

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Mulliken Inc. ^{Robert & Jerry Mulliken} 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: _____

**DODGE COUNTY
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT**

1. Date: 5/31/2020
2. Applicant Name: Mulliken Inc Robert/Jerry Mulliken
Address: 1677 Co Rd 24
Phone No. 402-720-7531
3. Legal Description of the Storage Site Location SE 1/4 of T18N-R8E Sec 24-
T18N-R8E; NE 1/4 Sec, 25 T18N-R8E
4. Legal Description of the Application Site Location SE 1/4 of T18N-R8E Sec 24-
T18N-R8E; NE 1/4 Sec, 25 - T18N-R8E
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: _____

Phone No: City of Fremont, Keith Kontor, 727-2670 or Derril Marshall, 727-2610

6. Name, Address, Phone number of the person who will be applying and/or storing the Biosolids: _____
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 Statutes Sec. 23-114.05.

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

Map showing all wells, streams, surface water, watercourses, wetlands and inhabited dwellings within 1000 feet of the application location, information showing the routes to be used by the trucks and an explanation of how the biosolids will be transported from the generation site to the application site.

A list of the names and addresses of neighboring home sites or farmsteads either owned or rented and adjacent landowners within 1000 feet of proposed site certified by a land abstractor.

A description of the method of applying of material and possible incorporation into the soil. This description must include a discussion of methods to be used during periods of unfavorable weather and soil conditions as well as normal favorable conditions.

Signatures:

Joe A. Muller X
Applicant

[Signature] X
Farm/Operator

Joe A. Muller X
Property Owner

APPROVED: _____

DENIED: _____

Dodge County Planning Commission

Chairman, Planning Commission

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____

2020 JUN 25 PM 1:07
RECEIVED
Dodge Co Highway Dept

**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

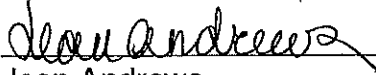
Scott Nun
Ne-Ia Agronomics, LLC
3715 County Rd. GH
Tekamah, NE 68061

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 9:35 A.M.

