947  
Lincoln, NE 68509-4947

For questions, contact:

Nebraska Department of Agriculture  
Ag Promotion and Development  
Telephone: 402-471-4876  
E-mail: [jacy.spencer@nebraska.gov](mailto:jacy.spencer@nebraska.gov)

**DODGE COUNTY CLERK**  
**Fred Mytty**

Deputy Clerk - Sharon K. Neuhalfen  
Clerical - Micki Gilfry, Kelly Irvin, Jessica Raasch, Shauna Neal

Courthouse – Room 102, 435 North Park, Fremont, Nebraska 68025-4977  
Phone (402)727-2767

March 4, 2019

Lee & Pamela Camenzind  
10406 State Street  
Omaha NE 68122

Dear Lee & Pamela:

At the February 27, 2019 meeting of the Dodge Board of Supervisors, the Board unanimously passed a motion to accept the recommendation of the Planning Commission and to grant you a conditional use permit for a new Livestock Feeding Operation (Poultry) 3,800 Animal Units as per Article 13. Conditional Uses 2.19 located in the S ½ of the NE ¼ of Section 15, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-2, General Ag., 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. The Planning Commission's recommendation included the added condition that a tree buffer be put also on the east side.

I have filed your permit with the Register of Deeds at no additional cost to you. A copy is enclosed for your records.

Sincerely,

  
Sharon K. Neuhalfen  
Deputy County Clerk

encl:

cc: Planning Commission  




201901018

201901018  
*Carol Givens*  
Carol Givens  
Register of Deeds  
DODGE COUNTY, NE

Filed:  
March 01, 2019 11:01:00 AM  
Fee \$0

### APPLICATION FOR CONDITIONAL USE Dodge County, Nebraska

Date 1/30/19

Property Owner's Name Lee & Pamela Camenzind- Land Owner Case Camenzind- Operator

Address: 10406 State Street

Phone No. 402-290-8789 (Home) \_\_\_\_\_ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Construct Class II Poultry LFO (3,800 AU)

Section 15 Township 18 Range 8E Lot No. 270118832

Location within Section S2 NE4 Lot Size 145.52 Acres (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ 4.4 Million Zoning District A-2

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 Cropland South Cropland

East Cropland West Cropland

#### Justification

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

1. What is the general character of the area? Describe.

Rolling farm ground

2. Can soil conditions support the proposed development? What is the soil classification of the area?

Yes, See attached soils map

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)? \_\_\_\_\_

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? No, the site will be large enough to accommodate trucks without obstructing the county road.

**Enclosed:**

Site Plan  Soil Suitably Map  Easements Attached

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency Nutrient Management Plan

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

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 10406 State St.  
Omaha NE 68122

**OFFICE USE ONLY**

PERMIT NO. 2019-004

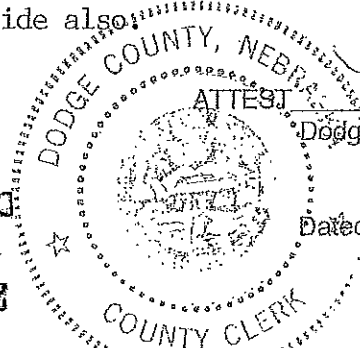
Permit when issued is Transferrable/Transferrable Upon Renewal

Date 2/19/19 Approved \_\_\_\_\_  
\*\*\* Approved with Added Conditions  [Signature]  
Disapproved \_\_\_\_\_  
Chair, Dodge County Planning Comm

Date 2/27/19 Approved   
Approved with Added Conditions \_\_\_\_\_ [Signature]  
Disapproved \_\_\_\_\_  
Chair, Dodge County Board of Comm

See attachment for added conditions.

\*\*\* Add buffer on east side also.



[Signature]  
Dodge County Clerk

Dated this 27 day of Feb. 2019

RECEIVED  
2019 FEB -4 AM 11:08  
Dodge County Highway Dept

Dodge County Planning & Zoning Administrator  
435 N. Park, Rm. 204, Fremont, NE 68025  
(402)727-2724

## DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Lee & Pamela Camenzind 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 19 day of Febr, 2019.

