

**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, April 18, 2023 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Hansen, Rolf, Ruzicka, and Weitzenkamp. Absent: Giesselmann, Taylor and Wagner. Pam Hopkins, Dodge County Attorney was also in attendance.

The meeting was declared legally convened, due to Public Notice given. It was considered to be an Open Meeting. No Exparte had been reported.

Motion was made by **Fooker** to accept the Minutes of the March 21, 2023 meeting as mailed. Seconded by **Hansen**. Motion carried by voice vote with the following voting yes: Fooker, Hansen, Rolf, Ruzicka, Weitzenkamp and Brabec. Absent: Giesselmann, Taylor and Wagner.

Chairman Brabec declared the Public Hearing to be open.

Public Hearing: Consider request of Kaup Produce, Inc. of 2225 Q Rd., Fremont, NE 68025 to change zoning from C-1 Commercial to I-1 Light Industrial and to obtain a Conditional Use Permit on a 20.01-acre parcel located in West ½ NW ¼ Section 26, Township 18 North, Range 8 East in Nickerson Township, Dodge County

Testimony:

For: David Mitchell, Attorney for Jeff Wilmes of Kaup Produce, Inc. was present to explain the request for the Change of Zoning and the Conditional Use Permit. He stated the Kaup Produce would do customer applications of fertilizer and the sale of seed products. Both Platte Valley Equipment and Kaup Produce would compliment each other by providing agricultural products. Rolf asked if the change of zoning was basically for the 20 acres. Andrews stated yes.

No other questions were asked by the commission and no one present spoke for the proposal.

Against: No one was in attendance and no verbal or written communication had been received.

Motion to close the Public Hearing was made by **Ruzicka** and seconded by **Weitzenkamp**. Motion carried by voice vote by all in attendance.

Possible Action:

Motion was made by **Weitzenkamp** and seconded by **Ruzicka** to recommend approving the Change of Zoning 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, Weitzenkamp, Brabec and Fooker. Absent: Giesselmann, Taylor and Wagner. Mr. Mitchell was advised the County Board of Supervisors would hear the request on May 3, 2023 at 9:30 A.M.

Reorganization of the Planning Commission: Motion was made by **Weitzenkamp** and seconded by **Hansen** to retain the current officers. **Chairman:** Brabec; **Vice Chairman:** Fooker and **Secretary:** Rolf. Motion carried by voice vote. Everyone present voting yes.

With no further business **Ruzicka** moved to adjourn at 4:40 p.m. and seconded by **Rolf**. Motion carried by those present. The next scheduled meeting will be May 16, 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 April 18, 2023

Zoning sign was placed on the property Tuesday, April 11, 2023

Kaup Produce, Inc.

The property is located approximately 3 miles north and 3/4 miles west of Fremont along Highway 77/275 and south of Platte Valley Equipment located on Road Q.

There is a new building that is close to completion for the business. According to information received, Kaup will sell seed and fertilizer as well as application of fertilizer. There is an entrance to the business along the west side of the highway constructed as an easement road from County Road Q.

When I took the pictures, they were having crushed rock put down for a decent driveway to the building.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator



ZONING ACTION
HAS BEEN REQUESTED
ON THIS PROPERTY
Contact the Zoning
Administrator's Office
at 402/727-2724 for
More Information



**AGENDA
DODGE COUNTY PLANNING COMMISSION**

Dodge County Planning Commission, Tuesday, April 18, 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 March 21, 2023 Meeting

5. **Public Hearing:** Consider request of Kaup Produce, Inc. of 2225 Q Rd., Fremont, NE 68025 to change zoning from C-1 Commercial to I-1 Light Industrial and to obtain a Conditional Use Permit on a 20.01-acre parcel located in West ½ NW ¼ Section 26, Township 18 North, Range 8 East in Nickerson Township, Dodge County

Testimony

For:

Against:

Possible Action:

6. Reorganization of Planning Commission: Chairman, Vice-Chairman and Secretary
7. Other Business brought to the Board (By Published Addendum)

8. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON APRIL 7, 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 regular meeting April 18, 2023 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, May 3, 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 Kaup Produce, Inc. of 2225 Q Rd., Fremont, NE 68025 to change zoning from C-1 Commercial to I-1 Light Industrial and to obtain a Conditional Use Permit on a 20.01-acre parcel located in West ½ NW ¼ Section 26, Township 18 North, Range 8 East in Nickerson Township, Dodge County
2. Reorganization of Planning Commission: Chairman, Vice-Chairman and Secretary

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.