

Agenda Item # 216
Date 6/1/22

**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, May 18th, 2022 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Hansen, Rolf, Ruzicka, Wagner and Weitzenkamp. Absent: Giesselmann and Taylor.

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 **Fooker** to accept the Minutes of the March 15, 2022 meeting as mailed. Seconded by **Rolf**. Motion carried by voice vote with the following voting yes: Fooker, Hansen, Rolf, Ruzicka, Wagner, Weitzenkamp and Brabec,. Absent: Giesselmann and Taylor.

Chairman Brabec declared the public hearing to be open.

Public Hearing: Consider request of Chad R. & Cara Rebbe, Etal of 1756 County Rd. N, Hooper, NE 68631 to subdivide an 11.43 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SE ¼ SW ¼ SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

Testimony:

For: Chad Rebbe was present to explain his first request. He stated he was selling some of the ground and was trying to square off the property as best they could.

Questions were asked as to which one of the splits was this parcel. Andrews stated it was, according to the plat, Tract #2 where the older home was situated. Rebbe stated his mother was currently living in the home.

No further questions were asked by the commission.

Eric Soll of 7921 Eagle Wood Ln, Arlington, NE asked why three splits. Mr. Soll stated he managed the Chicken Farm of Case Caminzind. Rebbe stated that it was needed for estate planning and that some of the farm property was being sold.

Against: No written or verbal 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 **Ruzicka** and seconded by **Weitzenkamp** 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: Hansen, Rolf, Ruzicka, Wagner, Weitzenkamp, Brabec and Fooker. Absent: Giesselmann and Taylor. Mr. Rebbe was advised the Dodge County Board of Supervisors will hear the request on June 1, 2022 at 9:30 A.M.

Public Hearing: Consider request of Chad R. & Cara Rebbe, 1756 County Rd. N, Hooper, NE 68031 to subdivide a 7.3 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SW ¼ SE ¼ of Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

The hearing was declared open.

Testimony:

For: Again, Mr. Rebbe was present to explain his second request for the Lot Split and Conditional Use. Andrews asked Mr. Rebbe to explain the zig zag property line. Mr. Rebbe stated the line follows the driveway. He went on to say there were two water holes, a pit and an established tree line. He added they wanted to keep the most productive farm ground as possible out of the acreage. He stated the machine shed was too close to the property line originally surveyed and the acreage did not have the required 200 feet of frontage so he had the surveyor resurvey the acreage to meet the requirements. Rolf asked if the rest of Tract 3 was pasture. Mr. Rebbe stated yes and also the dam holds the runoff.

Mr. Brabec asked if Mr. Soll had any additional questions. Soll stated no.

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 **Hansen**. Motion carried by voice vote. All present voted yes.

Possible Action:

Motion was made by **Weitzenkamp** 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: Rolf, Ruzicka, Wagner, Weitzenkamp, Brabec, Fooken and Hansen.
Absent: Giesselmann and Taylor. Mr. Rebbe was advised the Dodge County Board of Supervisors will hear the request on June 1, 2022 at 9:35 A.M.

Public Hearing: Consider request of Chad R. & Cara Rebbe of 1756 County Rd. N, Hooper, NE 68031 to subdivide a 14.18 acre tract to construct a new single family dwelling as per Article 12, Section 2.1 Conditional Uses located in SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

The hearing was declared open.

Testimony

For: Mr. Rebbe was again present to explain his final request. He stated that Will Johnson was purchasing this property and the next tract that will be combined. Andrews stated she had Mr. Johnson sign a Residential Registration in case he was planning on constructing a home. Wagner asked why the Residential Registration? Andrews stated she did not know that the tract would be combined with the adjacent one and that someone could actually construct a new home on the property.

No other questions or comments were made by the board.

Against: No one was present against the request and no communication had been received.

Motion to close the public 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 **Fooken** to recommend approval of 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 in which it is located. Motion carried by roll call vote. Those voting yes: Ruzicka, Wagner, Weitzenkamp, Brabec, Fooken, Hansen and Rolf. Absent: Giesselmann & Taylor. Mr. Rebbe was advised the Dodge County Board of Supervisors will hear the request on June 1, 2022 at 9:40 A.M.

