

Agenda Item # 23a
Date 12/1/21

**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, November 16, 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. Absent: Ruzicka, Wagner and Weitzenkamp.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting. No Exparte had been reported.

Motion was made by **Rolf** to accept the Minutes of the September 21, 2021 meeting as mailed. Seconded by **Fooker**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Taylor and Brabec. Absent: Ruzicka, Wagner and Weitzenkamp.

Public Hearing: Consider request of Larry Pojar of 437 County Road E, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in North ½ NW ¼ Section 28, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Chairman Brabec declared the public hearing to be open.

Tom Weitzenkamp answered the roll at 4:32 P.M.

Testimony:

For: Larry Pojar was present to explain his request. Rolf asked how many acres did Pojar plan on storing and applying. Pojar stated 120 acres. Rolf asked if the pile would be near the road. Pojar stated yes. Rolf asked if there were any nearby neighbors. Pojar stated no. Rolf asked if they would pile now. Pojar stated they would spread immediately after hauling it out to the land.

Speakers requesting information:

Jim Kroenke asked if there would be just enough brought out for that site. Pojar stated yes. Kroenke stated that approximately 3 years ago paunch manure was supposed to be spread at a site and was spread at a different site. Pojar stated it would be stored and spread on top of a hill near Kroenke's place. He went on to say it would not run down the hill as it was not near the creek.

Barb Steffensmeier asked if there was anyone close to the area. Pojar stated it was within the same section. Steffensmeier stated that people live to the north. The smell will affect those people. Marlin Brabec stated there were regulations to govern the storage and application. Steffensmeier stated she was thinking about people smelling the stuff that live close and the ability to have outdoor activities.

Merlin Steffensmeier stated he farms ground near there and was concerned about smell and flies. He asked Pojar how much different this stuff is compared to the stuff that was piled on the airbase. Pojar stated it was the same product and would be spread right away. The product would be applied just this year.

Don Lamphere stated he lives in Lincoln but has farm ground near the site. He asked if it would be applied quickly. Pojar stated it would be applied within a week after the stuff was brought out. Lamphere stated he was concerned about the flies and odor. He went on to state that when it is applied on top, it will still have an odor. Pojar stated he wants to store and apply this each year on a different site. Lamphere stated he was still concerned about the odor.

Patty Lamphere stated she came to the meeting to know more about what this stuff is. Brabec stated it was regulated by the DEQ. Andrews explained it comes from CarGill at Blair and was an industrial waste. It is a different product from what the City of Fremont and Omaha store and apply. She went on to say the product of the city's is a Class B from the sewage plants and the Class A is a product that has been composted which can be purchased as fertilizer in various stores. She added that the City of Fremont works with an agronomist that tests the soil before applying for a conditional permit and then after a crop has been raised on the property to see if it has improved the ground. Weitzenkamp stated that a soil test is also done by Environmental Land Management. Lamphere stated she was still concerned about her property values after the product is spread on the land near hers. Andrews stated the product would be spread once on the property and would not be placed there year after year. Pojar agreed.

Against:

No written communication had been received.

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

Possible Action:

Motion was made by **Giesselmann** and seconded by **Hansen** to recommend approving the Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Giesselmann, Hansen, Rolf, Taylor, Weitzenkamp, Brabec and Fooker. Absent: Ruzicka and Wagner. Mr. Pojar was advised the Dodge County Board of Supervisors will hear the request on December

1, 2021 at 9:30 A.M. Pojar asked if the item could be heard earlier. Andrews stated the County Board meets on Wednesday, November 17, 2021 and due to the fact that the board would not have time to review the minutes and applications, it would not be addressed until Wednesday, December 1, 2021.

Public Hearing: Consider request of Brian Pojar of 551 County Road 4, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ of SE ¼ and NW ¼ SE ¼ Section 5, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.

The hearing was declared open.

Testimony:

For: Brian Pojar was present to explain his request. He stated the product would be stored on 80 acres at County Road H and 9 close to the road. It is approximately ¼ mile away from an acreage. He stated that in the past it had been placed across the road and there were no complaints. Giesselmann stated that by the map the area was 120 acres. Brian Pojar corrected the number of acres to 120.

