

Agenda Item # 22 F

Date 4/5/23

DODGE COUNTY

Conditio# 2023-003

BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 2-10-23

2. Applicant Name: Craig Langemeier

Address: 1583 Co. Rd. E Scribner, NE,

Phone Number: 402-215-8965

3. Legal Description of the Storage Site Location:

PT. E 1/2 ^{SW 1/4} Section 12, T18N, R6E Dodge County

W 1/2 NE 1/4 Section 13, T18N, R6E Dodge County

4. Legal Description of the Application Site Location:

Same as Above

5. Name, Address, Phone Number of the owner or owners of the generators of the biosolids:

City of Fremont Wastewater Treatment Facility, 6325 E. Morningside Rd.,

Fremont, NE 68025. Keith Kontor (Superintendent) 402-727-2670

6. Name, Address, Phone number of the person who will be applying and/or storing the biosolids:

Beef State Customs, 1246 Road X, Howells, NE 68641

Roy Belina (Owner) 402-649-6150

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 Statues Sec. 23-114.05.

The following information is to be included with the permit application:

---Internal Use---

2023 FEB 27 PM 2:44
NEDE VED
DODGE COUNTY PERMITS

Signatures:

Craig Boylston
Applicant

Craig Boylston
Farm/Operator

Craig Boylston
Property Owner

03-21-23
Planning Commission Date

04-05-23
Date County Board Meeting

APPROVED: _____

DENIED: _____

Dodge County Planning Commission

Chairman, Planning Commission

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____

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

March 10, 2023

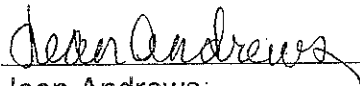
Craig Langemeier
1583 County Road E
Scribner, NE 68057

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held March 21, 2023 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 April 5, 2023 where your application will be heard at approximately 9:30 A.M.

