

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Larry Koglin 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

September 4, 2020

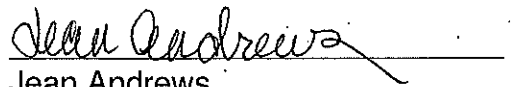
Larry & Lois Koglin  
817 County Rd. 14  
Scribner, NE 68057

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held September 15, 2020 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 September 23, 2020 where your application will be heard at 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

APPLICATION FOR CONDITIONAL USE  
Dodge County, Nebraska

Date August 19, 2020  
Property Owner's Name LARRY & LOIS KOSLIN  
Address: 817 CR 14 Beribury Ne 68057  
Phone No. 402 664 2438 (Home) 402 290 1199 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Residential

Section NE 1/4 NE 1/4 Township 19 N Range 7 E Lot No. \_\_\_\_\_  
Location within Section NE 1/4 NE 1/4 Lot Size 10.52 (Sq.Ft./Acres)  
Estimated Cost of Structure/Use \$ N/A 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 ag South ag  
East ag West ag

**Justification**

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

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

Agri. No change in use. Buyer wants more yard.

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

No change in use. Majority will stay farmland

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)?

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

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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

**Enclosed:**  
Site Plan  Soil Suitably Map \_\_\_\_\_ Easements \_\_\_\_\_  
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.)

Application Fee of \$ \_\_\_\_\_ 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 SITCO RR 14 Scribner Ne 68057

**OFFICE USE ONLY**

PERMIT NO. 2020-007

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 9-15-2020 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Planning Comm

Date 9-23-2020 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\_\_

LOT SPLIT APPLICATION  
Dodge County, Nebraska

Date Aug 19, 2020

Property Owner's Name LARRY & LOIS Koglin

Address: 817 E R 14 SCRIBNER, NE 68057

Phone No. 402 664 2438

Legal Description of the Property to be split NE 1/4 NE 1/4 40 AC 7-19-7E

Number of Acres being split off 10.527 Zoning District A-1

Total Number of Acres the subdivision subdivided from 40 Acres

Is a new access route needed or proposed? YES or  NO?

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed? YES or  NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or  NO

Will this action result in a tract without direct access to a street or county road? YES or  NO

Has the lot been previously split in accordance with these Regulations? YES or  NO

Applicant's Name (Print) LARRY H Koglin Lois L. Koglin

Applicant's Address 817 CORR 14 SCRIBNER

Applicant's Signature Larry H Koglin Lois L Koglin

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

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OFFICE USE ONLY

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Permit No. 2020-004

Date Sept. 15, 2020 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Planning Comm.

Date Sept. 23, 2020 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Board of Superv.

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

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**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**  
**(A-1, A-2, and A-3 Agricultural Districts)**  
**Dodge County, Nebraska**

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: *Mark H. K.*

Address of Applicant: 1827 SE 3rd Way, Meridian, ID 83642

In witness whereof, the parties aforesaid have hereto set their hand with this application 19 day of August 2020

Date filed with Dodge County Joint Planning Commission: 9-15-2020

Date filed with Dodge County Board of Supervisors: 9-23-2020

*Dean Andrews*  
Dodge County Zoning Administrator or County Building Inspector

Dodge County Planning and Zoning Administrator  
435 N. Park, Fremont, NE 68025 402/727-2724

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**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**

