

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Dodge County #1 for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

Appendix Item # 21c
Date 6-5-2019

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
 - a. Use does not conform to regulations of the district in which it is located.
 - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
 - c. Use is not in harmony with the character of the area and most appropriate use of the land.
 - d. Use does not conserve and stabilize the value of the property.
 - e. Use does not provide adequate open space for light and air.
 - f. Use adversely affects concentration of population.
 - g. Use congests public streets.
 - h. Use does not promote public safety, health, convenience and comfort.
 - i. Other: _____

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- _____ a. Use conforms to regulations of the district in which it is located.
 - _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
 - _____ c. Use is in harmony with the character of the area and most appropriate use of the land.
 - _____ d. Use conserves and stabilizes the value of the property.
 - _____ e. Use provides adequate open space for light and air.
 - _____ f. Use does not adversely affect concentration of population.
 - _____ g. Use does not congest public streets.
 - _____ h. Use promotes public safety, health, convenience and comfort.
 - _____ i. Other: _____

DATED this _____ day of _____, 20____.

BY: _____

Uehling

#1

**APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska**

Date 5/1/19
Property Owner's Name Dodge County
Address: 435 N Park St. Room 102, Fremont, NE 68025
Phone No. (Home) 402-727-2767 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: AN EMERGENCY COMMUNICATION Tower site for Dodge County

Section 10 Township 20 Range 7 Lot No. N.A.
Location within Section W2SW4 Lot Size 1 AC (Sq.Ft./Acres)
Estimated Cost of Structure/Use \$ 500,000 Zoning District A-1

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Dodge County Highway Dept
2019 MAY -3 PM 2:53

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North Row Crops South Row Crops
East Row Crops West Row Crops / building site

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe. Rural Dodge County. Row crop farming. Farm homes & building sites
2. Can soil conditions support the proposed development? What is the soil classification of the area? yes N.A.
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? Limited traffic after construction. A road culvert may be needed.

Enclosed:

Site Plan ✓ Soil Suitably Map N/A Easements ✓

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency N/A

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 150 is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature

Jeff Reed Agent

Mailing Address

14815 Co. Rd. 14
Blair, NE 68008

OFFICE USE ONLY

PERMIT NO. 2019-006

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5/21/19 Approved _____

Approved with Added Conditions _____

Disapproved _____

Chair, Dodge County Planning Comm

Date 6/5/19 Approved _____

Approved with Added Conditions _____

Disapproved _____

Chair, Dodge County Board of Comm

See attachment for added conditions.

ATTEST _____

Dodge County Clerk

Dated this _____ day of _____ 20__

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019

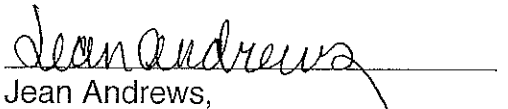
Jeff Quist
14818 County Road 14
Blair, NE 68008

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 21, 2019 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. Please plan to attend the Dodge County Board of Supervisors meeting on June 5, 2019 where your applications will be heard from 9:35 through 9:50 A.M.

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

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

LOOK

What's Available

Please turn to the
DISTRICT MANAGER Page in this
 book to see how you can receive
 your **FREE DIGITAL FLIP BOOKS**