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

Thank you,

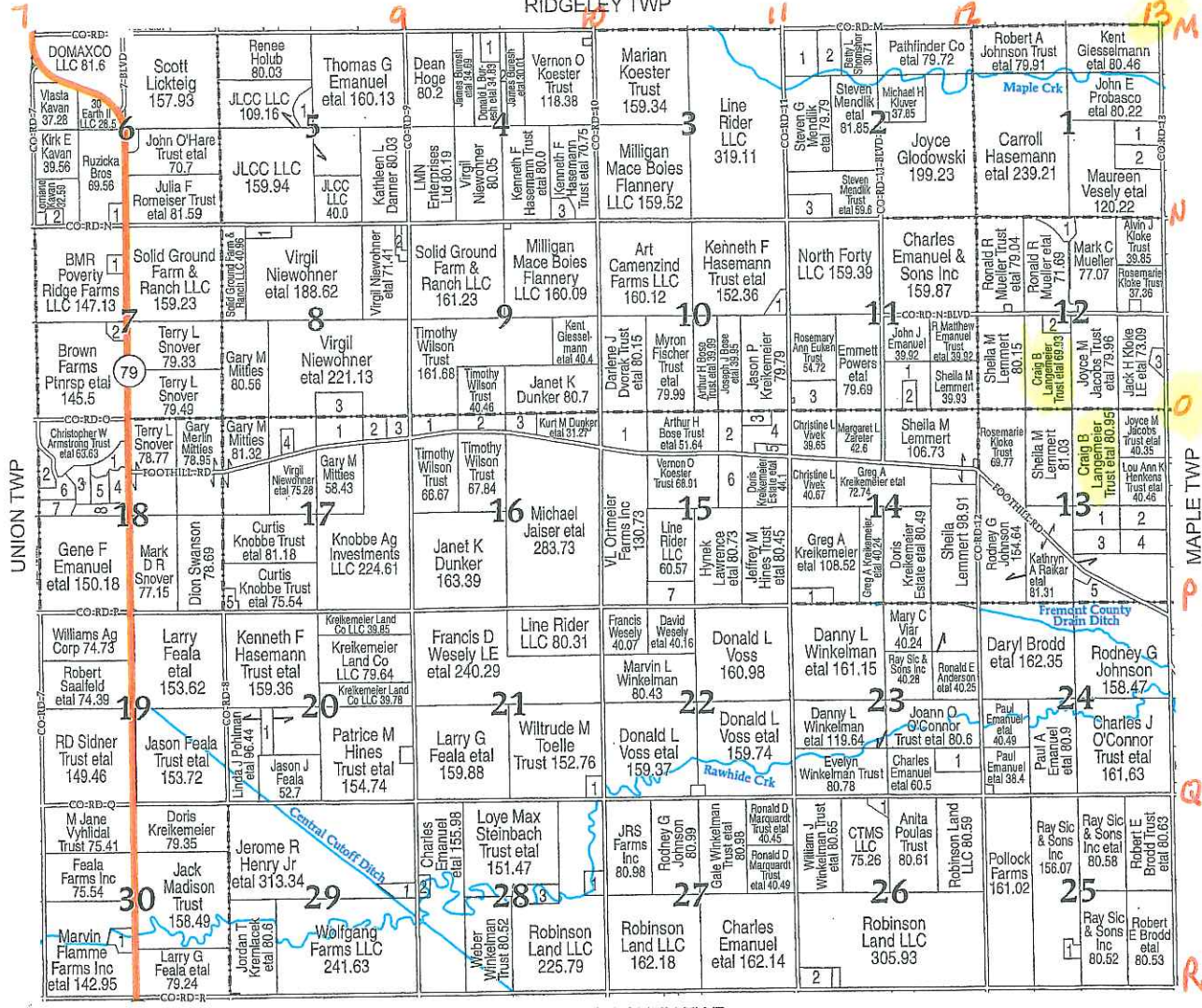


Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Scott Nunn
File

(Landowners)
RIDGELEY TWP



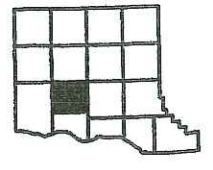
COTTERELL SOUTH TWP

| COTTERELL NORTH TOWNSHIP | |
|---------------------------------|-------|
| SECTION 1 | |
| 1 GLODOWSKI, DAVID | 20.07 |
| 2 GLODOWSKI, CHAD D ETAL | 20.06 |
| SECTION 2 | |
| 1 JOHNSON TRUST, ROBERT A ETAL | 29.26 |
| 2 LUENINGHOEMER, GILBERT ETAL | 19.89 |
| 3 RUSKAMP, JOSEPH ETAL | 20.23 |
| SECTION 4 | |
| 1 BURESH, TAMARA ETAL | 10.47 |
| 2 BURESH, JAMES ETAL | 10.08 |
| 3 MILLS TRUST, DAVID ETAL | 9.11 |
| SECTION 5 | |
| 1 JLCC LLC | 10.85 |
| SECTION 6 | |
| 1 CECH, JEFFREY J | 5.94 |
| 2 WENNEKAMP, MICHAEL R | 5.28 |
| SECTION 7 | |
| 1 TANK, MICKY L | 5.46 |
| 2 BMR POVERTY RIDGE FARMS LLC | 5.32 |
| SECTION 8 | |
| 1 NORRIS, MARTY | 11.68 |
| 2 KREITMAN TRUST, MELVIN L ETAL | 5.28 |
| 3 PLUMBER FARMS LLC | 20.11 |

| | |
|--------------------------------|-------|
| SECTION 10 | |
| 1 ONDRACEK, STEVEN ETAL | 7.34 |
| SECTION 11 | |
| 1 VIAR, MARY C | 32.55 |
| 2 SELLENTIN, RUSSELL E ETAL | 7.33 |
| 3 VIVEK, CHRISTINE L | 24.39 |
| SECTION 12 | |
| 1 CLASSEN TRUST, ASHLEY M ETAL | 10.97 |
| 2 DUNN TRUST, GREGORY L ETAL | 10.08 |
| 3 KLOKE, CHRIS ETAL | 6.83 |
| SECTION 13 | |
| 1 DVORAK, STEVEN J | 20.28 |
| 2 KLOKE, BRIAN J | 20.3 |
| 3 DVORAK, STEVEN J | 20.31 |
| 4 KLOKE, SCOTT | 20.29 |
| 5 JOHNSON, RODNEY G | 19.52 |
| SECTION 14 | |
| 1 SNOODGRASS, ANDREW ETAL | 12.11 |
| SECTION 15 | |
| 1 DVORAK TRUST, JAMES ETAL | 31.72 |
| 2 BOSE, JOSEPH J ETAL | 17.39 |
| 3 KREIKEMEIER, JASON P | 7.55 |
| 4 DVORAK, DANIEL D ETAL | 22.21 |
| 5 JOHNSTON, DARELL D ETAL | 6.75 |
| 6 KREIKEMEIER, DORIS | 23.1 |
| 7 EUJEN TRUST, ROSEMARY ANN | 20.18 |