**(cont.)**

**(A-1, A-2, and A-3 Agricultural Districts)  
Dodge County, Nebraska**

Permit No. 2020-004

Property Owner's Name Larry and Lois Koglin

Address 817 County Road 14, Scribner, NE 68057

Legal Description currently, NE 1/4 NE 1/4 40 AC 7-19-7E Dodge County, NE

Lot Size and Number of Acres 10.52 acres with lot split approval

Distance from Nearest Livestock Operation 2400' straight line measure

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature Larry H Koglin

Mailing Address 817 Co. Rd. 14 Scribner Ne 68057

Telephone No. 402 290 5053

**OFFICE USE ONLY**

Mark Hunke has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit

Date 8-19-2020

\_\_\_\_\_  
Chairman, Dodge County Planning Commission

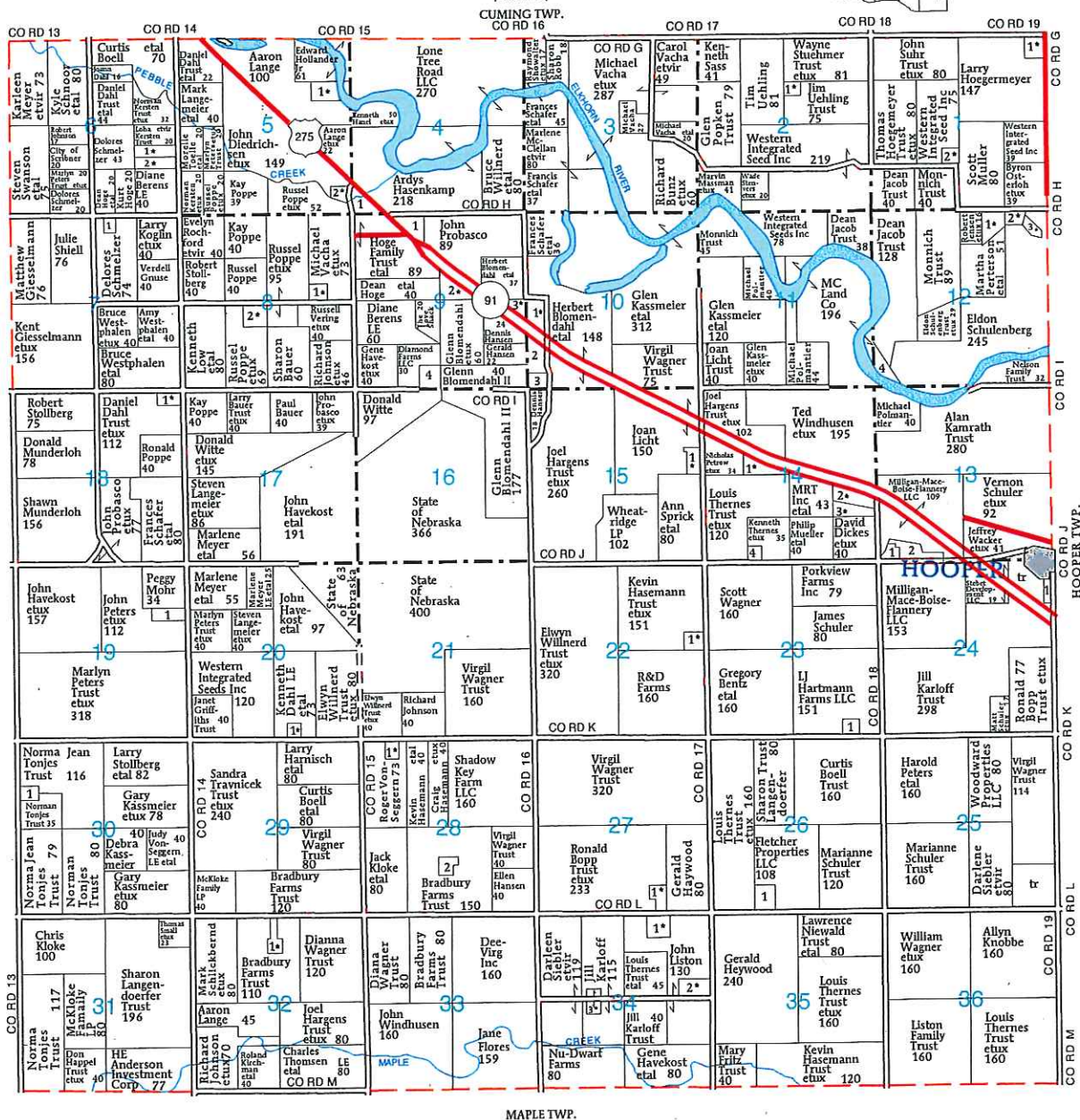
Dodge County Planning and Zoning Administrator  
435 N. Park, Fremont, NE 68025 402/727-2724