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

Thank you,

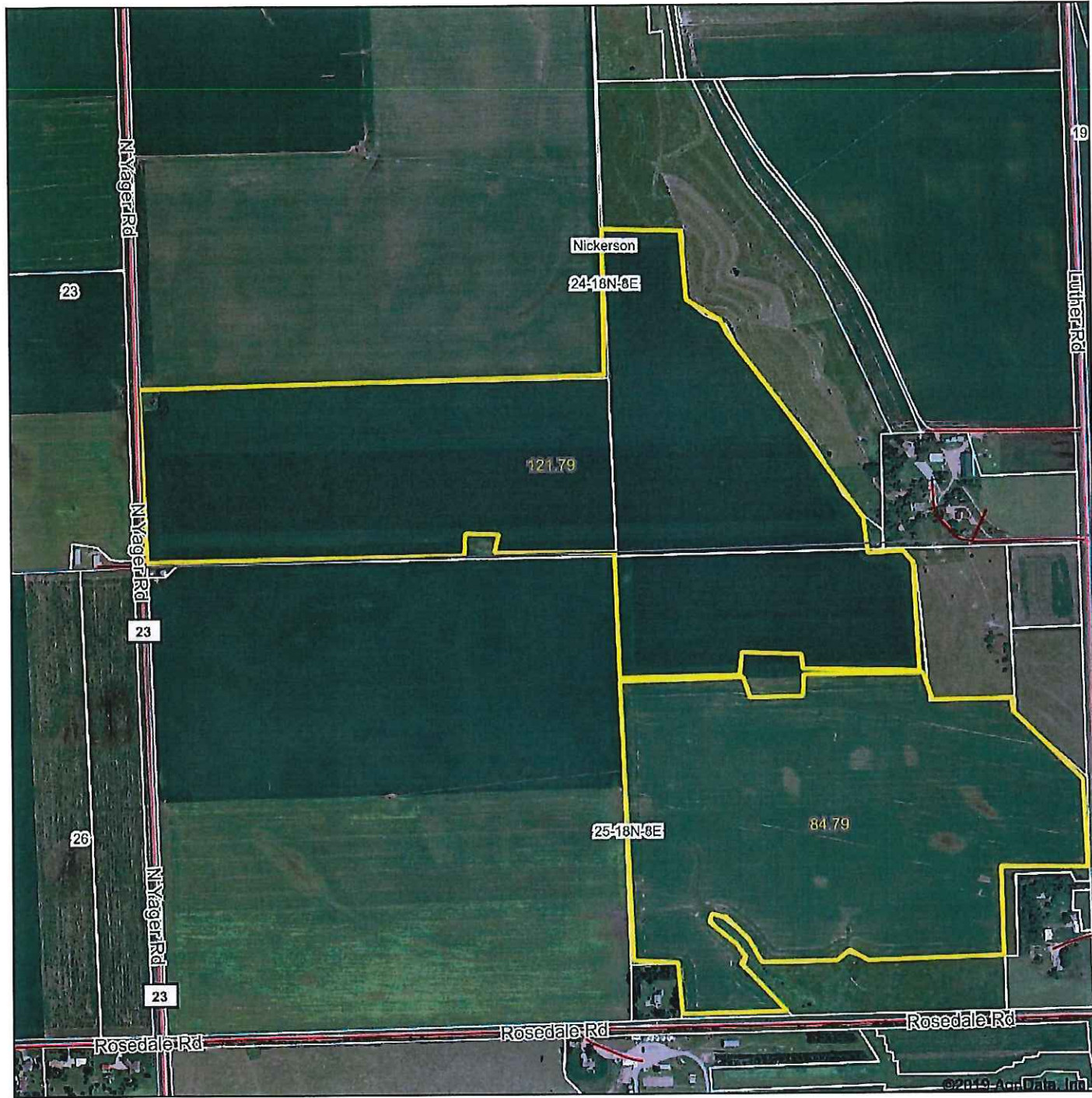


Jean Andrews,
Dodge County Zoning Administrator

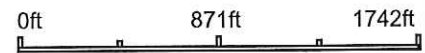
Enclosure

Cc: Mulliken Inc.; Robert & Jerry Mulliken

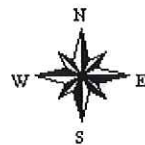
Aerial Map



Map Center: 41° 30' 34.58, -96° 28' 28.6



24-18N-8E
Dodge County
Nebraska

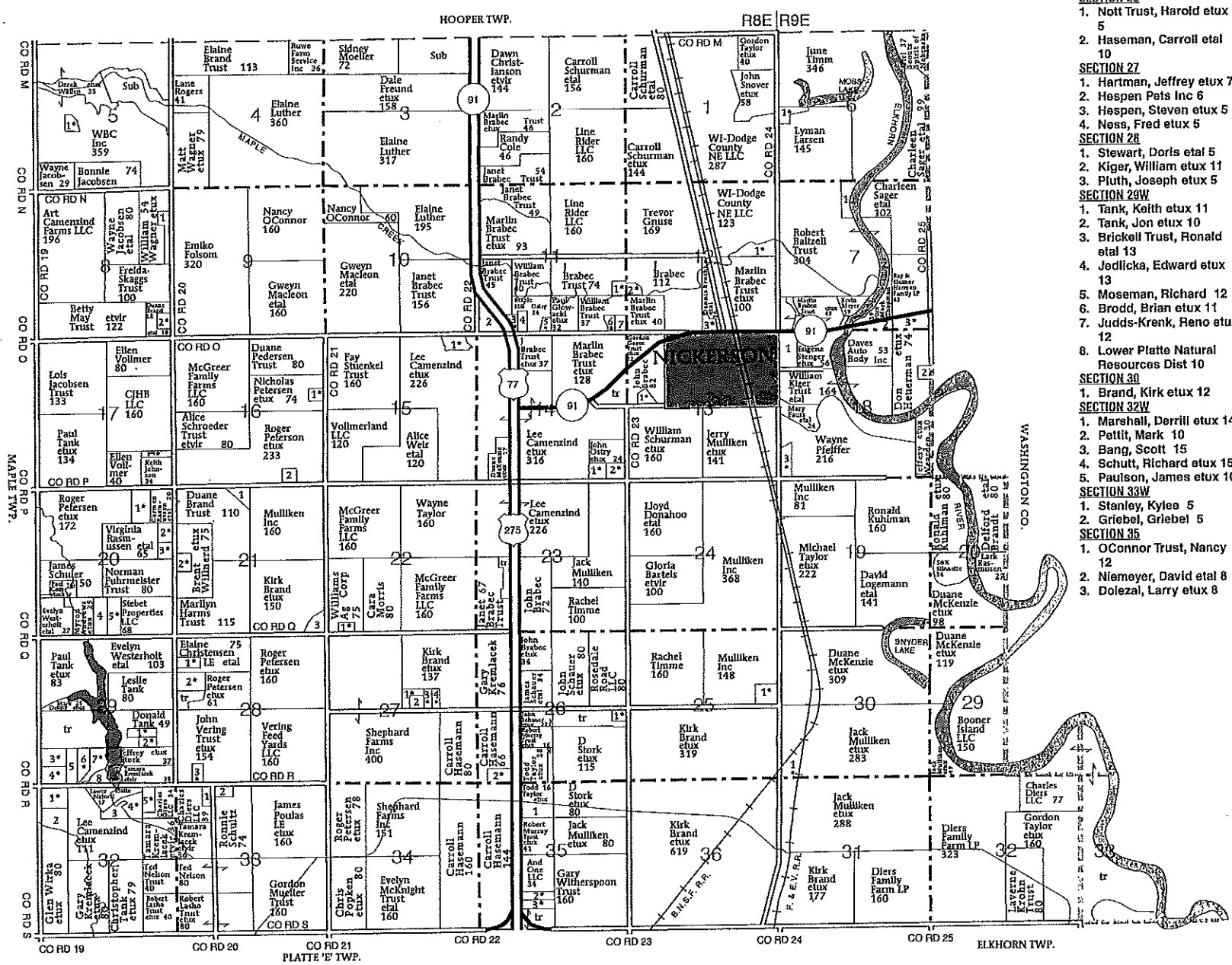


6/14/2020



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

- NICKERSON TOWNSHIP**
SECTION 5
 1. Kment, Jay etux 7
SECTION 6
 1. Hull, Craig etux 12
SECTION 7
 1. Timm, June 15
 2. Daves Auto Body Inc 7
 3. Heuerman, Donald etux 15
SECTION 8
 1. Jacob, Gene 6
 2. Baumgartner, Jeffrey etux 6
SECTION 11
 1. Zrust, Ronnie etux 6
 2. Shammah Enterprises LLC 5
 3. Kreifels, Joseph etux 5
 4. Soukup, Carla 10