| | |
|---------------------------------------|-------|
| SECTION 16 | |
| 1 BATTEN, BLAINE | 15.22 |
| 2 DUNKER, KURT M ETAL | 13.98 |
| 3 LIMBACH, DAVID C ETAL | 10.94 |
| SECTION 17 | |
| 1 PLUMBER FARMS LLC | 22.74 |
| 2 FLAMME, VERNON L ETAL | 9.92 |
| 3 FLAMME, VERNON L ETAL | 9.12 |
| 4 MULLALLY, JOHN M ETAL | 5.68 |
| 5 BAIRD, PHILIP T ETAL | 5.68 |
| SECTION 18 | |
| 1 TREAT, CHARLES R ETAL | 11.42 |
| 2 PRIOR TRUST, QUINTON A ETAL | 10.76 |
| 3 KINGSTON, MARK J ETAL | 12.39 |
| 4 ARMSTRONG TRUST, CHRISTOPHER W ETAL | 10.38 |
| 5 KROEGER TRUST, MATT ETAL | 9.08 |
| 6 ARNEAL, STEVEN J ETAL | 11.38 |
| 7 MUELLER, MARK C ETAL | 10.12 |
| 8 CUMMINGS TRUST, CURTIS J ETAL | 11.46 |
| SECTION 20 | |
| 1 DANNER, KATHLEEN L | 9.95 |
| SECTION 21 | |
| 1 NORDBOE, JERRY D | 7.5 |
| SECTION 23 | |
| 1 EMANUEL, PAUL ETAL | 20.16 |

| | |
|-------------------------|-------|
| SECTION 25 | |
| 1 SIC TRUST, GLEN E | 5.01 |
| SECTION 28 | |
| 1 CTMS LLC | 5.36 |
| 2 SAAKFELD, ROBERT ETAL | 13.45 |
| SECTION 28 | |
| 1 CADY, BRANDI A | 9.35 |
| 2 JENKINS, DANIEL M | 5.09 |
| 3 TONNIES, ANDREW | 15.97 |
| SECTION 29 | |
| 1 VOSS, DAVID | 8.31 |
| SECTION 30 | |
| 1 FLAMME, MAYNARD ETAL | 9.3 |



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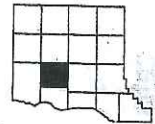
to get your business added to the next year's publication