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T-19-N

EVERETT PLAT

R-7-E



**EVERETT TOWNSHIP**

**SECTION 1**

- Schole, Nathan etux 10
- Freudenburg, Gregory etux 5

**SECTION 2**

- Uehling Trust, Jim etux 5

**SECTION 4**

- Hoge Family Trust 6

**SECTION 5**

- Winburn, Lynn etux 14
- Breeling, Jshon etal 6

**SECTION 6**

- Dahl Trust, Daniel etux 10
- Swanson, Michael etal 10

**SECTION 7**

- Hoge, Dean 6

**SECTION 8**

- Pfeiffer, Lavern etux 7
- Manderson, Phillip etal 11

**SECTION 9**

- Hasenkamp, Ardys 13
- Hansen, Gerald etal 17
- Lange, Aaron etal 6

**SECTION 10**

- Lange, Aaron etux 13
- Hansen, Gerald 14
- Hansen, Dennis 7

**SECTION 12**

- Wellman, Edwin etux 10

**SECTION 13**

- Milligan, Michael 5
- Milligan Farms 12

**SECTION 14**

- Thernes Trust, Sharon etux 10
- Milligan, Clark etal 11
- Waters, Billie etal 10
- Bronson, Sally 5

**SECTION 15**

- Licht, Scott etux 13

**SECTION 18**

- Niewohner, Tamara etal 8

**SECTION 19**

- Bronte Holding IV LLC 14

**SECTION 20**

- Stout, Tracy etux 7
- Nemec, Rudie etux 10
- Thernes, Tyler 9
- Kisner, Dianna 6

**SECTION 24**

- Andrews, Marvin 12

**SECTION 26**

- Cassell, Leonard etux 7

**SECTION 27**

- Lynn, Rebecca etux 8

**SECTION 30**

- Johnson, Shawn 8

**SECTION 32**

- Dodge, Stacey etal 10

**SECTION 23**

- Ten Kley, Jeremy etux 11

**SECTION 34**

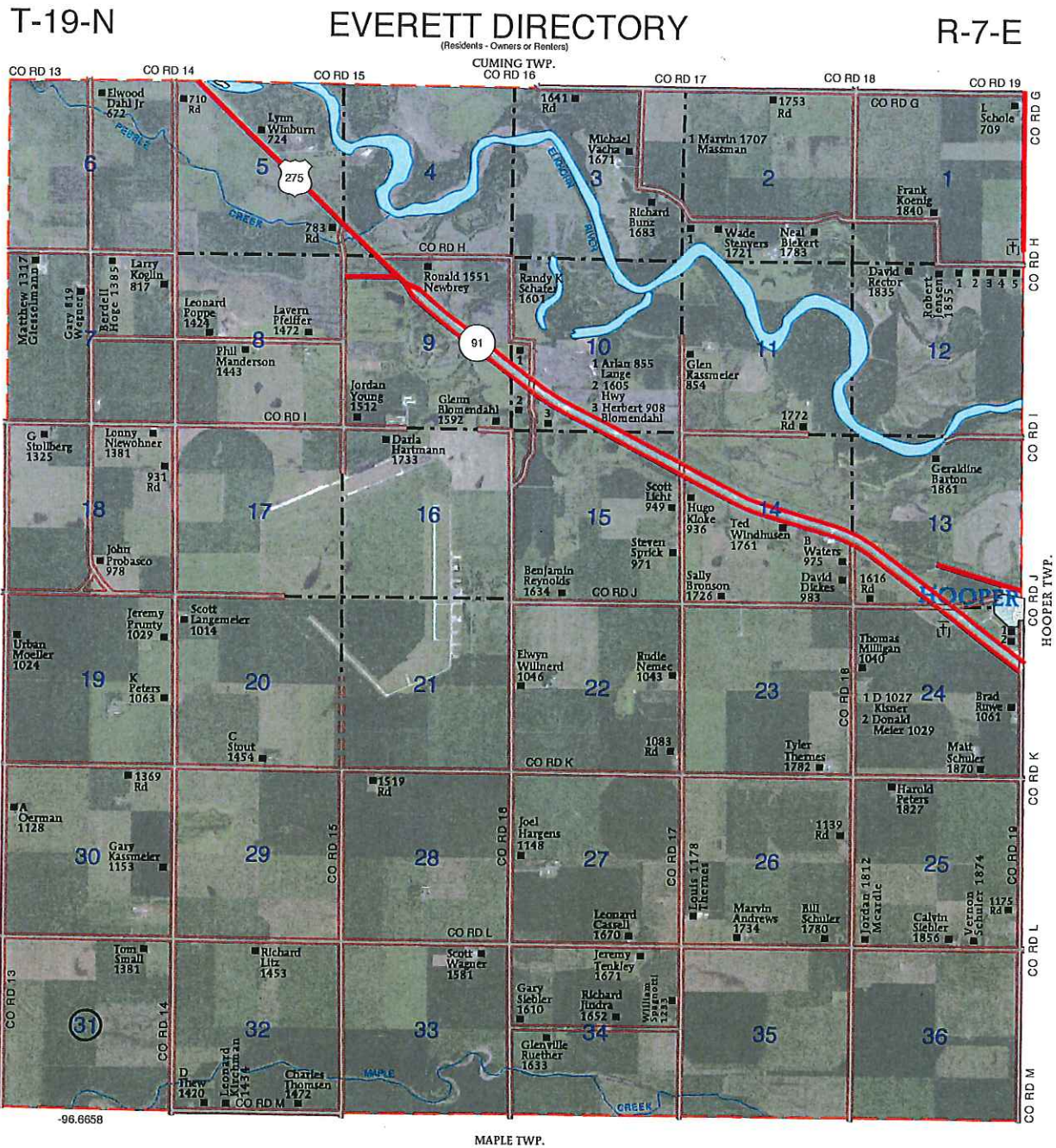
- Spagnotti, William etux 11
- Ruether, Glenville etux 5