 5. Brabec Trust, Marlin etux 6
 6. Whitaker, Justin etux 5
 7. Nachtman, Lea 5
SECTION 12
 1. Brabec Trust, Marlin etux 14
 2. Zrust, Ronnie etux 6
 3. Nielsen, Roger etux 7
SECTION 13
 1. Ramsay, John etux 10
SECTION 14
 1. Limbach Trust, Audrey etux 5
 2. Taylor, Todd etux 5
SECTION 15
 1. Camenzind, Case etux 14
SECTION 16
 1. Petersen, Roger etux 7
 2. Bang, Joshua 7
SECTION 17
 1. Loague, James etux 6
SECTION 18
 1. Village of Nickerson 9
 2. Harshman, Stephen 5
 3. Allen, Ronald etux 7
SECTION 19
 1. McKenzie, Duane etux 14
SECTION 20W
 1. Furchmeister, Ranatta etal 20
 2. Joens, Gary etux 9
 3. Johnson, Roy etux 6
 4. Havranek, Janice 13
 5. Meyers, Matthew etux 11
SECTION 21
 1. Pettit, Mark 10
 2. Poppe, Stephen etux 5
 3. Plainview Holdings LLC 10
SECTION 22
 1. Mueller, David etux 5
SECTION 25
 1. Christensen LE, Roy etux 10



