

AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, April 20, 2021 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 16, 2021 Meeting
5. **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.

Testimony:
For:
Against:
Possible Action:
6. **Public Hearing: Continued Item:** Update the Dodge County Zoning Regulations to include text to be inserted into Article 25: Supplemental Regulations, Section 22. The text will address Industrial Wastewater – Biosolids – Sludge (Liquid and or Cake Form).

Testimony:
For:
Against:
Possible Action:
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 9, 2021. 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 special meeting, April 20, 2021 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, May 5, 2021 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 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.
2. Continued Item: Update the Dodge County Zoning Regulations to include text to be inserted into Article 25: Supplemental Regulations, Section 22. The text will address Industrial Wastewater – Biosolids – Sludge (Liquid and or Cake Form).

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.

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date March 17th 2021

Property Owner's Name Carroll D. Hasemann and Mary L.

Address: 261 County Road 16 Blvd. Hasemann
Scrubner, Nebr. 68057

Phone No. 402-720-4290

Legal Description of the Property to be split E 1/2 SE 1/4 SEC 27 T18 R8

Number of Acres being split off 6.22 Zoning District A-3

Total Number of Acres the subdivision subdivided from 450 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) Shane D. and Megan Hasemann

Applicant's Address 11328 Martin Ave, Omaha Nebr

Applicant's Signature Shane D. Hasemann Megan Hasemann

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

RECEIVED
Dodge County Highway Dept
MAR 30 AM 8:45
6164

PARCEL "A"

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE S89°51'07"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 810.00 FEET; THENCE S00°30'12"E, A DISTANCE OF 105.31 FEET; THENCE SOUTHWESTERLY ON A 1603.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 1013.30 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, THE CHORD OF SAID CURVE BEARS S53°51'54"W, A DISTANCE OF 996.52 FEET; THENCE N00°30'12"W ON SAID WEST LINE, A DISTANCE OF 695.06 FEET TO THE POINT OF BEGINNING, CONTAINING 6.22 ACRES, MORE OR LESS, WHICH INCLUDES 0.61 ACRES MORE OR LESS OF COUNTY ROAD RIGHT OF WAY.

OFFICE USE ONLY

Permit No. 2021-001

Date April 20, 2021 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date May 5, 2021 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(cont.)

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

Permit No. 2021-001

Property Owner's Name Shane D. and Megan Hasemann
Address 11328 Martin Ave, Omaha, Nebr. 68164
Legal Description 6.22 acres - see attached
Lot Size and Number of Acres 6.22
Distance from Nearest Livestock Operation 2 + miles

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 Shane D. Hasemann, Megan Hasemann
Mailing Address 11328 Martin Ave, Omaha, Nebr. 68164
Telephone No. 402-720-4290

OFFICE USE ONLY

Shane D. & Megan Hasemann 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 4-20-21

Chairman, Dodge County Planning Commission

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:

Address of Applicant:

In witness whereof, the parties aforesaid have hereto set their hand with this application 30 day of March 2021

Date filed with Dodge County Joint Planning Commission: April 20, 2021

Date filed with Dodge County Board of Supervisors: May 5, 2021

Deann Andrews

Dodge County Zoning Administrator or County Building Inspector

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

April 9, 2021

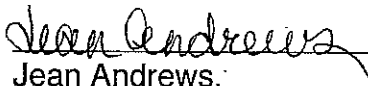
Carroll D. & Mary L. Hasemann
261 County Rd. 16 Blvd.
Scribner, NE 68057

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held April 20, 2021 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 May 5, 2021 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: Shane D. & Megan Hasemann
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

April 9, 2021

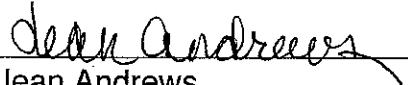
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, April 20, 2021 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 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.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, April 20, 2021 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, 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: **Shane Hasemann**

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 East Half of the Southeast Quarter of Section 27, Township 18 North, 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:

Kirk D. & Jeanne M. Brand (TIC) 2190 Rosedale Rd Fremont, NE 68025-7830	TL 11 (E1/2 NE1/4)	27 - 18 - 8
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Fred E. & Carol A. Ness 2170 Rosedale Rd Fremont, NE 68025-7830	TL 10	27 - 18 - 8
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Shepard Farms Inc % John Weir 2146 County Rd P Fremont, NE 68025-7837	NW1/4, W1/2SE1/4, TL 3, 4 & 5	27 - 18 - 8
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Shepard Farms Inc % John Weir 2146 County Rd P Fremont, NE 68025-7837	W1/2NE1/4 & E1/2NW1/4	34 - 18 - 8
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Zoua Lo (ETUX JT WROS) Dang Vang Sheng Yeng Vang 2256 Rosedale Rd Fremont, NE 68025-78289	PT TL 8 (W1/2NW1/2) & PT TL 26	26 - 18 - 8
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RECEIVED
2021 MAR 30 AM 8:44
Dodge Co Highway Dept

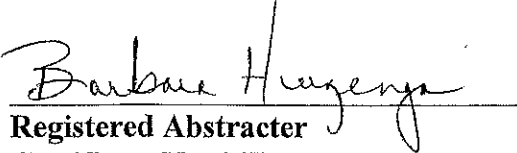
James Schauer (ETAL) Bonnie Phillips Janice Stieren David Schauer 1735 N Keene Ave Fremont, NE 68025-2989	TL 27 (SE1/4NW1/4)	26 - 18 - 8
John & Jolene Schauer 2214 Rosedale Rd Fremont, NE 68025	TL 30	26 - 18 - 8
John & Jolene Schauer 2214 Rosedale Rd Fremont, NE 68025	TL 13 & PT TL 32	26 - 18 - 8
Robert K. & Sandra L. Murray, TR 605 N Broad Fremont, NE 68025	PT TL 32	26 - 18 - 8
Robert K. & Sandra L. Murray, TR 605 N Broad Fremont, NE 68025	PT TL 31	26 - 18 - 8
Todd M. & Linda R. Taylor 2296 County Rd P Nickerson, NE 68044-1718	TL 33	26 - 18 - 8
Todd M. & Linda R. Taylor 2296 County Rd P Nickerson, NE 68044-1718	TL 33	35 - 18 - 8
Nancy Byers O'Connor, Trustee 2108 County Rd O Fremont, NE 68025-7834	TL 32	35 - 18 - 8
Evelyn V. & Thomas A. McKnight, CoTr 4119 N Somers Ave Fremont, NE 68025-7390	W1/2SE1/4 & E1/2SW1/4	34 - 18 - 8
Evelyn V. & Thomas A. McKnight, CoTr 4119 N Somers Ave Fremont, NE 68025-7390	NW1/4NE1/4	3 - 17 - 8

Taylor Farms General Partnership 1969 County Rd 14 Blvd Ames, NE 68621-2129	NE1/4NE1/4 & PT SE1/4NE1/4	3 - 17 - 8
DUN6 LLC 25525 Blondo St Waterloo, NE 68069	TL 107	2 - 17 - 8
Francis Emanuel 1822 County Rd 6 North Bend, NE 68649-3039	PT TL 108	2 - 17 - 8
Francis Emanuel 1822 County Rd 6 North Bend, NE 68649-3039	PT TL 108	2 - 17 - 8
John E. & Michele P. Larsen (TIC) 1732 Caliente Cv Fremont, NE 68025-9782	PT TL 19	35 - 18 - 8
NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759	TL 22, 25, 27, 29 & PT TL 20	35 - 18 - 8
Robert K. & Sandra L. Murray, Tr 605 N Broad Fremont, NE 68025	TL 31 (SE1/4NW1/4)	35 - 18 - 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.

