

Agenda Item # 25a  
Date 8/25/21

**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, August 17, 2021 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Fooker, Giesselmann, Hansen, Rolf, Ruzicka, and Weitzenkamp. Absent: Brabec, Taylor and Wagner.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting. No Exparte had been reported.

Motion was made by **Ruzicka** to accept the Minutes of the July 20, 2021 meeting as mailed. Seconded by **Giesselmann**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Ruzicka and Weitzenkamp. Absent: Brabec, Taylor and Wagner.

**Public Hearing:** Consider request of Mark J. Ortmeier of 6741 Ridge Road, Lincoln, NE 68512 to subdivide a 6.0 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2. Exemptions, B located in the SW ¼ Section 6, Township 20 North, Range 6 East in Pebble Township, Zoning District A-1, Intensive Ag.

Vice Chairman Fooker declared the public hearing to be open.

**Testimony:**

**For:** Mark Ortmeier was present to explain the request for the lot split. He stated the homestead was his father's and now, he wished to sell it to his niece and husband. The remaining property will be farmed.

**Against:**

No one was present and no verbal or written communication had been received.

Motion to close the hearing was made by **Ruzicka** and seconded by **Hansen**. Motion carried by voice vote. All present voted yes.

**Possible Action:**

Motion was made by **Rolf** and seconded by **Ruzicka** to recommend approving the Lot Split and 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. Motion carried by roll call vote. Those voting yes: Giesselmann, Hansen, Rolf, Ruzicka, Weitzenkamp and Fooken. Absent: Brabec, Taylor and Wagner. Mr. Ortmeier was advised the Dodge County Board of Supervisors will hear the request on August 25, 2021 at 9:30 A.M.

With no further business **Rolf** moved to adjourn at 4:36 P.M. and seconded by **Hansen**. Motion carried: Hansen, Rolf, Ruzicka, Weitzenkamp, Fooken and Giesselmann. Absent: Brabec, Taylor and Wagner. The next scheduled meeting will be September 21, 2021 at 4:30 P.M. if business arises.

Respectfully submitted,

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Allen Rolf  
Secretary, Dodge County  
Planning Commission

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Dodge County  
Planning & Zoning Commission

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Approval Date

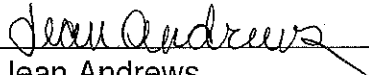
**STAFF REPORT**  
Dodge County Bldg. Insp. & Zoning Dept.  
Meeting of August 17, 2021

Zoning sign was placed on the property Thursday, August 12, 2021

**Mark Ortmeier**

The property is located on County Road B between Roads 7 and 8 in Pebble Township. Road 7 goes north and is paved past a cemetery and then becomes gravel. The property is very clean and well kept. House and out buildings are in good shape. I counted 2 grain bins that go with the place along with a barn and a separate garage. There are a lot of nice mature trees. Both east and west of the property line is farm ground.

Respectfully submitted,

  
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Jean Andrews,  
Dodge County Zoning Administrator















**AGENDA**  
**DODGE COUNTY PLANNING COMMISSION**

Dodge County Planning Commission, Tuesday, August 17, 2021 at 4:30 P.M., Board of Supervisors Room, Courthouse, Fremont, NE.

1. Call to Order at 4:30 P.M – Roll Call
2. Declaration of Open Meeting and Legality
3. Declaration of Exparte
4. Approval of Minutes of July 20, 2021 Meeting
  
5. **Public Hearing:** Consider request of Mark J. Ortmeier of 6741 Ridge Road, Lincoln, NE 68512 to subdivide a 6.0 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2. Exemptions, B located in the SW ¼ Section 6, Township 20 North, Range 6 East in Pebble Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

6. Other business brought to the board (By Published Addendum)
  
7. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON AUGUST 6, 2021. COPIES AVAILABLE AT THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR AND COUNTY CLERK.

**NOTICE  
PUBLIC HEARINGS  
DODGE COUNTY PLANNING COMMISSION  
AND  
DODGE COUNTY BOARD OF SUPERVISORS**

**NOTICE IS HEREBY GIVEN**, that public hearing of the Dodge County Planning Commission will be held during their special meeting, August 17, 2021 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, August 25, 2021 at 9:00 A.M. Both meetings will be held in the Dodge County Board of Supervisors Room., 3<sup>rd</sup> floor of the Courthouse, Fremont, NE for the purpose of hearing testimony of support, opposition, criticism, suggestions or observations for the following items:

1. Consider request of Mark J. Ortmeier of 6741 Ridge Road, Lincoln, NE 68512 to subdivide a 6.0 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2. Exemptions, B located in the SW ¼ Section 6, Township 20 North, Range 6 East in Pebble Township, Zoning District A-1, Intensive Ag.

Questions or comments concerning the public hearings and proposed request should be directed to the Zoning Administrator at (402) -727-2724 and the Dodge County Clerk's Office at (402)727-2767. All interested parties may offer oral comments at the public hearings and/or may file written comments with the Zoning Administrator or County Clerk concerning the petition and such comments shall be considered by the Board, provided such written comments are received prior to the public hearing dates.