# We Don't Want To Confuse You...

So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR PLAT & DIRECTORY" Which Is Located Near The Front Of The Book

**We Want You To Take Full Advantage Of Our Service!**



- EVERETT TOWNSHIP**  
**SECTION 12**
- 1 Wellman, Edwin 1859
  - 2 Hill, Vincent 1865
  - 3 Hussey, Tony 1875
  - 4 Smith, A 1879
  - 5 Schulenberg, Eldon 1885

**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

September 4, 2020

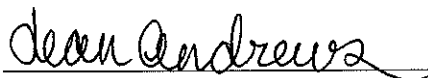
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, September 15, 2020 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 Larry and Lois Koglin of 817 County Road 14, Scribner, NE 68057 to subdivide a 10.52 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2 Conditional Uses 4.2 Exemptions B. (1-3) located in NE ¼ NE ¼ Section 7, Township 19 North, Range 7 East in Everett 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, September 15, 2020 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Lot Split and 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, NEBRASKA  
NOTICE TO PROPERTY OWNERS

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PUBLIC HEARING CASE NO. \_\_\_\_\_

OWNER: Larry H Koglin and Lois Koglin  
Address: 817 County Road 14  
Scribner, NE 68057

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Proposed Subdivided Tract:  
The Northeast Quarter of the Northeast Quarter of Section 7,  
Township 19 North, Range 7 East of the 6<sup>th</sup> P.M.,  
Dodge County, Nebraska.  
(817 Cr 14)

Parties in Interest

A notice of hearing shall be sent to non - resident landowners of land being considered in said hearing. (300.0 Feet)

Name	Address
Verdell Gnuse	705 N 11 <sup>th</sup> St -PO Box 194 Arlington, NE 68002-0194
Dolores Schmelzer	1002 East 118 North Platte, NE 69101
Julie Shiell and Ryan Shiell Reserved Life Estate in Susan Shiell (One-Half Interest); Heather S Berens and Hannah C Predeger, Reserved Life Estate in Diane K Berens (One-Half Interest)	%Diane K Berens 4719 Jamestown Dr Colorado Springs, Co 80918-2725
Kurt J Hoge	7552 So 198 th Gretna NE 68028-4947

Norman K Kersten and  
Loha A Kersten, Trustees  
Of- Norman A Kersten and  
Loha A Kersten Living Trust