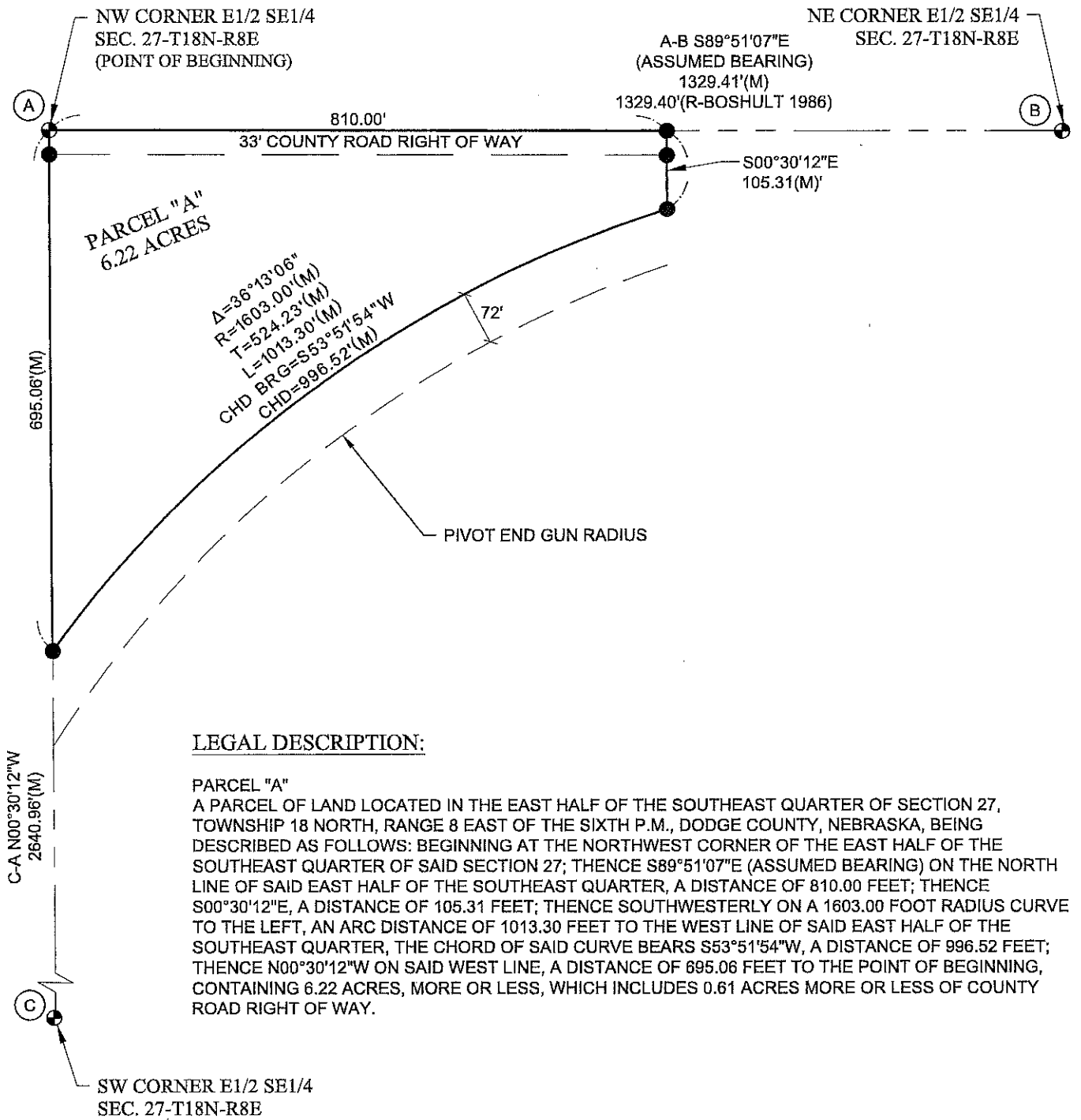
Dated: March 23, 2021

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


Registered Abstractor
Certificate No. 147
Order No. 210207

SURVEY RECORD

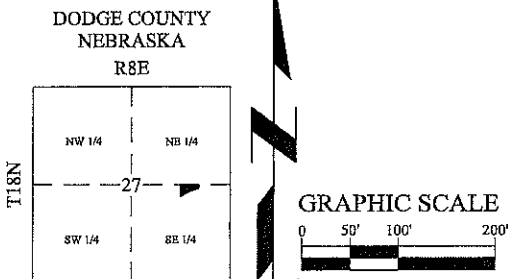
SHANE HASEMANN



LEGAL DESCRIPTION:

PARCEL "A"
 A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE S89°51'07"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 810.00 FEET; THENCE S00°30'12"E, A DISTANCE OF 105.31 FEET; THENCE SOUTHWESTERLY ON A 1603.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 1013.30 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, THE CHORD OF SAID CURVE BEARS S53°51'54"W, A DISTANCE OF 996.52 FEET; THENCE N00°30'12"W ON SAID WEST LINE, A DISTANCE OF 695.06 FEET TO THE POINT OF BEGINNING, CONTAINING 6.22 ACRES, MORE OR LESS, WHICH INCLUDES 0.61 ACRES MORE OR LESS OF COUNTY ROAD RIGHT OF WAY.