BY: 

**DODGE COUNTY CLERK**  
**Fred Mytty**

Deputy Clerk - Sharon K. Neuhalfen  
Clerical - Micki Gilfry, Kelly Irvin, Shauna Neal

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Courthouse – Room 102, 435 North Park, Fremont, Nebraska 68025-4977  
Phone (402)727-2767

December 6, 2019

Kevin L. & Nichole V. Ortmeier  
217 Co. Rd. H  
Dodge NE 68633

Dear Kevin & Nichole:

At the December 4, 2019 meeting of the Dodge County Board of Supervisors, the Board unanimously accepted the recommendation of the Planning Commission and approved your request to obtain a Conditional Use Permit to construct and operate a Swine LFO (999 animal units) as per Article 12, Section 2.19 Conditional Uses located in the SE ¼ of the SW ¼ of Section 6, Township 20 North, Range 7 East in Cuming Township, Zoning District A-1, Intensive Ag. Your permit was approved, 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.

I have filed your permit with the Register of Deeds at no additional cost to you. A copy is enclosed for your records.

Sincerely,

  
Sharon K. Neuhalfen  
Deputy County Clerk

encl:

cc: Planning Commission





201905877

Carol Givens  
Carol Givens  
Register of Deeds  
DODGE COUNTY, NE

Filed:  
December 04, 2019 3:27:00 PM  
Fee \$0

### APPLICATION FOR CONDITIONAL USE Dodge County, Nebraska

Date 9/23/2019  
Property Owner's Name Kevin L & Nicole V Ortmeier (Landowner) Deven Ortmeier (Operator)  
Landowner: 217 Co Rd H, Dodge, NE 68633  
Address: Operator: 753 Co Rd I, Scribner, NE 68057  
Phone No. 402-380-6679 (Operator) (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Construct Class I Swine LFO (999 AU)

Section 6 Township 20 Range 7E Lot No. 270131194

Location within Section SE1/4 SW1/4 Lot Size 40.00 acres (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ ~\$700,000 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 Cropland South Cropland  
East Cropland West Cropland

#### Justification

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

1. What is the general character of the area? Describe.  
Rolling cropland
2. Can soil conditions support the proposed development? What is the soil classification of the area?  
Yes, See attached soils map
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? Traffic will not be affected.

Enclosed:

Site Plan  Soil Suitably Map  Easements n/a  
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency Nutrient Management Plan

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 150.00 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 Kevin Ott Mailing Address 217 CRH Dodge NE 68633  
Heaven Ott 793 Co Rd I Scribner NE 68857

OFFICE USE ONLY

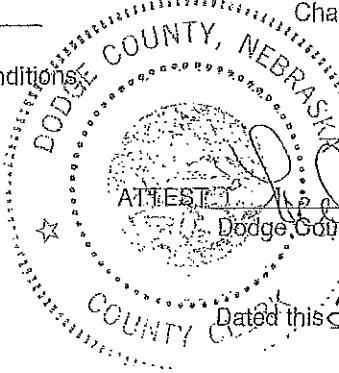
PERMIT NO. 2019-013

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 10-15-19 Approved    
11-19-19 Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Date 10-23-19 Approved   
12-4-19 Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_

Maal Berlin  
Chair, Dodge County Planning Comm  
Bob Martin  
Chair, Dodge County Board of Comm

See attachment for added conditions



Dated this 23 day of Oct. 2019  
4 Dec. 2019

Dodge County Planning & Zoning Administrator  
435 N. Park, Rm. 204, Fremont, NE 68025  
(402)727-2724

RECEIVED  
Dodge County Highway Dept

SEP 25 PM 2:28

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Kevin L. & Nicole V. Ortmeier - owner  
Deven Ortmeier - Operator 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:

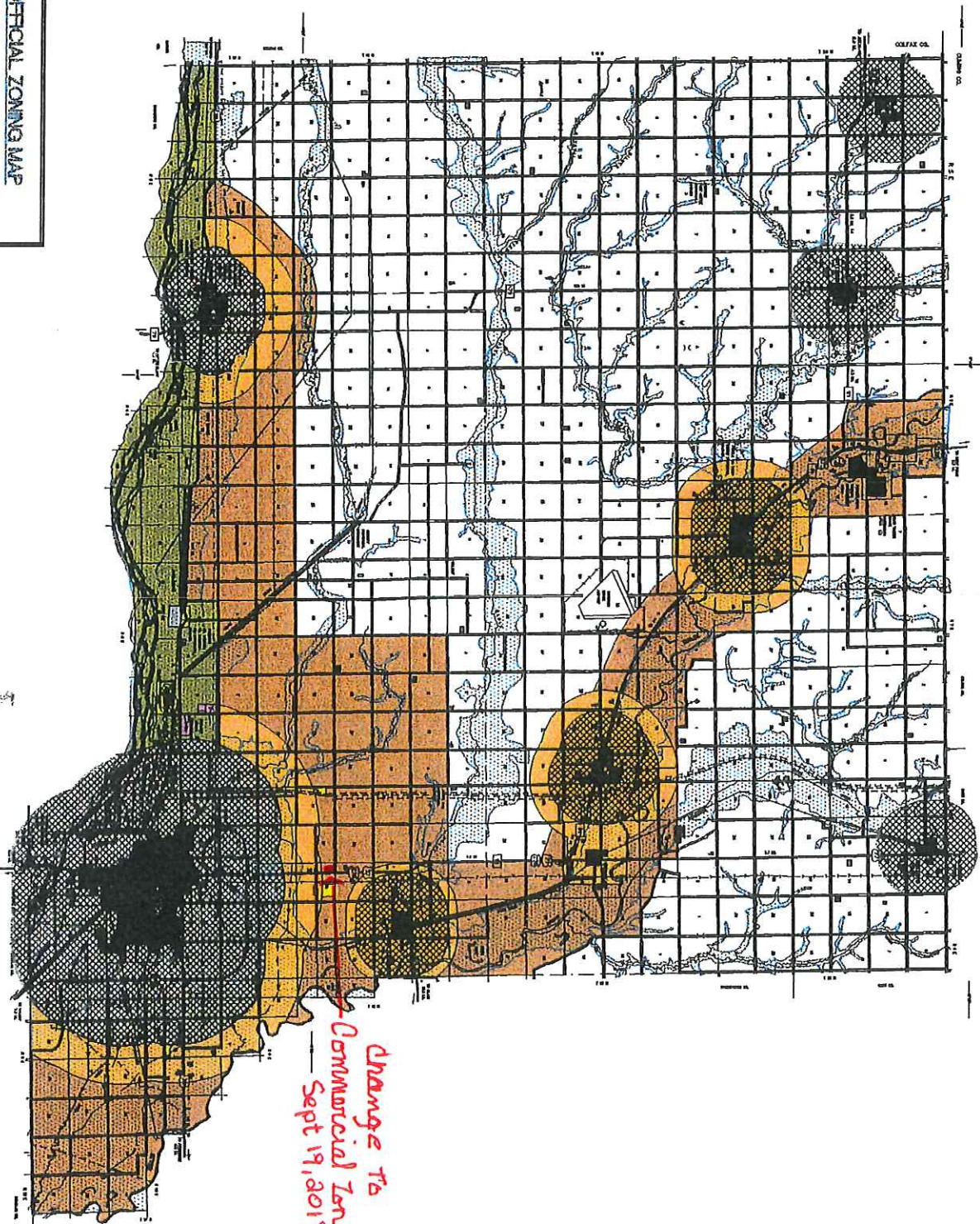
- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- 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.
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  - 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 19 day of November, 2019.

BY: Allen Poll

- OFFICIAL ZONING MAP**
- A-1-1** AGRICULTURE - INTENSIVE DISTRICT
  - A-2-2** AGRICULTURE - GENERAL DISTRICT
  - A-3-3** AGRICULTURE - TRANSITIONAL DISTRICT
  - R-1** RESIDENTIAL DISTRICT
  - R-2M** MOBILE HOME DISTRICT
  - C-1** COMMERCIAL DISTRICT
  - I-1** LIGHT INDUSTRIAL DISTRICT
  - I-2** HEAVY INDUSTRIAL DISTRICT



This is to certify that this is the Official Zoning District Map adopted by the Board of Directors of the City of Kodiak, Alaska, and approved by the State of Alaska. The Official Zoning District Map and Ordinance are hereby approved by the Board of Directors of the City of Kodiak, Alaska, and approved by the State of Alaska.

Adopted on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

City of Kodiak, Alaska

**KODIAK COUNTY, ALASKA**  
 SAUNDERS MAP