Craig Langemeier

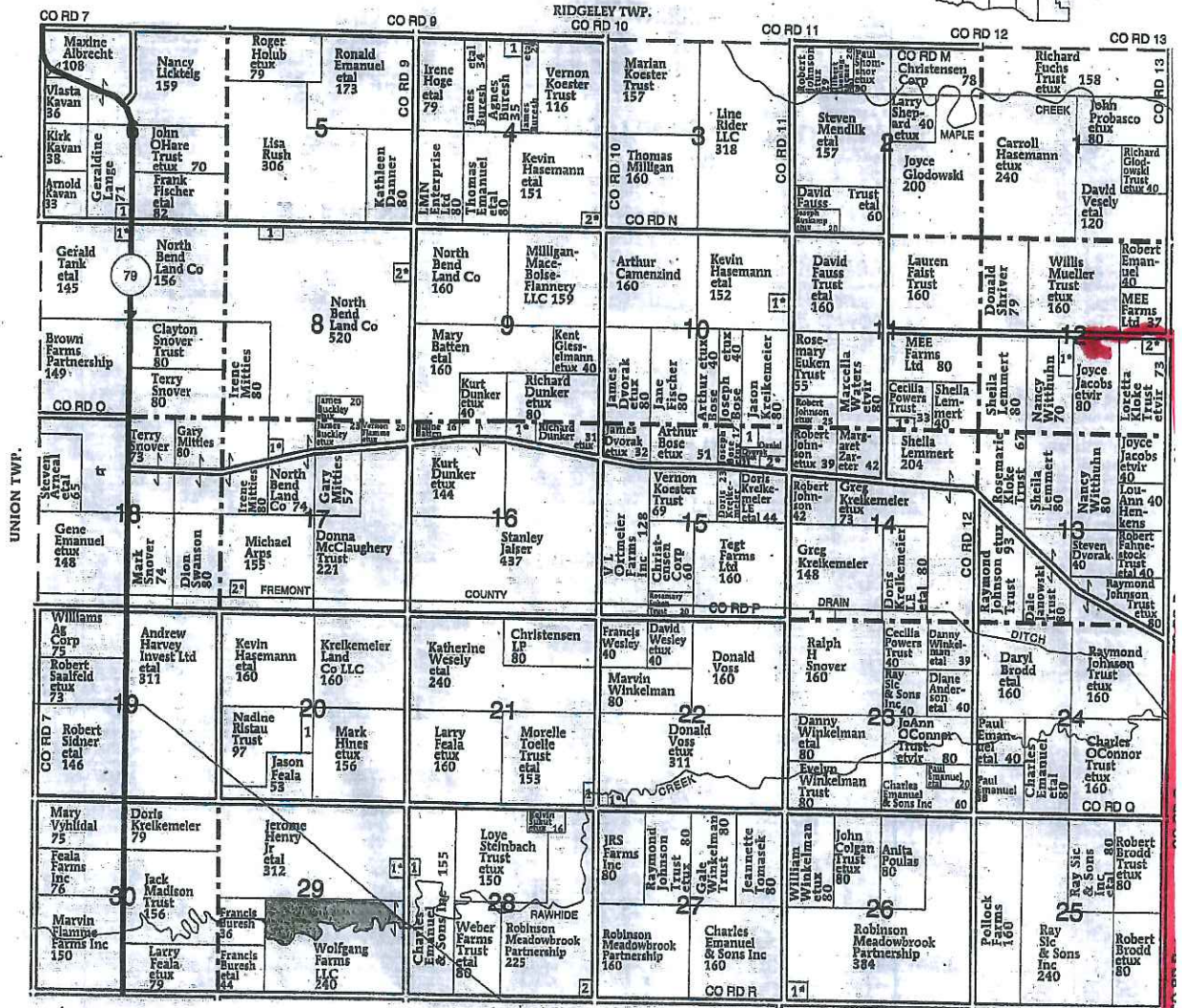
T-18-N

COTTERELL 'N' PLAT

(Landowners)



R-6-E



COTTERELL 'S' TWP.

*Take 275 to Hwy 30 West -
Take 13th North, Turn West on N Blvd*

COTTERELL 'N' TOWNSHIP

- SECTION 4**
1. Buresh, James 10
2. Johnson, Andy 9
- SECTION 6**
1. Cech, Clayton 6

- SECTION 7**
1. Tank, Gerald 5
- SECTION 8**
1. Norris, Marty 12
2. Kreltman, Melvin 8
- SECTION 10**
1. Ondracek, Steven 8

- SECTION 11**
1. Sellentin, Russell 7
- SECTION 12**
1. Laughlin, Mark 10
2. Klotman, Chris 7
- SECTION 14**
1. Dunker, Richard 12