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

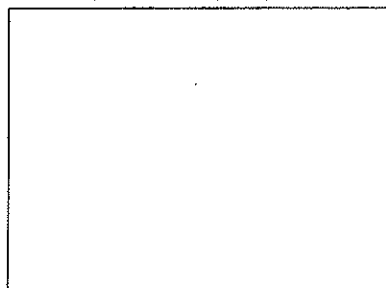
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

SURVEYOR'S CERTIFICATE:


I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Joshua D. Borchers 9/10/2020
 JOSHUA D. BORCHERS, LS 766

REPOSITORY STAMP



DATE	9/9/2020
SCALE	1" = 200'
DRAWN	JDG
JOB NO.	R201467.00
FIELD BOOK	DODGE CO. #30
FIELD WORK	MS
SHEET	1 OF 2
FILE NO.	2020-93



JEO CONSULTING GROUP
 800.723.8567
 Wahoo, NE 402-443-4661
 www.jeo.com

SURVEY RECORD

SHANE HASEMANN

CORNER TIES:

- (A) NW CORNER E1/2 SE 1/4 SECTION 27-T18N-R8E
 FOUND A 1/2" OPEN TOP PIPE FLUSH WITH ROAD, LOWERED PIPE, NOW 0.4' DEEP
 SE 62.64' TO A NAIL "X" SET IN THE SOUTHWEST FACE OF A POWER POLE (2' ABOVE GROUND)
 ENE 82.37' TO A 5/8" IRON BAR FOUND ON THE WEST SIDE OF A T-POST
 WNW 60.11' TO A NAIL SET IN THE NORTHEAST FACE TELEPHONE DROP BOX POST (1' ABOVE GROUND)
 S 33.00' TO A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS L.S. 766", SET FLUSH WITH GROUND
 E 10' TO RANGE OF SPLIT RAIL FENCE NORTH
 S 32' TO AN EAST-WEST POWER LINE
 ON CENTERLINE OF AN EAST-WEST GRAVEL ROAD
- (B) NE CORNER E1/2 SE 1/4 SECTION 27-T18N-R8E
 FOUND A DODGE COUNTY ALUMINUM CAP, 0.5' DEEP
 N 33.00' TO A 1/2" OPEN TOP PIPE
 NNW 19.47' TO MAG NAIL FOUND IN TOP OF NORTH END OF 24" CMP
 WNW 111.36' TO MAG NAIL FOUND IN TOP OF EAST END OF 24" CMP
 ESE 62.93' TO A NAIL FOUND IN THE NORTH FACE OF A POWER POLE (4' ABOVE GROUND)
 N 49.98' TO A 3/4" REBAR
 W 1.5' TO A RANGE OF FENCE NORTH
 S 31.5' TO AN EAST-WEST POWER LINE
- (C) SW CORNER E1/2 SE 1/4 SECTION 27-T18N-R8E
 FOUND A 1-1/4" OPEN TOP PIPE WITH PART OF A T-POST ON EAST SIDE, 0.3' DEEP
 SE 12.04' TO A 5/8" X 24" REBAR WITH R.M. 2020 PLASTIC CAP, SET 0.5' DEEP
 NE 12.11' TO A SET 5/8" X 24" REBAR WITH R.M. 2020 PLASTIC CAP, SET 0.5' DEEP
 N 216± TO A STUB UTILITY WOOD POST
 ON LINE WITH CROP LINE WEST

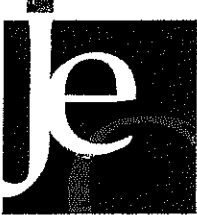
SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SHANE HASEMANN. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12 GNSS RECEIVER.

DATE	9/9/2020
SCALE	1" = 200'
DRAWN	JDG
JOB NO.	R201467.00
FIELD BOOK	DODGE CO. #30
FIELD WORK	MS
SHEET	2 OF 2
FILE NO.	2020-93



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