

Agenda Item # 23a
Date 5/5/21

**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 20, 2021 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Taylor, Wagner and Weitzenkamp. Absent: Ruzicka.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting.

Motion was made by **Hansen** to accept the Minutes of the March 16, 2021 meeting as mailed. Seconded by **Rolf**. Motion carried by voice vote with the following voting yes: Brabec, Fooker, Giesselmann, Hansen, Rolf, Taylor, Wagner and Weitzenkamp. Absent: Ruzicka.

Public Hearing: Consider request of Carroll D. & Mary L. Hasemann of 261 County Road 16 Blvd., Scribner, NE 68057 to subdivide a 6.22 acre tract as per Article 14. Section 1. Permitted Principal Uses 1.3 located in E ½ SE ¼ Section 27, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-3, Transitional District.

Chairman Brabec declared the public hearing to be open.

Testimony:

For: Shane Hasemann, representing his father, Carroll Hasemann, was present to explain he purchased the ground to construct a new home on a triangular tract at the top of the hill on the west side of U.S. Hwy. 77/275 and on the south side of Rosedale Road. Rolf asked about the access of the property. Hasemann stated there was a driveway off of Rosedale Road.

Andrews stated she received a number of calls regarding the sign that was posted near the property on Rosedale Road otherwise no verbal or written communication had been received.

Against:

No one was present and no written or verbal communication had been received.

Motion to close the hearing was made by **Giesselmann** and seconded by **Fooker**.
Motion carried by voice vote. All present voted yes.

Possible Action:

Motion was made by **Weitzenkamp** and seconded by **Wagner** to recommend approving the lot split. Motion carried by roll call vote. Those voting yes: Fooker, Giesselmann, Hansen, Rolf, Taylor, Wagner, Weitzenkamp and Brabec. Absent: Ruzicka. Mr. Hasemann was advised the Dodge County Board of Supervisors will hear the request on May 5, 2021 at 9:30 A.M.

Public Hearing: Continued Item: Consider updating the Dodge County Zoning Regulations to include text to be inserted into Article 25: Supplemental Regulations, Section 22. Text will address Industrial Wastewater – Biosolids – Sludge (Liquid and/or Cake Form).

Chairman Brabec declared the hearing to be opened.

Testimony:

For: Andrews stated the proposed regulations had been revised and sent to the board three times and due to no further revisions, they are being brought to the Planning Commission in a public hearing to either recommend adopting them or going back for further revisions. Andrews read the regulations where changes had been made.

Elmer Armstrong addressed the board asking about the setback for applying the material. Rolf stated the setback is stated on page 4, #3. Mr. Armstrong was satisfied with the reply.

Brian Harms, a farmer from Maple Township, questioned the difference between the liquid and solid material. It was explained that the biomass material was from industrial wastewater and the solid was the material from a commercial or industrial wastewater considered to be "Cake" Biosolids.

Scott Wagner, board member, was concerned with the location and notification of inhabited residences, or business or facility within 1,500 feet excluding the residence or business of the landowner or applicant with written permission. He didn't agree with this requirement or the one where biosolids shall not be land applied within 500 feet of an inhabited residence, business or facility excluding the residence or business of the landowner or applicator with written permission.

Brabec stated that these regulations are guidelines and may be changed or amended as needed.

Wagner stated he was also concerned that down the road there may be regulations to spread livestock manure and as farmers, we need to be aware of this. **Rolf** stated that the Livestock Producers will have something to say about that.

No other testimony was given.

Against:

No one spoke and no written communication had been received.

Motion to close the public hearing was made by **Fooker** and seconded by **Hansen**. Motion carried by voice vote. All present voted yes. Absent: Ruzicka.

Motion to recommend approval and insertion of Section 22 into Article 25, Supplemental Regulations as presented by **Fooker** and seconded by **Giesselmann** based on the amendments conform with the intent and purpose of the regulations and the comprehensive plan and additionally promotes the safety and health of the residents of Dodge County. Motion carried by roll call vote. Those voting yes: Giesselmann, Hansen, Rolf, Taylor, Wagner, Weitzenkamp, Brabec and Fooker. Absent: Ruzicka. The amendments will be addressed at the Dodge County Board of Supervisors at 9:35 A.M. Wednesday, May 5th, 2021. A Resolution will be presented.

With no further business **Rolf** moved to adjourn at 5:00 P.M. and seconded by **Hansen**. Motion carried: Hansen, Rolf, Taylor, Wagner, Weitzenkamp, Brabec, Fooker and Giesselmann. Absent: Ruzicka. The next scheduled meeting will be May 18, 2021 at 4:30 P.M. if business arises.

Respectfully submitted,

Allen Rolf
Secretary, Dodge County
Planning Commission

Dodge County
Planning & Zoning Commission

Approval Date

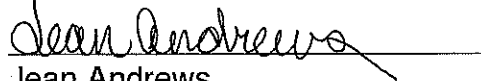
STAFF REPORT
Dodge County Bldg. Insp. & Zoning Dept.
Meeting of April 20, 2021

Zoning sign was placed on the property Wednesday, April 14, 2021

Carroll Hasemann

The property is located on Rosedale Road just west of US Highway 77/275 approximately 2 ½ miles north of Fremont, NE. The land is located on the south side of Rosedale Road where it is part of a terrace. There is access to the property by a drive coming off of Rosedale Road. As you can see by the photos, the property sets high from the highway and has quite a good view. The property on the northside raises and sells flowers and vegetables.

Respectfully submitted,


Jean Andrews,
Dodge County Zoning Administrator



