

DODGE COUNTY
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

Cond Use #2021-010
Renewal

- 1. Date: 7/30/21 Agenda Item # 19d
Date 10/6/21
- 2. Applicant Name: Chad Christenson
Address: 1335 Co Rd 19 Fremont, NE 68025
Phone No. 402-720-0593
- 3. Legal Description of the Storage Site Location NW 1/4, Sec 2,
Township 18N, Range 8E A-2
- 4. Legal Description of the Application Site Location NW 1/4, Sec 2,
Township 18N, Range 8E
- 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, Kay Beyerly 649-6150
1246 Road X, Howell, 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:



Applicant

APPROVED: _____



Farmer/Operator

Denied _____



Property Owner

Dodge County Planning Commission

Planning Commission Date

Chairman, Planning Commission

Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

#1

Based on the record in this case of the application of Chad Christianson 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 21 day of September, 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

September 9, 2021

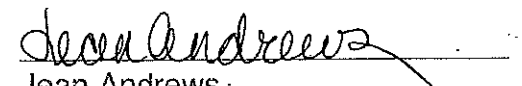
Chad Christianson
1335 County Road 19
Fremont, NE 68025

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held September 21, 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 October 6th, 2021 where your applications will be heard at 9:30 and 9:35 A.M.

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

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Scott Nun
File

NICKERSON TOWNSHIP

- SECTION 5**
1. Kment, Jay etux 7
- SECTION 6**
1. Hull, Craig etux 12

- SECTION 7**
1. Timm, June 15
2. Daves Auto Body Inc 7
3. Heurman, Donald etux 15

- SECTION 8**
1. Jacob, Gene 6
2. Baumgartner, Jeffrey etux 6

- SECTION 11**
1. Zrust, Ronnie etux 6
2. Shammah Enterprises LLC 5
3. Kreifels, Joseph etux 5
4. Soukup, Carla 10
5. Brabec Trust, Marlin etux 6

- SECTION 12**
1. Zrust, Ronnie etux 6
2. Nielsen, Roger etux 7

- SECTION 13**
1. Ramsay, John etux 10
- SECTION 14**
1. Limbach Trust, Audrey etvir 5
2. Taylor, Todd etux 5

- SECTION 16**
1. Petersen, Roger etux 7
2. Bang, Joshua 7

- SECTION 17**
1. League, James etux 6
- SECTION 18**
1. Village of Nickerson 9
2. Harshman, Stephen 5
3. Allen, Ronald etux 7

- SECTION 19**
1. McKenzie, Duane etux 14

- SECTION 20W**
1. Joens, Gary etux 9
2. Johnson, Roy etux 6
3. Havranek, Janice 13
4. Meyers, Matthew etux 11

- SECTION 21**
1. Pettit, Mark 10
2. Poppe, Stephen etux 5
3. Bestnpet Inc 10

- SECTION 22**
1. Mueller, David etux 5
- SECTION 25**
1. Christensen LE, Roy etal 10

- SECTION 26**
1. Lo, Zoua etal 10
2. Nott Trust, Harold etux 5

3. Hasemann, Carroll etal 10
- SECTION 27**
1. Hartman, Jeffrey etux 7
2. Hespen Pets Inc 6
3. Hespen, Steven etux 5
4. Ness, Fred etux 5

- SECTION 28**
1. Stewart, Lavonne etal 5
2. Kiger, William etux 11
3. Pluth, Joseph etal 5

