

**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, January 17, 2023 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Taylor, Wagner and Weitzenkamp. Absent: Ruzicka.

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 December 20, 2022 meeting as mailed. Seconded by **Rolf**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Taylor, Wagner, Weitzenkamp and Brabec. Absent: Ruzicka.

Chairman Brabec declared the public hearing to be open.

Public Hearing: Consider request of Kenneth, Sandra and Kevin Hasemann of 1 Pioneer Lake, North Bend, NE 68649 to subdivide a 6.55- acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses 4.2 Exemptions B. located in part of SW ¼ and part of NW ¼ of Section 22, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

Testimony:

For: Kenneth Hasemann was present to explain the request. He stated they had recently purchased the quarter of section farm ground and it has an acreage on it that he wishes to sell to his son to raise show pigs. Brabec asked Andrews if she had received any communication regarding the proposal. Andrews state no oral or written communication had been received.

No further questions were asked by the commission.

No additional person spoke for the request.

Against: No written or verbal communication had been received.

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

Possible Action:

Motion was made by **Giesselmann** 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: Giesselmann, Hansen, Rolf, Taylor, Wagner, Weitzenkamp, Brabec and Fooker. Absent: Ruzicka. Mr. Hasemann was advised the Dodge County Board of Supervisors would hear the request on January 25, 2023 at 9:30 A.M.

Public Hearing: Consider amending the Dodge County Zoning Regulations, Supplemental Regs, Article 25, Section 23 Wind Energy Conversion Facilities

Chairman Brabec declared the hearing to be opened.

Testimony:

For:

Andrews stated she had been requested to bring the regulations to the planning commission due to the possibility of requests for a Wind Farm. She added that she would be happy to make any changes that the board would bring to her. Wagner stated that he was on his way to Denver when he received the packet and didn't have a chance to read it before this meeting. Brabec stated he thought that obtaining information from either Omaha Public Power, Fremont Department of Utilities or possibly Lincoln Electric would be helpful. He added that we (the board) were not experts on the conciseness of this type of regulations. Wagner stated that he had heard that a farmer could have a contract for a wind farm that covered 25 years and the contract could be \$15,000.00 to \$27,000.00 per site, so we need to do this right. Brabec stated that the University of Nebraska could possibly be contacted for information regarding the regulations.

Motion to continue the item and contact an unbiased person or company for assistance was made by **Wagner** and seconded by **Rolf**. Motion carried by voice vote. All present voted yes.

Against:

None.

Chairman, Brabec declared the hearing closed.

Possible Action:

No action taken.

With no further business **Giesselmann** moved to adjourn at 4:45 P.M. and seconded by **Weitzenkamp**. Motion carried: Rolf, Taylor, Wagner, Weitzenkamp, Brabec, Fooker, Giesselmann and Hansen. Absent: Ruzicka. The next scheduled meeting will be February 21, 2023, 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

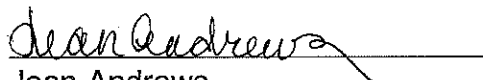
Dodge County Bldg. Insp. & Zoning Dept.
Meeting of January 17, 2023

Zoning sign was placed on the property Thursday, January 12, 2023

Kenneth, Sandra and Kevin Hasemann

The property is located 1 ½ miles south and approximately 3 miles west of Hooper, NE on County Road 16 north of County Road K. The building site is located off to the east of County Rd. 16 that includes a metal shop, a 2-story home in fair condition, a detached garage, barn and 9 grain bins. The property is not in a flood plain and both roads 16 and K are very well maintained.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator





AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, January 17, 2023 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 December 20, 2022 Meeting

5. **Public Hearing:** Consider request of Kenneth, Sandra and Kevin Hasemann of 1 Pioneer Lake, North Bend, NE 68649 to subdivide a 6.55- acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses 4.2 Exemptions B. located in part of SW ¼ and part of NW ¼ of Section 22, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

Testimony

For:

Against:

Possible Action:

6. **Public Hearing:** Consider amending the Dodge County Zoning Regulations, Supplemental Regs, Article 25, Section 23 Wind Energy Conversion Facilities

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 JANUARY 6, 2023. 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 January 17, 2023 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, January 25, 2023 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 Kenneth, Sandra and Kevin Hasemann of 1 Pioneer Lake, North Bend, NE 68649 to subdivide a 6.55- acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses 4.2 Exemptions B. located in part of SW $\frac{1}{4}$ and part of NW $\frac{1}{4}$ of Section 22, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.
2. Consider amending the Dodge County Zoning Regulations, Supplemental Regs, Article 25, Section 23 Wind Energy Conversion Facilities

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.