

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

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

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: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date June 23, 2020

Property Owner's Name Hoegermeyer Farms Inc

Address: 17224 G Rd 7 Hermen, NE 68029

Phone No. (402) 654-3678 (402) 317-0050

Legal Description of the Property to be split N¹/₂ of NW¹/₄ Sec 36 T20 R8

Number of Acres being split off 5.44 Zoning District A-1

Total Number of Acres the subdivision subdivided from 160 Acres

Is a new access route needed or proposed? YES or NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed?
YES or NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (Print) Hoegermeyer Farms Inc by Greg Hoegermeyer

Applicant's Address 17224 G Rd 7 Hermen, NE 68029

Applicant's Signature Hoegermeyer Farms Inc by Greg Hoegermeyer - President

Dodge County Planning and Zoning Administrator
435 N. Park Rm.204 Fremont, NE 68025 402-727-2724

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OFFICE USE ONLY

Permit No. 2020-002

Date July 21, 2020 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date July 29, 2020 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date June 23, 2020
Property Owner's Name Hoegermeyer Farms Inc

Address: 17224 G Rd 17 Herman, NE 68029

Phone No. (402) 654-3679 (Home) (402) 317-0050 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Split acreage from farm lane.

Section 36 Township 20 N Range 8 E Lot No. _____

Location within Section N $\frac{1}{2}$ NW $\frac{1}{4}$ Lot Size 5.44 (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ NA Zoning District A-1

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 A₁ South A₁
East A₁ West A₁

Justification

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

1. What is the general character of the area? Describe.
Farmland and livestock grazing
2. Can soil conditions support the proposed development? What is the soil classification of the area?
Yes. Rolling hill ground
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

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4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
No 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?

Enclosed:

Site Plan Soil Suitably Map _____ Easements _____

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

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 \$ _____ 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 [Signature] Mailing Address 17224 Co Rd 17 Hermon NE 68029

OFFICE USE ONLY

PERMIT NO. 2020-002

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 7/21/2020 Approved _____
Disapproved _____ Approved with Added Conditions _____
Chair, Dodge County Planning Comm

Date 7/29/2020 Approved _____
Disapproved _____ Approved with Added Conditions _____
Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: Mike Blomstedt 6/30/2020

Address of Applicant: 3200 CORD H Tekamah, NE 68061

In witness whereof, the parties aforesaid have hereto set their hand with this application 1 day of July 2020

Date filed with Dodge County Joint Planning Commission: 7-21-2020

Date filed with Dodge County Board of Supervisors: 7-29-2020

Sean Andrews
Dodge County Zoning Administrator or County Building Inspector

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

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APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

**(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska**

Permit No. 2020-002

Property Owner's Name Hoggermeyer Farms Inc

Address 17224 Co Rd 7 Herman, NE 68027

Legal Description N 1/2 of NW 1/4 Sec 36 T 20N R 8E

Lot Size and Number of Acres 60

Distance from Nearest Livestock Operation 1/4 mile

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? (YES) or NO

Applicant's Signature Greg Hoggermeyer

Mailing Address 17224 Co Rd 7 Herman NE 68027

Telephone No. (402) 654-3678

OFFICE USE ONLY

Luke Blomendahl has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit.

Date 7-21-2020

Chairman, Dodge County Planning Commission

**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

July 8, 2020

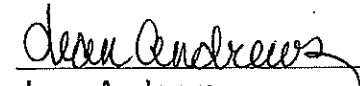
Greg Hoegermeyer
Hoegermeyer Farms Inc.
17224 County Rd. 7
Herman, NE 68029

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held July 21, 2020 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 July 29, 2020 where your application will be heard at 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: File

**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

July 8, 2020

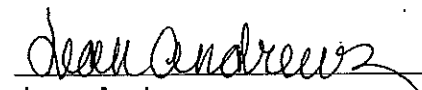
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, July 21, 2020 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 Hoegermeyer Farms Inc. of 17224 County Rd. 7, Herman, NE 68029 to subdivide a 5.44 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12- Section 2. Conditional Uses 4.2 Exemptions B. 1 thru 3 located in N ½ NW ¼ Section 36, Township 20 North, Range 8 East in Logan 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, July 21, 2020 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Lot Split and 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

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NAME AND ADDRESS SEARCH

Request Made By: **Hoegermeyer Farms Inc.**

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:

