

Agenda Item # 21a
Date 12/29/21

**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, December 21, 2021 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Taylor and Weitenkamp.. Absent: 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 **Hansen** to accept the Minutes of the November 16, 2021 meeting as mailed. Seconded by **Fooker**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Taylor, Weitenkamp and Brabec. Absent: Wagner.

Public Hearing: Consider request of Bill Hanson of 8615 S. 164th St., Omaha, NE 68136 to obtain a replat of Lots 20 and 21 Royal Estates Subdivision located in the NE ¼ Section 11, Township 17 North, Range 7 East in Platte Township, Zoning District Platte River Corridor

Chairman Brabec declared the public hearing to be open.

Testimony:

For: Bill Hanson was present to explain his request. He stated that for the past 20 years the fence line, barn and property line were in the wrong place. He was selling the property and the sale was contingent to correcting the property line.

No questions were asked by the board.

Against:

No written or verbal communication had been received.

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

Possible Action:

Motion was made by **Hansen** and seconded by **Giesselmann** to recommend approving the replat of Lots 20 and 21 Royal Estates Subdivision. Motion carried by roll call vote. Those voting yes: Giesselmann, Hansen, Rolf, Ruzicka, Taylor, Weitzenkamp, Brabec and Fooker. Absent: Wagner. Mr. Hansen was advised the Dodge County Board of Supervisors will hear the request on December 29, 2021 at 9:30 A.M.

Public Hearing: Consider request of Beebe Seed Farms, Inc. of 1291 Old Lincoln Hwy. North Bend, NE 68649 to obtain a Conditional Use Permit to store and apply biosolids as per Article 20, Section 2.25, Conditional Uses and Supplemental Regulations Article 25, Section 22 located in SE ¼ Section 13, Township 17 North, Range 6 East in South Cotterell Township, Zoning District Platte River Corridor.

The hearing was declared open.

Testimony:

For: Greg Beebe with Beebe Seed Farms was present to explain his request. Ruzicka asked if he had stored and applied the product before. Beebe stated yes. He went on to say Don Henry with the City of Omaha was also present to answer any questions. Ruzicka asked how many acres did he plan on having it stored and applied. Beebe stated 80 acres.

Against:

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

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

Possible Action:

Motion was made by **Ruzicka** and seconded by **Weitzenkamp** to recommend approving the 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: Hansen, Rolf, Ruzicka, Taylor, Weitzenkamp, Brabec, Fooker and Giesselmann. Absent: Wagner. Mr. Beebe was advised the Dodge County Board of Supervisors will hear the request on December 29, 2021 at 9:35 A.M.

With no further business **Rolf** moved to adjourn at 4:40 P.M. and seconded by **Hansen**. Motion carried: Rolf, Ruzicka, Taylor, Weitzenkamp, Brabec, Fooker, Giesselmann and Hansen. Absent: Wagner. The next scheduled meeting will be January 18, 2022 at 4:30 P.M. if business arises.

Respectfully submitted,

Allen Rolf
Secretary, Dodge County
Planning Commission

Dodge County
Planning & Zoning Commission

Approval Date

STAFF REPORT
Dodge County Bldg. Insp. & Zoning Dept.
Meeting of December 21, 2021

Zoning signs were placed on the properties Thursday, December 16, 2021

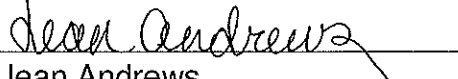
Bill Hanson – Replat of Lots 20 & 21 Royal Estates

The property just off of County Road 18 on Queens Ave. in Royal Estate Subdivision located 2 ½ miles west and ½ mile north of Fremont. The shed was constructed partially on the west line of both lots 20 & 21 requiring the lot line to be moved.

Beebe Seed Farms – Biosolids Conditional Use Permit

The property is located approximately 5 miles east of North Bend south of Highway 30 and Old Lincoln Highway and County Road 13. The property is in a flood area. It is my understanding the City of Omaha delivered biosolids a number of years ago for the Beebe Seed Farms.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator

Replat Lot 20-21



Replat Lot 20-21



Beebe Farms cond use



Beebe Farms Conduse



AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, December 21, 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 November 16, 2021 Meeting

5. **Public Hearing:** Consider request of Bill Hanson of 8615 S. 164th St., Omaha, NE 68136 to obtain a replat of Lots 20 and 21 Royal Estates Subdivision located in the NE ¼ Section 11, Township 17 North, Range 7 East in Platte Township, Zoning District Platte River Corridor

Testimony

For:

Against:

Possible Action:

6. **Public Hearing:** Consider request of Beebe Seed Farms, Inc. of 1291 Old Lincoln Hwy. North Bend, NE 68649 to obtain a Conditional Use Permit to store and apply biosolids as per Article 20, Section 2.25, Conditional Uses and Supplemental Regulations Article 25, Section 22 located in SE ¼ Section 13, Township 17 North, Range 6 East in South Cotterell Township, Zoning District Platte River Corridor.

Testimony

For:

Against:

Possible Action:

7. Other business brought to the board (By published addendum only)

8. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON DECEMBER 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, December 21, 2021 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, December 29, 2021 at 9:00 A.M. Both meetings will be held in the Dodge County Board of Supervisors Room., 3rd 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 Bill Hanson of 8615 S. 164th St., Omaha, NE 68136 to obtain a replat of Lots 20 and 21 Royal Estates Subdivision located in the NE ¼ Section 11, Township 17 North, Range 7 East in Platte Township, Zoning District Platte River Corridor
2. Consider request of Beebe Seed Farms, Inc. of 1291 Old Lincoln Hwy. North Bend, NE 68649 to obtain a Conditional Use Permit to store and apply biosolids as per Article 20, Section 2.25, Conditional Uses and Supplemental Regulations Article 25, Section 22 located in SE ¼ Section 13, Township 17 North, Range 6 East in South Cotterell Township, Zoning District Platte River Corridor.

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.