

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Tyler Thernes 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 20 day of July, 2021.

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

July 9, 2021

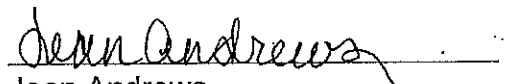
Tyler Thernes
1782 County Rd. K
Hooper, NE 68031-2110

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held July 20, 2021 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 July 28, 2021 where your application will be heard at 9:40 A.M.

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

Thank you,


Jean Andrews;
Dodge County Zoning Administrator

Enclosure

Cc: Jill Karloff
Scott Nun
File

Biosolid Transportation

All biosolids will be transported by a contract carrier. All loads are weighed and legal for weight. Everything is loaded at plant located east of Fremont on Morningside road. They go directly to field where product is to be applied.

All product is custom applied with spreaders with scales. These are calibrated before we start the application.

All EPA guidelines are followed.

Hauler: Big River Trucking

Don Shunk

402-699-1658

112 Allsion Ave

Yutan, Ne.

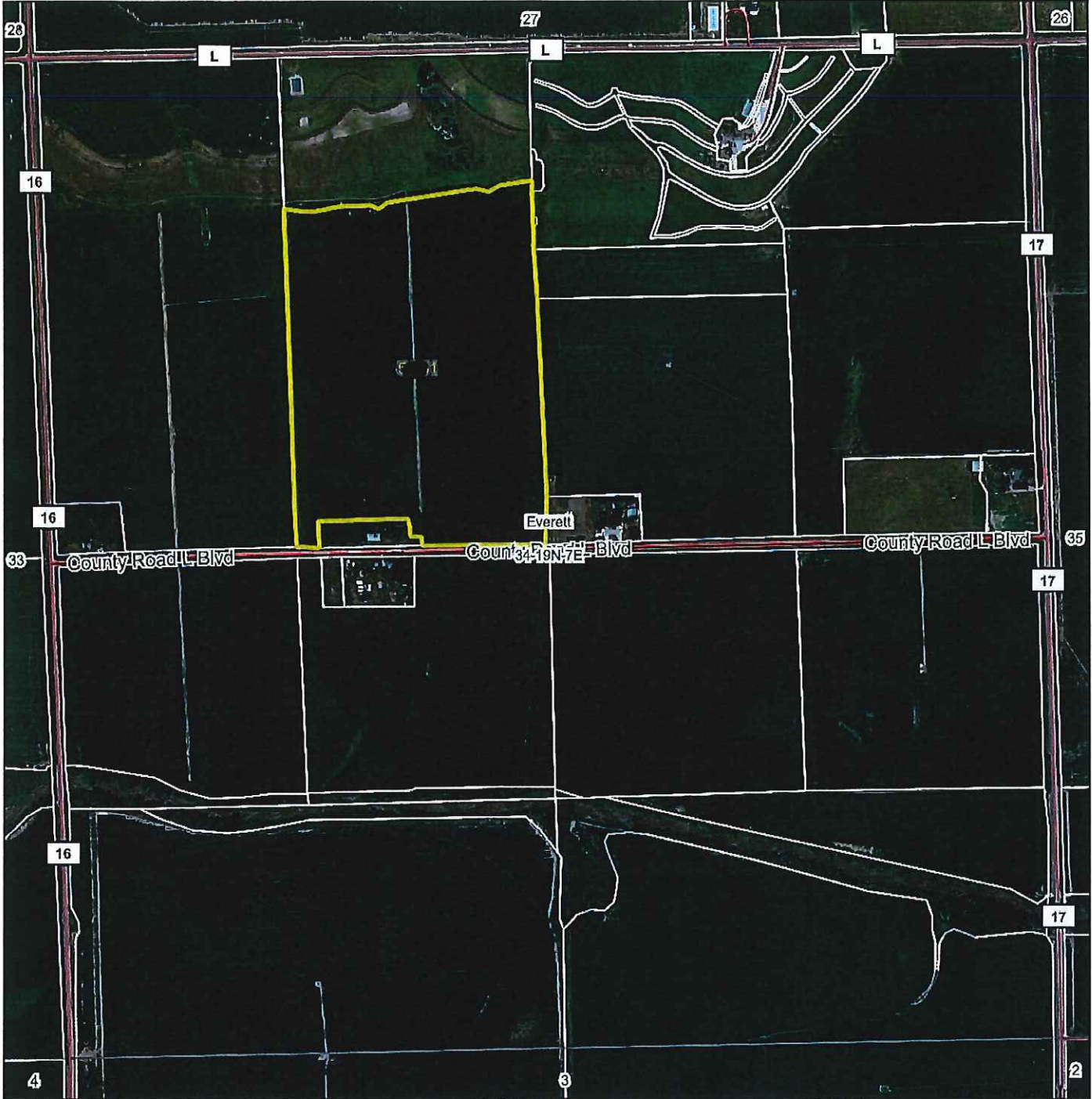
Applicator: Beef States Custom

Roy Belina

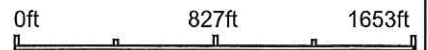
402-649-6150

Tyler Themes Aerial Map

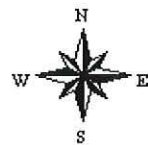
FSA Map



Map Center: 41° 34' 29.44, -96° 36' 24.87



Sill's 34-19N-7E
Dodge County
Nebraska



6/26/2021

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

This Plat & Directory Comes to Rural Residents

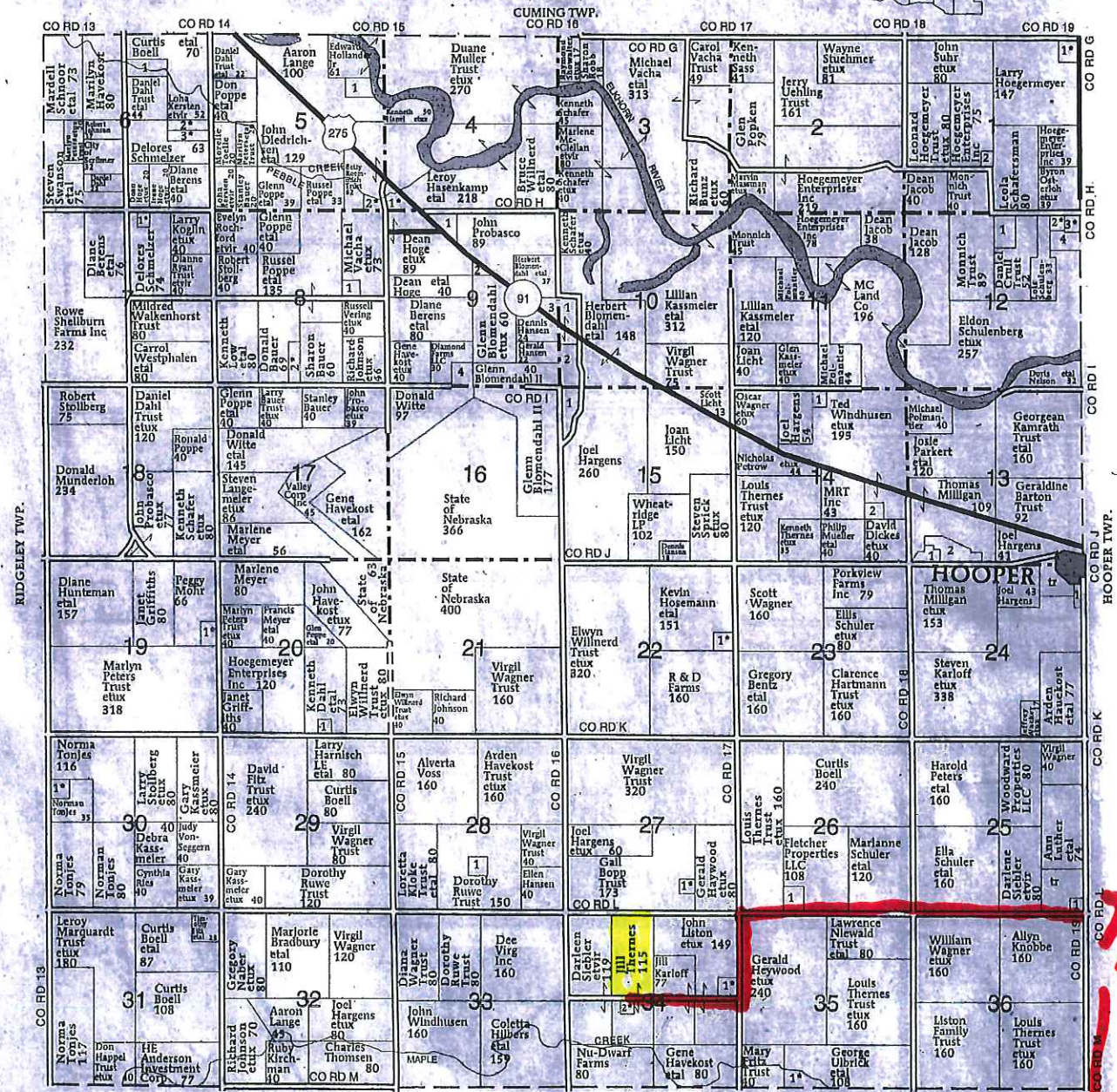
Because The Businesses In Your Area Have Purchased Advertising In The Publication. If You Like It, Patronize Your Advertisers & Let Your Advertisers Know So They Can Continue To Make It Possible.