Part of the North half Northwest Quarter, Southeast Quarter Northwest Quarter and Southwest Quarter Northeast Quarter in Section 36, Township 20 North, Range 8 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:

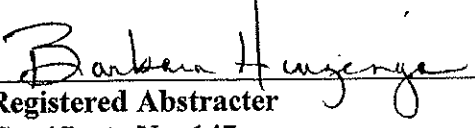
Ethan P. Geisler 27783 County Road 10 Hooper, NE 68031	PT SW1/4SW1/4	25 - 20 - 8
Robert H. Conrad 408 N Westview Dr Brandon, SD 57005-2541	PT SE1/4SW1/4	25 - 20 - 8
Dwight J. and Karna J. Dam (Co-Trustees) 19240 County Rd 3 Hooper, NE 68031-5022	PT SW1/4SE1/4, NE1/4SW1/4 & TL 2	25 - 20 - 8
Dodge County Dodge County Courthouse 435 N Park Ave Fremont, NE 68025	PT SW1/4 & PT SE1/4	25 - 20 - 8
Derek J. and Whitney B. Dam 19331 County Rd 3 Hooper, NE 68031-5023	PT NW1/4NE1/4	36 - 20 - 8
James Panning, (Trustee) 676 County Rd 24 Hooper, NE 68031-1228	PT E1/2NE1/4	36 - 20 - 8
James E. Panning 676 County Rd 24 Hooper, NE 68031-1228	N1/2NW1/4SE1/4, E1/2SE1/4	36 - 20 - 8

Wayne and Mary Panning, (Trustee) 2444 County Rd F Hooper, NE 68031-1222	PT SW1/4SW1/4 & N1/2SW1/4	36 - 20 - 8
Thomas and Diane Wagner PO Box 166 Hooper, NE 68031-0166	SW1/4NW1/4	36 - 20 - 8
Lark Rasmussen 21072 County Road P10 Herman, NE 68029-5144	SE1/4NE1/4	35 - 20 - 8
Brandon T. and Amber L. Wobken 2277 County Road F Hooper, NE 68031-1227	PT TL 1, 2, 9 PT 10	35 - 20 - 8
Elwood and Bonnie Wobken 205 N Myrtle St PO Box 91 Hooper, NE 68031-0091	PT E1/2SE1/4SE1/4, PT TL 11 & PT TL 12	26 - 20 - 8