uehling
 site

T-20-N

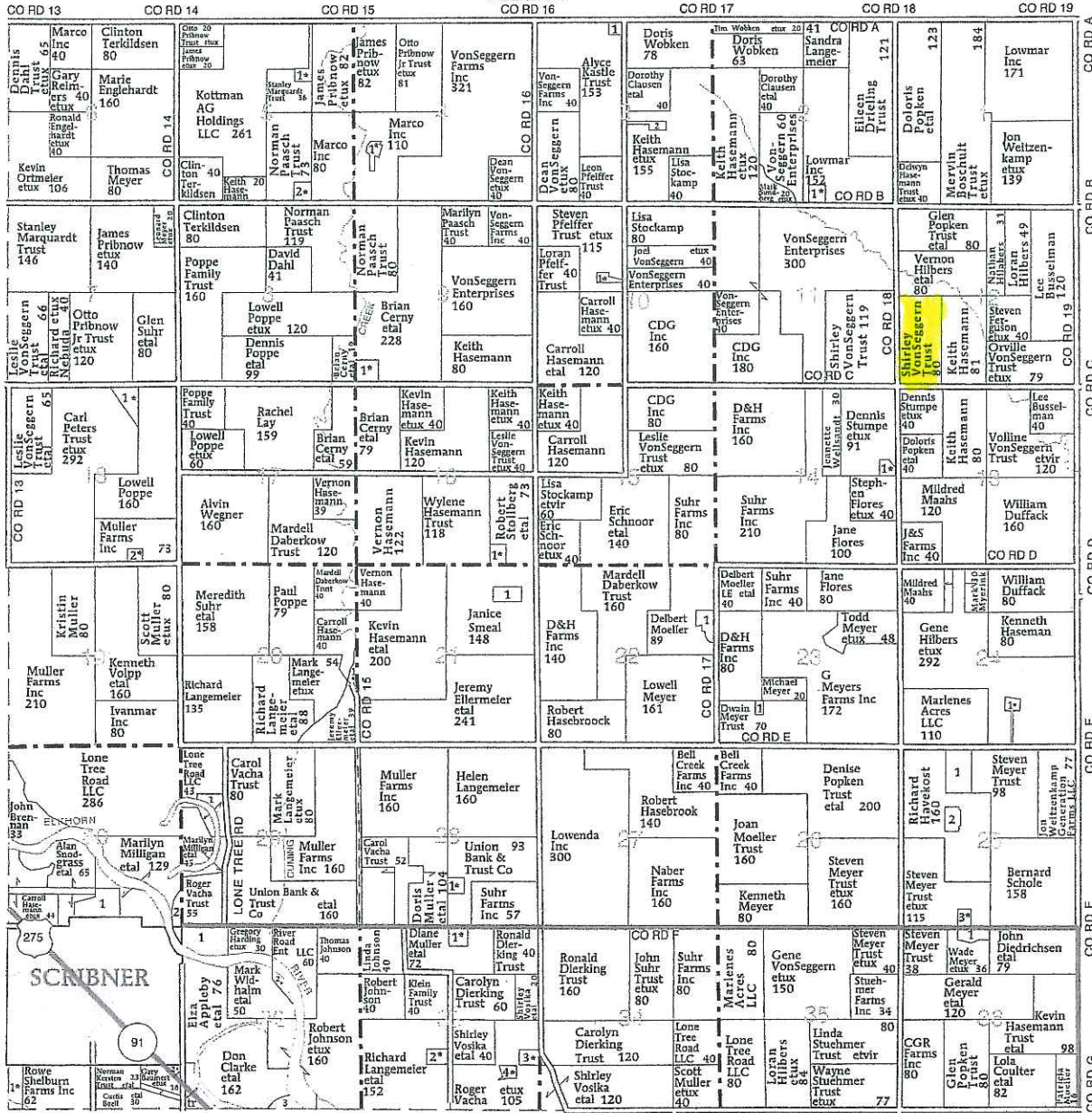
CUMING PLAT



R-7-E

(Landowners)

CUMING CO.