407 N Colfax St  
West Point, NE 68788

Evelyn M Rochford, Trustee  
Of-Evelyn M Rochford Revocable  
Living Trust Agreement

4307 61St  
Lincoln, NE 68507-1210

Robert R Stolberg

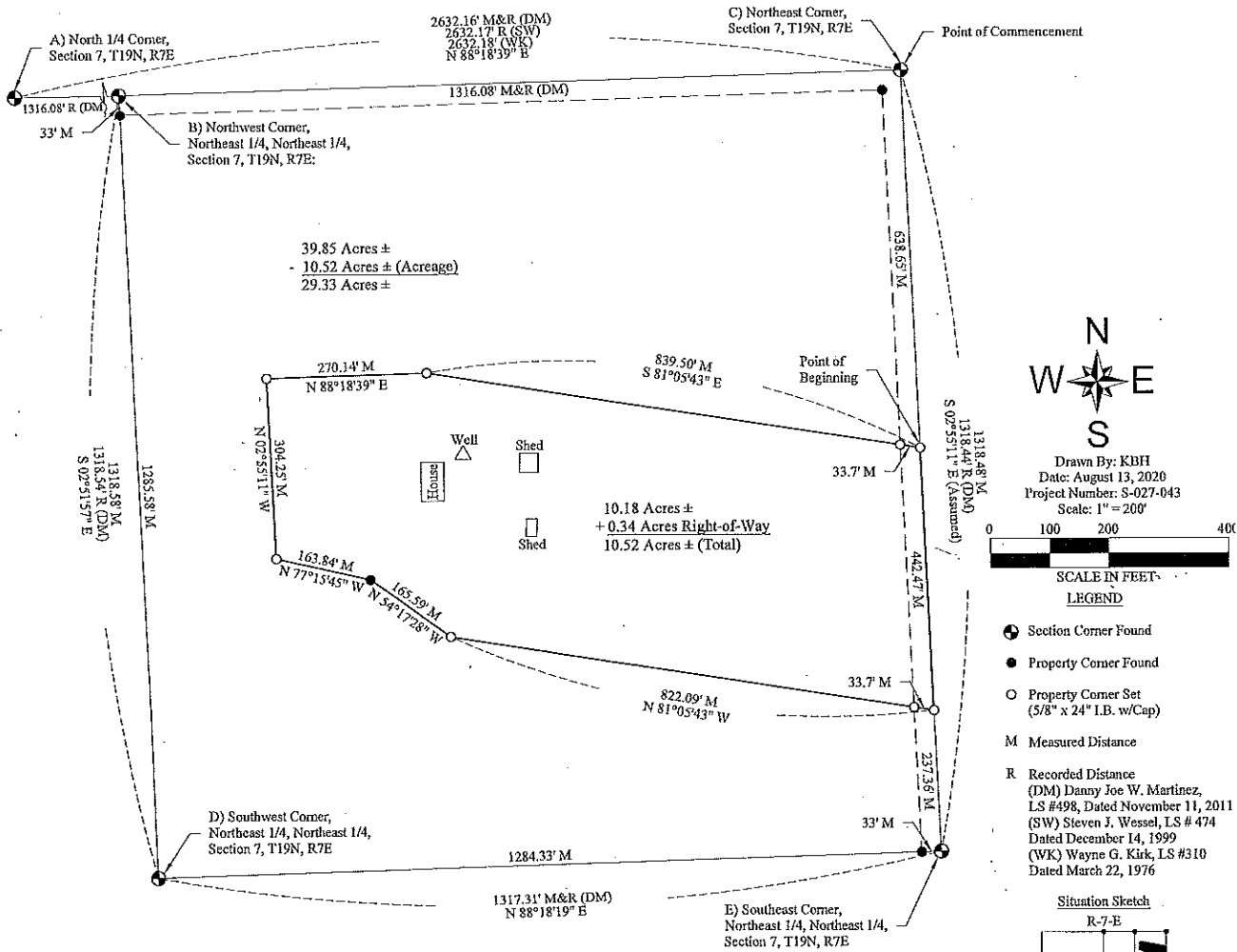
604 5<sup>th</sup> St  
Scribner, NE 68057

I Kenneth D Hurt a Registered Abstractor in the State of Nebraska, Certifies that the above names and address are the parties that own property surrounding the proposed site of a County Variance application.