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: June 24, 2020

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


Registered Abstracter
Certificate No. 147
Order No. 200795

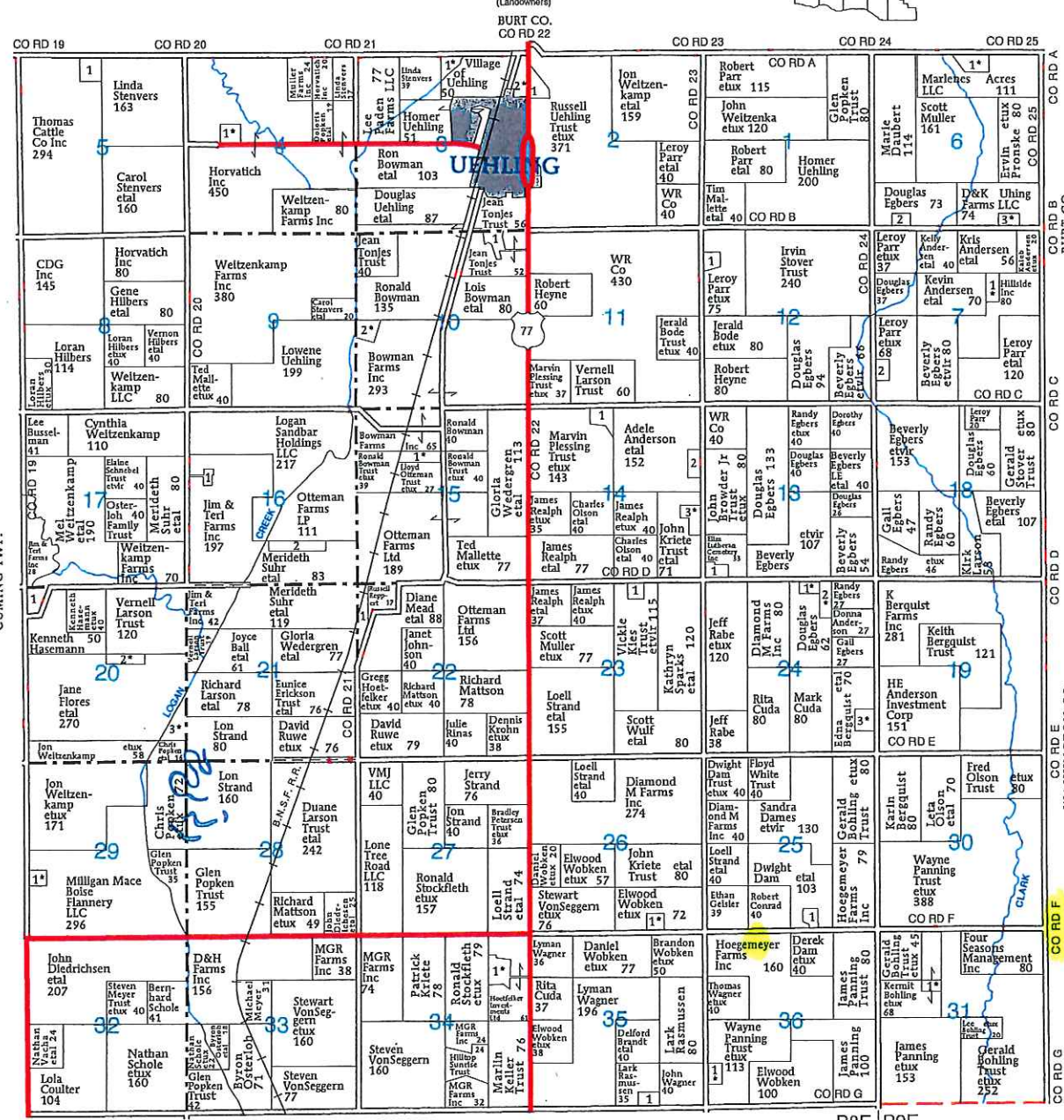


Please be extra careful when driving
near schools, public play areas and wherever
a bus is loading or unloading children.
It's always smart to play it safe!

T-20-N

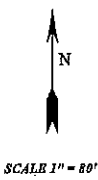
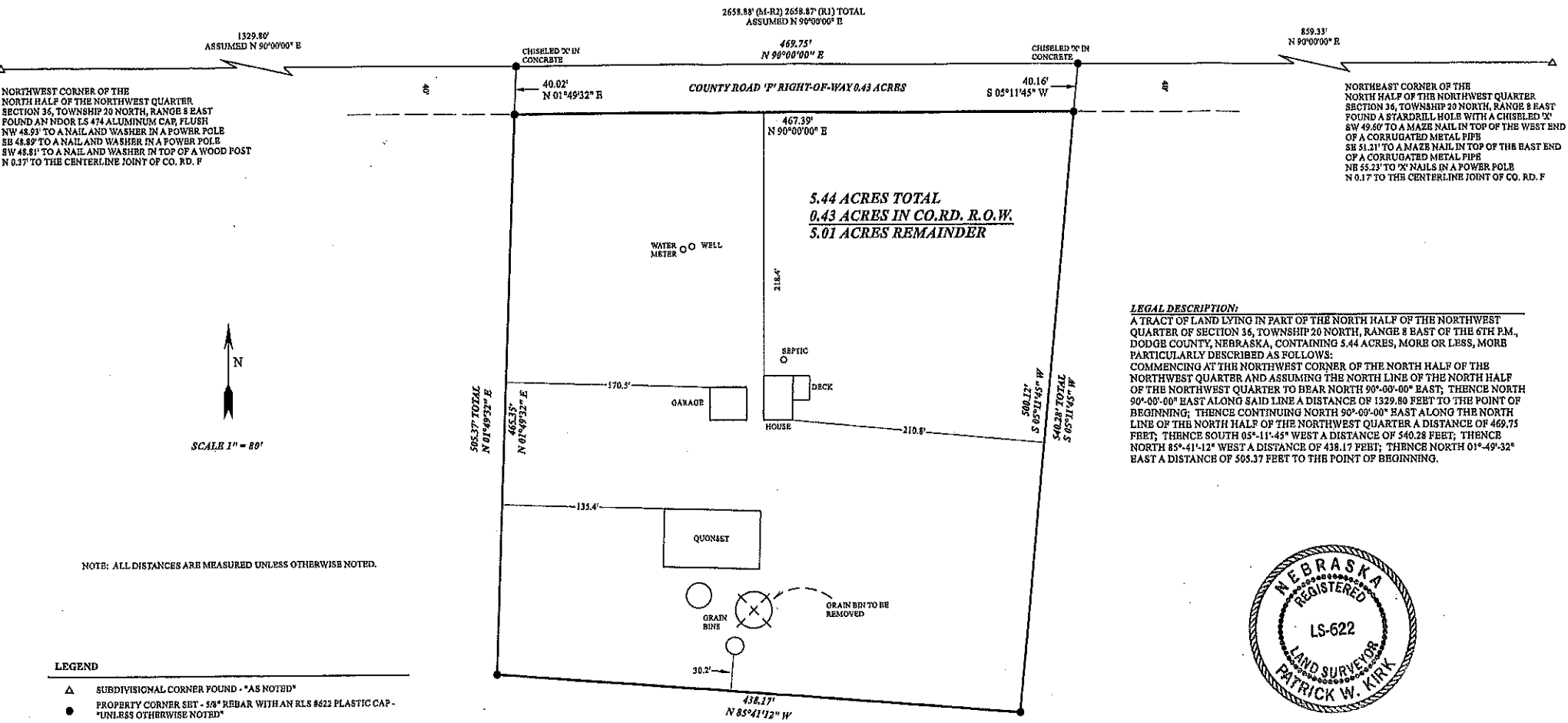
LOGAN PLAT