- CUMING TOWNSHIP**
- SECTION 2**
 1. Mowinkle, Dan etux 8
- SECTION 3**
 1. St Johns Lutheran Church 6
- SECTION 4**
 2. Grunke Trust, Ardene 5
- SECTION 5**
 1. Hetzel Trust, Kristy etal 10
 1. Pribnow, Jeffery etux 5
 2. Paasch, David etux 7

- SECTION 9**
 1. Petersen, Merlin etux 11
- SECTION 10**
 1. Mahnke, Eric etal 5
- SECTION 14**
 1. Stumpe, Dennis etal 9
- SECTION 16**
 1. Stama, Garwood etux 7
- SECTION 18**
 1. Suhr, Glen etal 11
 2. Cordes, Kevin etux 7

- SECTION 20**
 1. Hasemann, Kevin etal 6
- SECTION 21**
 1. Joe Smeal Inc 12
- SECTION 22**
 1. Powell, Dennis 9
- SECTION 23**
 1. Meyer, Scott 10
- SECTION 24**
 1. Hilbers, Chad etux 6
- SECTION 25**
 1. St. Paul's Lutheran Church of Hooper 22

- SECTION 28**
 1. Poppe, Russel etux 7
- SECTION 29**
 1. Robert, Joann 17
- SECTION 30**
 1. School District 62 27
 2. Vacha Trust, Roger 9
- SECTION 31**
 1. Schnoor, Eric etal 10
 2. Dostal, Donald etux 8

- SECTION 32**
 1. City of Scribner 33
 2. Clarke, Don etal 10
 3. Lange, Aaron 10
- SECTION 33**
 1. Garretson, Jason etux 8
- SECTION 34**
 2. Schlueter, Cory etux 9
 3. Mortensen, Jefferey etux 8
- SECTION 35**
 4. Vacha, Michael etal 7
- SECTION 36**
 1. Meyer Family Trust 9

Uehling Site

Write a description for your map.

Legend

 Untitled Placemark

Advised Areas
Fenced = 75' x 75'
Purchase = 208.7' x 208.7'
No Build = 340' circle
Road = 40' wide

Untitled Placemark

Google Earth

© 2018 Google



300 ft

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, May 21, 2019 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** as per Section 4 located East ½ NE ¼ Section 21, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, May 21, 2019 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 this 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: **Dodge County Couthouse**

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 the property owners of land adjoining the property described as:

The West half of the Southwest Quarter of Section 12, Township 20, Range 7 East of the 6th P.M., Dodge County.

and
The Northeast Quarter of the Southeast Quarter and the East half of the West half of the Southeast Quarter and Tax Lot 4 in Section 11, Township 20 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

The list of names and addresses include all property owners within 300 feet of said property:

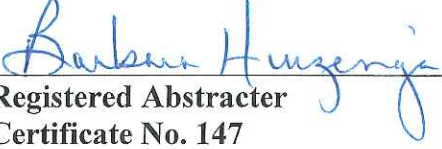
Vernon H. Hilbers, ETAL PO Box 101 Lyons, NE 68038-0101	S1/2NW1/4	12 - 20 - 7
Keith Hasemann 311 County Road 16 Scribner, NE 68057	E1/2SW1/4 & TL 2	12 - 20 - 7
Keith Hasemann 311 County Road 16 Scribner, NE 68057	E1/2NW1/4	13 - 20 - 7
Dennis E. and Polly A. Stumpe 121 Neff St Scribner, NE 68057	NW1/4NW1/4	13 - 20 - 7
Lower Elkhorn Res District Address not available	TL 3 (SE1/4SE1/4)	11 - 20 - 7
Dennis E. and Polly A. Stumpe 121 Neff St Scribner, NE 68057	TL 2 & TL 7	14 - 20 - 7
Jeanette Wellsandt 265 N 22nd Rd Unadilla, NE 68454	TL 3	14 - 20 - 7

Suhr Farms Inc 1736 County Road D Hooper, NE 68031	TL 4 & TL 5	14 - 20 - 7
Von Seggern Enterprises 256 County Road 16 Blvd Scribner, NE 68057	W1/2W1/2SE1/4	11 - 20 - 7
Von Seggern Enterprises 256 County Road 16 Blvd Scribner, NE 68057	NE1/4	11 - 20 - 7

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: April 26, 2019

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



Registered Abstractor
Certificate No. 147
Order No. 190447

2019 MAY -2 PM 2:44
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Dodge Co Highway Dept