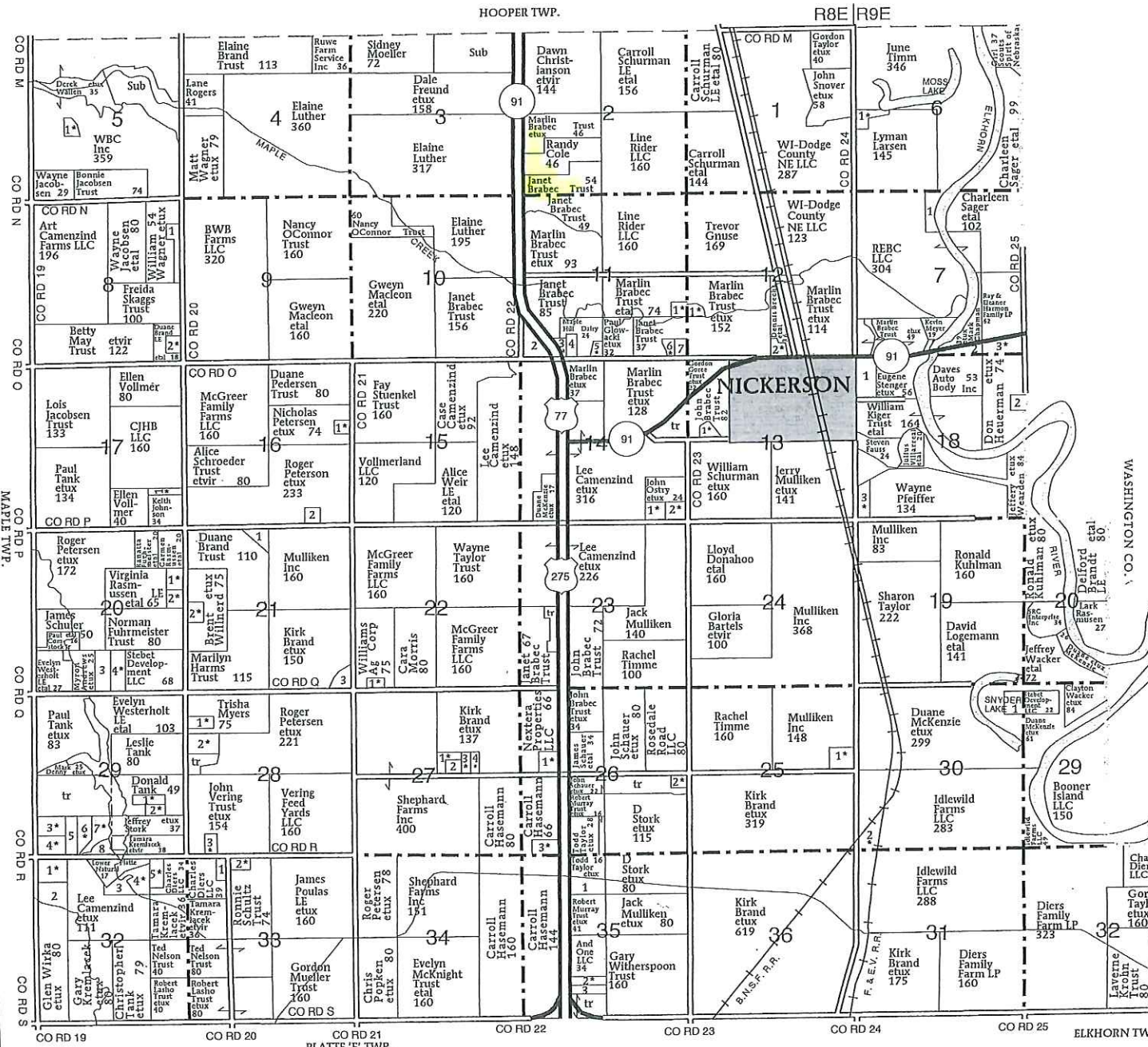
- SECTION 29W**
1. Tank, Keith etux 11
2. Tank, Jon etux 10
3. Brickell Trust, Ronald etal 13
4. Jedlicka, Edward etux 13
5. Moseman, Richard 12
6. Brodd, Brian etux 11
7. Judds-Krenk, Reno etux 12
8. Lower Platte Natural Resources Dist 10

- SECTION 30E**
1. Stebet Development LLC 10
2. Brand, Kirk etux 12

- SECTION 32W**
1. Marshall, Derrill etux 14
2. Pettit, Mark 10
3. Bang, Scott 15
4. Schutt, Richard etux 15
5. Paulson, James etux 10

- SECTION 33W**
1. Stanley, Kylee 5
2. Griebel, Timothy etux 5

- SECTION 35**
1. OConnor Trust, Nancy 12
2. Niemeyer, David etal 8
3. Dolezal, Lawrence 8