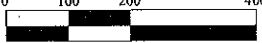
  
Kenneth D Hurt

Certificate of Authority # 405

Aug 18, 2020



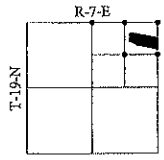
Drawn By: KBH  
 Date: August 13, 2020  
 Project Number: S-027-043  
 Scale: 1" = 200'



SCALE IN FEET  
 LEGEND

- Section Corner Found
- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- M Measured Distance
- R Recorded Distance (DM) Danny Joe W. Martinez, LS #498, Dated November 11, 2011 (SW) Steven J. Wessel, LS # 474 Dated December 14, 1999 (WK) Wayne G. Kirk, LS #310 Dated March 22, 1976

Situation Sketch



SECTION 7  
 Dodge County, Nebraska

Note:  
 This survey is a boundary change of the surveyed tract dated March 10, 2020; however, I did not remove the 5/8" Iron Bars with Caps from my previous survey.

**FIELD NOTES**

- A) North 1/4 Corner, Section 7, T19N, R7E:**  
 Found 2" Aluminum Cap 2' deep.  
 57.02' SE to NW corner of Transformer.  
 57.91' SSE to Punch-Hole in North End C.M.P.  
 81.63' WSW to Mag-Nail in Fiber Optic Warning Post.  
 45.48' NW to Nail and Disc in Telephone-Pedestal Post.
- B) Northwest Corner, Northeast 1/4, Northeast 1/4, Section 7, T19N, R7E:**  
 Set 5/8" x 24" Iron Bar with Cap.  
 28.43' NW to Punch-Hole in West-End C.M.P.  
 26.48' NE to Punch-Hole in East-End C.M.P.  
 33.00' South to 5/8" x 24" Iron Bar with Cap-Witness.
- C) Northeast Corner, Section 7, T19N, R7E:**  
 Found 3/4" Iron Pipe 0.50' deep.  
 36.00' NE to Mag-Nail in Top North-End C.M.P.  
 30.82' SE to Punch-Hole in South-End C.M.P.  
 32.35' SW to Mag-Nail in Top South-End C.M.P.  
 46.16' SW to 5/8" Iron Bar with Cap-Witness.  
 50.29' NW to Nail and Disc in Telephone-Pedestal Warning Post.

- D) Southwest Corner, Northeast 1/4, Northeast 1/4, Section 7, T19N, R7E:**  
 Found 5/8" Rebar with Cap by Danny Joe W. Martinez, LS #498, dated November 11, 2011.  
 3.56' NNW to Mag-Nail in 6" Tree.  
 30.25' NNW to Mag-Nail in Fence Post.  
 Corner falls 4 feet East of Range of Fence North-South.
- E) Southeast Corner, Northeast 1/4, Northeast 1/4, Section 7, T19N, R7E:**  
 Found 3/4" Iron Pipe 0.40' deep.  
 33.00' West to 5/8" Rebar with Cap-Witness.  
 33.00' East to 5/8"x24" Iron Bar with Cap-Witness.

**LEGAL DESCRIPTION**

A tract located in the Northeast 1/4 of the Northeast 1/4 of Section 7, T19N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of Section 7, T19N, R7E of the 6th P.M., Dodge County, Nebraska; thence S 02°55'11" E on an assumed bearing on the East line of the Northeast 1/4 of the Northeast 1/4 of said Section, 638.65 feet to the Point of Beginning; thence S 02°55'11" E on said East line, 442.47 feet; thence N 81°05'43" W, 822.09 feet; thence N 54°17'28" W, 165.59 feet; thence N 77°15'45" W, 163.84 feet; thence N 02°55'11" W and parallel to said East line, 304.25 feet; thence N 88°18'39" E and parallel to the North line of said Northeast 1/4, 270.14 feet; thence S 81°05'43" E, 839.50 feet to the Point of Beginning, containing 10.52 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me on March 6, 2020; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550

8-17-2020  
 Date