With no further business **Ruzicka** moved to adjourn at 4:50 P.M. and seconded by **Hansen**. Motion carried: Wagner, Weitzenkamp, Brabec, Fooken, Hansen, Rolf and Ruzicka. Absent: Giesselmann and Taylor. The next scheduled meeting will be June 21, 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

AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, May 17, 2022 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 March 15, 2022 Meeting

5. **Public Hearing:** Consider request of Chad R. & Cara Rebbe, Etal of 1756 County Rd. N, Hooper, NE 68631 to subdivide an 11.43 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SE ¼ SW ¼ SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

6. Testimony
For:
Against:
Possible Action:

7. **Public Hearing:** Consider request of Chad R. & Cara Rebbe, 1756 County Rd. N, Hooper, NE 68031 to subdivide a 7.3 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SW ¼ SE ¼ of Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

Testimony
For:
Against:
Possible Action:

8. **Public Hearing:** Consider request of Chad R. & Cara Rebbe of 1756 County Rd. N, Hooper, NE 68031 to subdivide a 14.18 acre tract to construct a new single family dwelling as per Article 12, Section 2.1 Conditional Uses located in SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

Testimony
For:
Against:
Possible Action:

9. Other Business brought to the Board (by Published Addendum)

10. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON MAY 6, 2022. 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, May 17, 2022 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, June 1, 2022 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 Chad R. & Cara Rebbe, Etal of 1756 County Rd. N, Hooper, NE 68631 to subdivide an 11.43 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SE ¼ SW ¼ SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

- 2. Consider request of Chad R. & Cara Rebbe, 1756 County Rd. N, Hooper, NE 68031 to subdivide a 7.3 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SW ¼ SE ¼ of Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

- 3. Consider request of Chad R. & Cara Rebbe of 1756 County Rd. N, Hooper, NE 68031 to subdivide a 14.18 acre tract to construct a new single family dwelling as per Article 12, Section 2.1 Conditional Uses located in SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple 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.

STAFF REPORT

Agenda Item # _____ Dodge County Bldg. Insp. & Zoning Dept.
Date 6/1/22 Meeting of May 18, 2022

Zoning signs were placed on the properties Wednesday, May 11, 2022

Chad Rebbe #1

The property is located approximately 7 miles north and 2 ½ miles west of Fremont, NE between County Roads 17 and 18 on County Road N. This property has an older home and several out-buildings. It lies south of Dodge County Radio Tower. It abuts a mature tree line on the west. It is not in the flood plain and on a well-maintained road.


Chad Rebbe #2

The property is located just east of #1 on the same road. The property has an excellent home that sets back off of Road N. It also has a machine shed that faces the road south of the home.

Chad Rebbe #3

This property is located again on the same road southwest of Dodge County Radio Tower. It is grass land and has a mature tree line just to the east. It abuts up to the #1 site. It does not have any buildings on it and it is my understanding that the property is either for sale or has been sold to construct a new home. It looks as though the property owner will need a culvert for a separate driveway from the drive to the radio tower.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator

**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

May 6, 2022

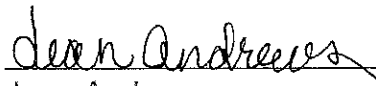
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold three (3) public hearings on Tuesday, May 17, 2022 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider requests of Chad R. & Cara Rebbe, Etal of 1756 County Rd. N, Hooper, NE 68631 to subdivide an 11.43, 7.3 and 14.18 acre tracts and obtain Conditional Use Permits for existing dwellings as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SE ¼ SW ¼ SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on these matters at 4:30 P.M., Tuesday, May 17, 2022 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the properties that are requesting the Lot Splits and Conditional Use Permits, it is a requirement that we notify you of such hearings.

If you have any objections or comments of these proposals, 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

Rebbe #1 5-11-22



Rebbe #1- 5-11-22



Rebbe # 2



Rebbe #2

5-11-22



Rebber # 3

5-11-22



Rebbe # 3 5-11-22



ZONING ACTION
HAS BEEN REQUESTED
ON THIS PROPERTY

Contact the Zoning
Administrator's Office
at 402.727.2724 for
More Information