T-18-N

NICKERSON PLAT

R-8-9-E



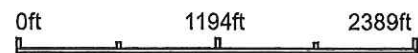
DODGE CO., NE

chad Christianesen Hwy Aerial Map Farm

FSA Map



Map Center: 41° 33' 47.93, -96° 29' 57.76



2-18N-8E
Dodge County
Nebraska



8/22/2021

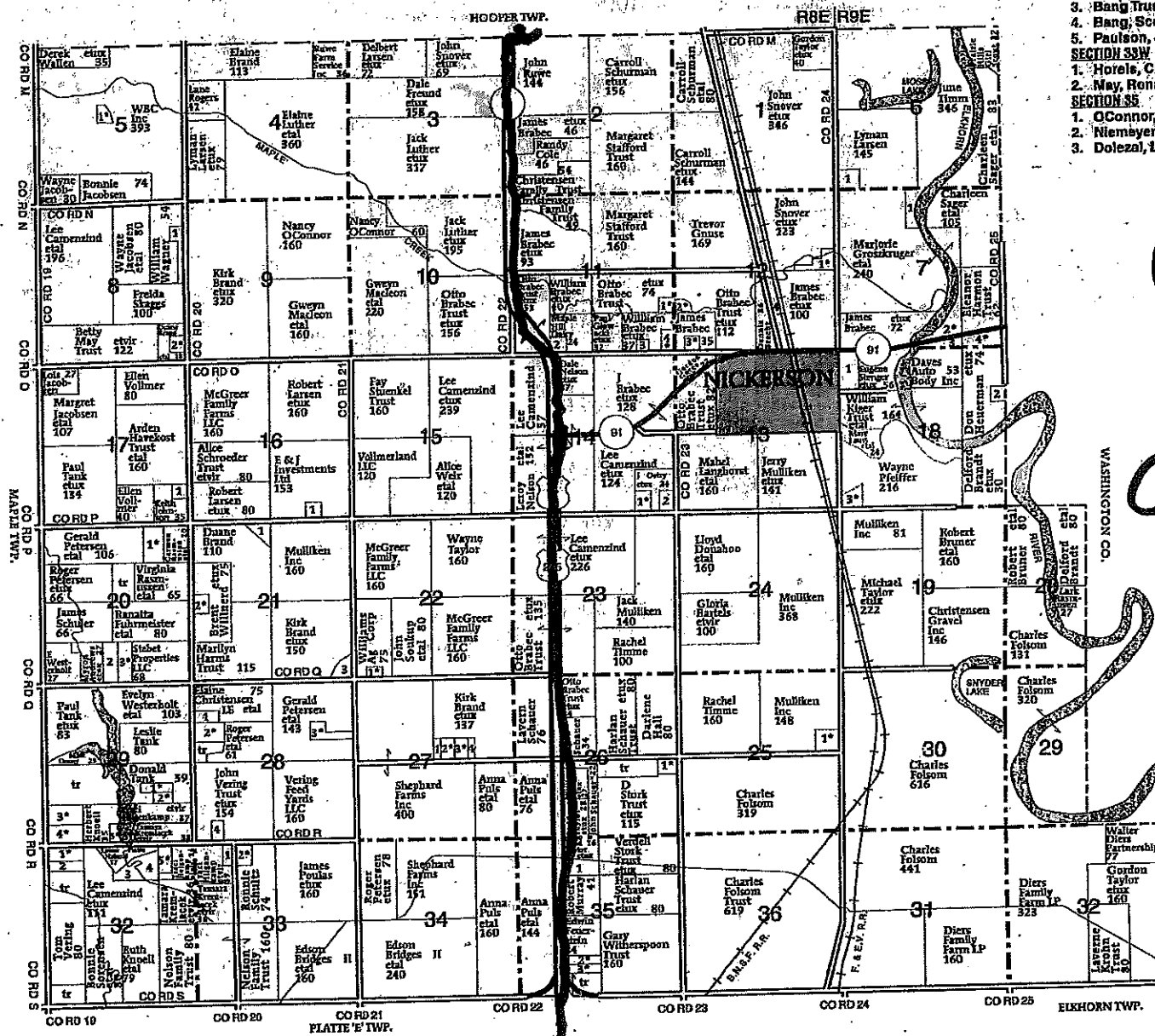
Maps Provided By:
surety
CUSTOMER ONLINE MAPPING