- SECTION 26**
 1. Nott Trust, Harold etux 5
SECTION 27
 1. Hartman, Jeffrey etux 7
 2. Haspen Pets Inc 6
 3. Haspen, Steven etux 5
 4. Ness, Fred etux 5
SECTION 28
 1. Stewart, Doris etal 5
 2. Kiger, William etux 11
 3. Pluth, Joseph etux 5
SECTION 29W
 1. Tank, Keith etux 11
 2. Tank, Jon etux 10
 3. Brickell Trust, Ronald etal 13
 4. Jedlicka, Edward etux 13
 5. Moseman, Richard 12
 6. Brodd, Brian etux 11
 7. Judds-Krenk, Reno etux 12
 8. Lower Platte Natural Resources Dist 10
SECTION 30
 1. Brand, Kirk etux 12
SECTION 32W
 1. Marshall, Derrill etux 14
 2. Pettit, Mark 10
 3. Bang, Scott 15
 4. Schutt, Richard etux 15
 5. Paulson, James etux 10
SECTION 33W
 1. Stanley, Kylee 5
 2. Griebel, Griebel 5
SECTION 35
 1. O'Connor Trust, Nancy 12
 2. Niemeyer, David etal 8
 3. Dolezal, Larry etux 8

T-18-N

NICKERSON PLAT (underlaid)



R-8-9-E



NICKERSON TOWNSHIP
SECTION 29W
1 Jedlicka, Edward 1794
2 Brodd, Brian 1938
3 Krenk, C 1946
4 Kremlacek, Gary 1976

DODGE CO., NE

**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

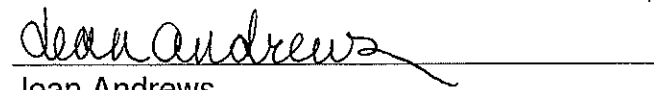
Dear Property Owner:

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 Mulliken Inc.; Robert and Jerry Mulliken of 1677 County Rd. 24, Nickerson, NE 68044 to obtain a Conditional Use Permit to store and apply bio-solids as per Article 12 Section 2. Conditional Uses 2.18 located in SE ¼ Section 24, Township 18 North, Range 8 East and NE ¼ Section 25, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-2, General 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 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

2020 JUN 24 AM 7:25
RECEIVED
Dodge Co Highway Dept

NAME AND ADDRESS SEARCH

Request Made By: **Neb-Ia 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 North half of the Northeast Quarter and Tax Lot 2 and 6 in Section 25, Township 18 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.

AND

The Southeast Quarter and Tax Lot 5 in Section 24, Township 18 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.

AND

The West half of the Northeast Quarter and Tax Lot 1 in Section 24, Township 18 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.

AND

The Northeast Quarter of the Northwest Quarter and Tax Lot 1 in Section 19, Township 18 North, Range 9 East of the 6th P.M., Dodge County, Nebraska.

The list of names and addresses include all property owners within 1000 feet of said property:

Rachel Timme Nyla Wegner 2029 N Christy Fremont, NE 68025	NW1/4	25 - 18 - 8
Jack Mulliken 1677 County Rd 24 Nickerson, NE 68044	TL 1	25 - 18 - 8
Kirk & Jeanne Brand 2190 Rosedale Rd Fremont, NE 68025-7830	SW1/4, W1/2SE1/4, NE1/4SE1/4 & TL 3 & 4	25 - 18 - 8
Idlewild Farms, LLC 1677 County Rd 24 Nickerson, NE 68044-1707	TL 5 & 6 SW1/4 lying W of BNSF RR	30 - 18 - 9