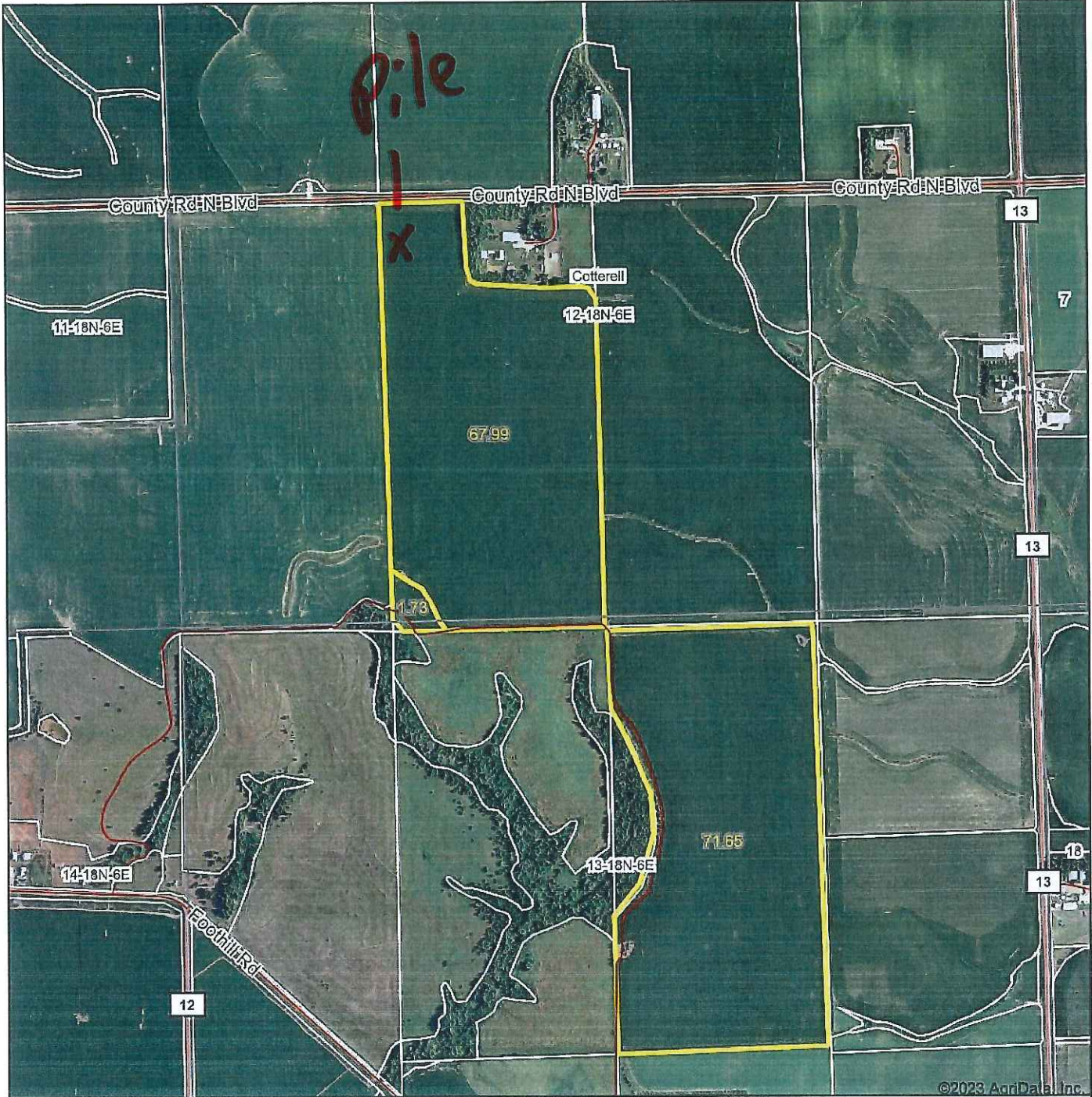
- SECTION 15**
1. Krelkemeter, Jason 8
2. Jannson, Darel 7
- SECTION 16**
1. Limbach, David 11
- SECTION 17**
1. Mullally, John 6

- SECTION 20**
1. Danner, Kathleen 10
- SECTION 21**
1. Nordboe, Jerry 7
- SECTION 22**
1. Haviovec, George 6

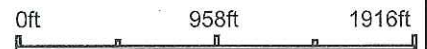
- SECTION 26**
1. Saalfeld, Robert 13
- SECTION 28**
1. Jenkins, Daniel 5
2. Ronnau, Kent 9
- SECTION 29**
1. Voss, Kim 8

270136537 + 270095522

Aerial Map



Map Center: 41° 32' 25.33, -96° 41' 6.97



12-18N-6E
Dodge County
Nebraska



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

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

**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

March 6, 2023

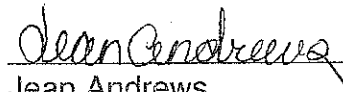
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, March 21, 2023 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of Craig Langemeier of 1583 County Rd. E, Scribner, NE 68057 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 12 Section 2. Conditional Uses 2.18 and Supplemental Regulations Article 25, Section 22 located in the East ½ SW ¼ Section 12, Township 18 North, Range 6 East and West ½ NE ¼ Section 13, Township 18 North, Range 6 East in Cotterell Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, March 21, 2023 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 the 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

DODGE COUNTY TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833

NAME AND ADDRESS SEARCH

Request Made By: **Neb-la Agronomics, LLC**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are shown as property owners of land adjoining the property described as:

The Southeast Quarter of the Southwest Quarter and Tax Lot 8 and part of the Northeast Quarter of the Southwest Quarter in Section 12, Township 18 North, Range 6 East of the 6th P.M., Dodge County, Nebraska.

AND

The West half of the Northeast Quarter in Section 13, Township 18 North, Range 6 East of the 6th P.M., Dodge County, Nebraska.