Tyler Tharng

T-19-N

EVERETT PLAT

R-7-E



- EVERETT TOWNSHIP**
- SECTION 1**
- Scholz, Nathan 10
 - Bray, John 5
- SECTION 4**
- Hoge, Dean 6
- SECTION 5**
- Winburn, Lynn 14
 - Johnson, Kelly 6
- SECTION 6**
- Dahl & Sons Inc 16

- SECTION 7**
- Hoge, Irene 6
- SECTION 8**
- Pfeffer, Lavern 7
 - Baumert, Gary 11
- SECTION 9**
- Hasenkamp, Leroy 13
 - Hansen, Gerald 12
 - Lange, Aaron 6

- SECTION 10**
- Lange, Aaron 13
 - Hansen, Gerald 14
- SECTION 12**
- Jensen, Robert 16
 - Ranslem, Mark 5
 - Twyford, Arthur 6
 - MC Land Co 10
- SECTION 13**
- Milligan, Michael 5

- MAPLE TWP.**
- SECTION 14**
- Eastern NE Chapter of Nat Railway Hist Society 6
 - Watt, Michael 10
- SECTION 15**
- Hansen, Dennis 18
- SECTION 19**
- Prenty, Jeremy 14

- SECTION 20**
- Dasher, Virginia 7
- SECTION 22**
- Neamec, Riddle 10
- SECTION 24**
- Klaner, Dianna 6
- SECTION 25**
- Sweet, Glenn 5
- SECTION 26**
- Andrews, Marvin 12

- SECTION 27**
- Cassell, Leonard 7
- SECTION 28**
- Pork Chop Inc 10
- SECTION 30**
- Mohr, John 8
- SECTION 34**
- Korman, Jason 11
 - Ruether, Glenville 5
- SECTION 35**
- Haemann, Kevin 12

27

2021

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

July 9, 2021

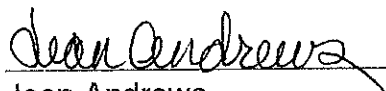
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, July 20, 2021 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Tyler Thernes of 1782 County Road K, Hooper, NE 680431 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 12, Section 2. Conditional Uses 2.18 and Article 25 Supplemental Regulations, Section 22 located in East ½ NW ¼ Section 34, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag District.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, July 20, 2021 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

Tyler Thernes

Owner: Jill Karloff 270115920,27014336

19611 Brookside Ln

Gretna, Ne. 68028-3782

Scott and Renita *McElmurry* 270140974

7701 N 161st St

Bennington, Ne. 68007-5513

Sharon Thernes 270115899, 270139133

1178 County Rd 17

Hooper, Ne. 68031-2038

Richard Jindra 270115892

1652 County Rd L Blvd

Hooper, Ne. 68031-2046

Glenville and Vicki Ruether 270115913

1633 County Rd I Blvd

Hooper, Ne. 68031-2047

DODGE COUNTY
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT
2021-005

1. Date: 7/1/2021
2. Applicant Name: Tyler Thernes
Address: 1782 Co Rd K Hooper, NE 68031
Phone No. 402-720-1426
3. Legal Description of the Storage Site Location East 1/2 of NW 1/4 of
Sec 34 - 19N - 7E - Everett Township
4. Legal Description of the Application Site Location East 1/2 of NW 1/4 of
Sec 34 - 19N - 7E - Everett Township
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: _____

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: Beef States 402-649-6150
1246 Road N Howells, Ne 68641

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

Signatures:

Tyler Thorne
Applicant

APPROVED: _____

Tyler Thorne
Farmer/Operator

Denied _____

Jill Karloff
Property Owner

Dodge County Planning Commission

7-20-21
Planning Commission Date

Chairman, Planning Commission

7-28-21
Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____

2021 JUL - 1
RECEIVED
DODGE COUNTY