Fremont Northern Railroad 10100 N Ambassador Dr Ste 105 Kansas City, MO 64153	TL 9	30 - 18 - 9
Roy G. & Patty J. Christensen (Life Est ETAL) Eric & Chad Christensen (TIC ETAL) 1741 County Rd 24 Nickerson, NE 68044-1711	TL 5	25 - 18 - 8
Duane C. & Judi C. McKenzie 1575 HWY 275 Fremont, NE 68025-7876	TL 1, 7 & 8 & NE1/4 lying E of BNSF CB&Q Railroad	30 - 18 - 9
Sharon L. Taylor 2462 County Rd Q Nickerson, NE 68044-1708	SE1/4NW1/4, NE1/4SW1/4 & TL 2, 3, 5, 11 & 12	19 - 18 - 9
Fremont Northern Railroad 10100 N Ambassador Dr Ste 105 Kansas City, MO 64153	TL 13 (W1/2SW1/4)	19 - 18 - 9
Sharon L. Taylor 2462 County Rd Q Nickerson, NE 68044-1708	TL 10	19 - 18 - 9
Rosedale Road, LLC Darlene H. Hall 8530 Franklin Drive Denver, CO 80229	E1/2NE1/4	26 - 18 - 8
Rachel Timme Nyla Wegner 2029 N Christy Fremont, NE 68025	S1/2SE1/4 & TL 10	23 - 18 - 8

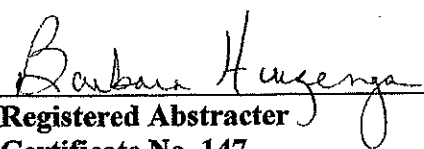
American Telephone & Telegraph	TL 4 (SW1/4SW1/4)	24 - 18 - 8
Gloria Jean Bartels (ETVIR) %Larry Bartels 5151 S 222nd St Elkhorn, NE 68022-2489	TL 10	24 - 18 - 8
Jack O. Mulliken 1677 County Rd 24 Nickerson, NE 68044-1707	TL 9	23 - 18 - 8
Gloria Jean Bartels (ETVIR) %Larry Bartels 5151 S 222nd St Elkhorn, NE 68022-2489	TL 6, 8 & 9	24 - 18 - 8
Lloyd W. Donahoo (ETAL) %Larry Bartels 5151 S 222nd St Elkhorn, NE 68022-2489	NW1/4	24 - 18 - 8
William C. & Kathi L. Schurman PO Box 16 Nickerson, NE 68044-0016	SW1/4	13 - 18 - 8
Jerry & Sharon Mulliken 1687 County Rd 24 Nickerson, NE 68044-1707	W/2SE1/4 & TL 32 & 33	13 - 18 - 8
Fremont Northern Railroad 10100 N Ambassador Dr Ste 105 Kansas City, MO 64153	TL 67	13 - 18 - 8

Village of Nickerson PO Box 7 Nickerson, NE 68044-0007	PT TL 1	13 - 18 - 8
Ronald E. & Pamela A. Allen PO Box 243 Scribner, NE 68057-0243	TL 9 (Incl .085 Vac Co Rd P)	18 - 18 - 9
Jeffrey N. & Melinda J. Wearden (JT WROS) 10573 River Oak Ln Fontanelle, NE 68044-2575	PT TLS 6, 7, 10, 13 & 16	18 - 18 - 9
Wayne C. Pfeiffer 178 Glasgow St North Guelph ON, N1H 4W9	SW1/4SE1/4, SE1/4SW1/4 & PT TLS 6, 7, 10, 13 & 16 (Incl 2A Vac Co Rd P)	18 - 18 - 9
Ronald Kuhlman 1116 County Rd 20 Hooper, NE 68031-2002	NE1/4 (Incl .64A Vac Co Rd P)	19 - 18 - 9

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 18, 2020

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


Registered Abstractor
Certificate No. 147
Order No. 200779