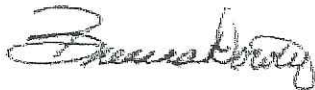
The list of names and addresses include all property owners within 1,000 feet of said property:

Exhibit A

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: February 17, 2023

DODGE COUNTY TITLE & ESCROW CO., L.L.C.



Registered Abstracter
Certificate No. 147
Order No. 230094

2023 FEB 22 PM 12:13
DODGE COUNTY TITLE & ESCROW CO., L.L.C.
549 NORTH MAIN STREET
FREMONT, NE 68025
402-721-5833

| | Exhibit A | | |
|---|--------------------------|-------------|-----------|
| Chris & Linnae Kloke (TIC) 1570 County Rd 13 Ames, NE 68621-2118 | W1/2SE1/4 | 12 - 18 - 6 | 270095508 |
| Mark C Mueller 736 Webster Ave North Bend, NE 68649-5035 | PT W1/2NE1/4 | 12 - 18 - 6 | 270139995 |
| Ronald R & Sharon A Mueller 1246 County Rd N Blvd Ames, NE 68621-2117 | PT W1/2NE1/4 & E1/2NW1/4 | 12 - 18 - 6 | 270095452 |
| Gregory L & Angela R Dunn (JTWROS) 1237 County Rd N Blvd Ames, NE 68621-2117 | TL 7 (PT NE1/4SW1/4) | 12 - 18 - 6 | 270136536 |
| Ronald R & Sharon A. Mueller (JTWROS) 1246 County Rd N Blvd Ames, NE 68621-2117 | NW1/4NW1/4 & TL 1 | 12 - 18 - 6 | 270095480 |
| Union Pacific RR Chris Samuelson - Tax Analyst Prop Tax 1400 Douglas St Stop 1640 Omaha, NE 68179 | TL 2 (SW1/4NW1/4) | 12 - 18 - 6 | 270136345 |
| Sheila M Lemmert 9101 Adams St Lincoln, NE 68507 | W1/2SW1/4 | 12 - 18 - 6 | 270095494 |

| | | | |
|--|--------------------------|-------------|-----------|
| Rosemarie Kloke (Trustee) 1532 County Rd 13 Ames, NE 68621-2118 | TL 1 - NB Drainage | 13 - 18 - 6 | 270136395 |
| Sheila M. Lemmert 9101 Adams St Lincoln, NE 68507 | E1/2NW1/4 | 13 - 18 - 6 | 270095543 |
| Kathryn A Raikar & James D Janowski FNC-Loni Connolley 18302 PO Box 542016 Omaha, NE 68154-8016 | E1/2SW1/4 NB Drainage | 13 - 18 - 6 | 270095557 |
| Steven J Dvorak 1260 Foothill Rd North Bend, NE 68649 | S1/2NW1/4SE1/4 | 13 - 18 - 6 | 270139028 |
| Steven J Dvorak 1260 Foothill Rd North Bend, NE 68649 | N1/2NW1/4SE1/4 | 13 - 18 - 6 | 270138709 |
| Scott Kloke 1801 N Keene Fremont, NE 68025 | S1/2 NE1/4SE1/4 | 13 - 18 - 6 | 270139739 |
| Brian J Kloke 1434 County Rd N Blvd Ames, NE 68621 | N1/2 NE1/4SE1/4 | 13 - 18 - 6 | 270095536 |

| | | | |
|---|----------------------------|--------------------|------------------|
| <p>Lou Ann K Hensens (Co Trustee) US Bank Wealth Management % US Bank Wealth Management 525 N 132nd St Omaha, NE 68154</p> | <p>SE1/4NE1/4</p> | <p>13 - 18 - 6</p> | <p>270095529</p> |
| <p>Nicholas C Kloke 1570 County Rd 13 Ames, NE 68621-2118</p> | <p>NE1/4NE1/4</p> | <p>13 - 18 - 6</p> | <p>270095515</p> |
| <p>Jack H & Loretta L Kloke (Life Estate Etal) Debra A Kloke (Etal) Laurie A Mcguire (Etal) Christopher J Kloke (Etal) Cheryl L Drozd (Etal) Kimberly P Triser (Etal) 310 W 13th St North Bend, NE 68649</p> | <p>TL 6 (PT E1/2SE1/4)</p> | <p>12 - 18 - 6</p> | <p>270137902</p> |