R-8-9-E



LOGAN TOWNSHIP	SECTION 6	SECTION 12	SECTION 16	SECTION 24	SECTION 34
SECTION 2 1. Bromm, Natalie 8	1. Herrmann, Kreg etux 10	1. Parr, Leroy 5	1. Zimmer, Daniel 7	1. Camenzind, James etux 7	1. Fowler, Jay etux 14
SECTION 3 1. Uehling, Douglas etal 10	2. Hueser, Bradley 5	SECTION 13 1. Elim Evangelical Lutheran Church 7	SECTION 20 1. Duffack, William 12	2. Weyhrich, Wade etux 11	SECTION 35 1. Brands, Jeffrey 5
SECTION 4 1. Lupton, Jessie etal 8	SECTION 7 1. Glasshoff, Larry etux 10	SECTION 14 1. Hilbers, Brent 12	2. Larson, Richard etal 16	3. Bohling, Jean etvir 10	SECTION 36 1. Waits, Damon etux 7
SECTION 5 1. Weltzenkamp, Cynthia 11	2. Egbers, Douglas 6	2. Bray, Roger 8	SECTION 22 1. Otteman Farms Ltd 8	SECTION 25 1. Dam Farm Inc 6	
	SECTION 10 1. Wimer, Dale 8	3. Walraven, Robert etux 9	SECTION 23 1. Kies, Vickie 5	SECTION 26 1. Wobken, David etux 5	
	2. Bowman, Lois etal 8	SECTION 15 1. Jackson, Michael etux 8		SECTION 29 1. Mace, Bryan etux 7	
				SECTION 31 1. Kraus, Kevin etux 6	

A BOUNDARY SURVEY LYING IN PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



NOTE: ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

- LEGEND**
- ▲ SUBDIVISIONAL CORNER FOUND - *AS NOTED*
 - PROPERTY CORNER SET - 5/8" REBAR WITH AN RL 8 #622 PLASTIC CAP - *UNLESS OTHERWISE NOTED*
 - (M) MEASURED DISTANCE
 - (R1) RECORD DISTANCE - ENGINEERING FIRM SPEICE LEWIS HORIZONTAL CONTROL DATA FOR THE SCRIBNER-HERMAN ROAD PROJECT.
 - (R2) RECORD DISTANCE - A SURVEY BY PATRICK W. KIRK DATED 10-02-18.

LEGAL DESCRIPTION:
 A TRACT OF LAND LYING IN PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 5.44 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER AND ASSUMING THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER TO BEAR NORTH 90°-00'-00" EAST; THENCE NORTH 90°-00'-00" EAST ALONG SAID LINE A DISTANCE OF 1329.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°-00'-00" EAST ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 469.75 FEET; THENCE SOUTH 05°-11'-45" WEST A DISTANCE OF 540.28 FEET; THENCE NORTH 85°-41'-12" WEST A DISTANCE OF 438.17 FEET; THENCE NORTH 01°-49'-32" EAST A DISTANCE OF 505.37 FEET TO THE POINT OF BEGINNING.



CERTIFICATION:
 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

NAME: Patrick W. Kirk
 DATE: 6-03-2020 REGISTRATION NO. 622