© AgriData, Inc. 2021 www.AgridataInc.com

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

NICKERSON TOWNSHIP

- PLAT**
- SECTION 5**
1. Knecht, Jay 7
- SECTION 6**
1. Hull, Craig 12
- SECTION 7**
1. Timm, June 15
2. Chapman, Mark 9
3. Daves Auto Body Inc 7
4. Heuerman, Donald 15
- SECTION 8**
1. Jacob, Gene 6
2. Baumgartner, Jeffrey 6
- SECTION 11**
1. Zrust, Ronnie 6
2. Soukup, Carla 10
3. Nachtmann, Lee 5
4. Case Jr, Cecil 5
- SECTION 12**
1. McGinnis, George 14
2. Zrust, Ronnie 6
3. Clegg, A S
4. Eastern NE Chapter of National 12
- SECTION 14**
1. Taylor, Todd 5
2. Limbach, Audrey 5
- SECTION 16**
1. Gregory, Debra 7
- SECTION 17**
1. League, James 6
- SECTION 18**
1. Harshman, Stephen 5
2. Village of Nickerson 9
3. Allen, Ronald 7
- SECTION 20W**
1. Fuhmelster, Ranatta 20
2. Havranek, Janice 13
3. Meyers, Matthew 11
- SECTION 21**
1. Healy, Mark 10
2. Poppe, Stephen 5
3. Pettit, Mark 10
- SECTION 22**
1. Mueller, David 5
- SECTION 25**
1. Christensen, Roy 10
- SECTION 26**
1. Not, Harold 5
- SECTION 27**
1. Shenefeld, Michael 7
2. Nees, Fred 5
3. Heapen, Steven 5
4. Heapen Pets Inc 6
- SECTION 28W**
1. Christensen, Byron 5
2. Kiger, William 11
3. Peterson, Roger 17
4. Schultz, Ronnie 5
- SECTION 28V**
1. Tank, Keith 11
2. Tank, Jon 10
3. Brickell, Ronald 13
4. Molacek, Kenneth 13
5. Reno, Judd-Krank 12
6. Brodd, Brian 11



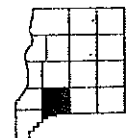
- SECTION 32W**
1. Marshall, Derrill 14
2. Pettit, Mark 10
3. Bang Trust, Jeanyne 17
4. Bang, Scott 15
5. Paulson, James 10
- SECTION 33W**
1. Horels, Christopher 5
2. May, Ronald 5
- SECTION 35**
1. QConnor, Nancy 12
2. Niemyer, David 8
3. Dolezal, Larry 8

*Route to
Hay Field
Chad
Christensen*

T-18-N

NICKERSON PLAT

R-8-9-E



275

Mominsside

**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 9, 2021

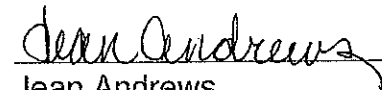
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, September 21, 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 Chad Christianson of 1335 County Road 19, Fremont, NE 68025 to renew a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in NW ¼ Section 2, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-2, General Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, September 21, 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

Chad & Dawn Christianson 270119889

1335 County Rd 19

Fremont, Ne. 68025-7320

Marlin & Marla Brabec 270119903

1030 Timberrwoods Dr

Ames, Ne. 68621-0000

Randy Cole 270119882

84170 536th Ave

Tilden, Ne 68781-0000

Line Rider LLC 270119868

21018 Treasure Island Rd

Plattsmouth, Ne. 68048-7168

Carroll Schurman 270119875

1307 Nickerson Rd

Nickerson, Ne. 68044-1741

DNK Hertitage Farms LLC 270123172

c/o Lori Kuhlman

4416 N 139th St

Omaha, Ne. 68164-5019

Triple S Farms Inc 270123165

1296 Hwy 275

Nickerson, Ne. 68044-0000

John & Connie Snover 270138788, 270138787, 270138790,

1232 County Rd 19 270138768, 270138841

Hooper, Ne. 68031-2219

Jacob & Alexandria Lindgren 270138785, 270138786, 270138789

1147 E 6th St

Papillion, Ne. 68046

Paton & Paige Heusinkvelt 270138769

1311 Hwy 275

Nickerson, Ne. 68044-1733

Dale & Susan Freund 270119924

2933 Antler Cir

Fremont, Ne. 68025-6299

Elaine Luther 270119938

1371 Hwy 275

Nickerson, Ne. 68044-0000

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

**1246 Road X,
Howells, Ne. 68641**

Generator: City of Fremont

Keith Kontor

402-720-7098

6325 Morningside Rd

Fremont, Ne. 68025