Against: Fooker asked about a letter that was received from Brenda Wapelhorst Mac. **Fooker** moved to receive the letter and seconded by **Hansen**. Motion carried by voice vote yes by all present. The letter will be included in the minutes. No one was present to speak against the item.

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

Possible Action:

Motion was made by **Giesselmann** and seconded by **Weitzenkamp** to recommend approving the Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Hansen, Rolf, Taylor, Weitzenkamp, Brabec, Fooker and Giesselmann. Absent: Ruzicka and Wagner. Mr. Pojar was advised the Dodge County Board of Supervisors will hear the request on December 1, 2021 at 9:35 A.M. Mr. Pojar asked if the conditional use request could be done in 2022. Andrews stated he should come to the County Board meeting to make his request.

Public Hearing: Consider request of Minarick Family Farms LLC of 1361 County Road 4, North Bend, NE 68649 to subdivide a 5.76 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part of SW ¼ Section 34, Township 18 North, Range 5 East in Union Township, Zoning District A-1, Intensive Ag.

The Public Hearing was declared open.

Testimony:

For: Jim Minarick was present to explain their request for the lot split and conditional use. He stated he didn't know too much as his wife did all the paper work. He did state that 40 acres including the acreage was purchased several years ago and his kids were living there. He stated they were tired of renting the property out and wanted to sell it.

Against:

No one was present either for or against the proposal.

Possible Action:

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

Motion was made by **Rolf** and seconded by **Taylor** to recommend approving the Lot Split and Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Rolf, Taylor, Weitzenkamp, Brabec, Fooker, Giesselmann and Hansen. Absent: Ruzicka and Wagner. Mr. Minarick was advised the Dodge County Board of Supervisors will hear the request on December 1, 2021 at 9:40 A.M.

Public Hearing: Consider request of Larry & Cynthia Stollberg of 531 County Rd. 10, Scribner, NE 68057 to subdivide a 6.40 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part NW ¼ NE ¼ Section 30, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

The Public Hearing was declared open.

Testimony:

For: Cynthis Stollberg was present to explain their request. She stated they had someone who wanted to purchase the acreage.

Against:

No one was present and no communication had been received.

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

Possible Action:

Motion was made by **Giesselmann** and seconded by **Weitzenkamp** to recommend approving the Lot Split and Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Taylor, Weitzenkamp, Brabec, Fooker, Giesselmann, Hansen and Rolf. Absent: Ruzicka and Wagner. Cynthia Stollberg was advised the Dodge County Board of Supervisors will hear the request on December 1, 2021 at 9:45 A.M.

Public Hearing: Consider request of Beverly Thomsen of 1472 County Rd. M, Hooper, NE 68031 to subdivide a 7.33 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part South ½ SE ¼ Section 32, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

The public hearing was declared open.

Testimony:

For: Beverly Thomsen was present to explain the request. Trisha Hilbers, realtor for Olson & Pearson was also present. Mrs. Thomsen stated Joey Geisler has purchased the property. Andrews asked about the remaining farm ground. Mrs. Thomsen stated she would be keeping the adjoining farm ground.

Against:

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

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

Possible Action:

Motion was made by **Weitzenkamp** and seconded by **Rolf** to recommend approving the Lot Split and Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Weitzenkamp, Brabec, Fooker, Giesselmann, Hansen, Rolf and Taylor. Absent: Ruzicka and Wagner. Mrs. Thomsen was advised the Dodge County Board of Supervisors will hear the request on December 1, 2021 at 9:50 A.M.

Public Hearing: Consider request of Calvin & Darlene Siebler of 1856 County Road L, Hooper, NE 68031 to subdivide a 5.42 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in SW ¼ SE ¼ Section 25, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

Motion was made by **Hansen** and seconded by **Giesselmann** to have Brabec relinquish the meeting to Fooker, Vice Chairman. Motion carried voice vote all yes.

The public hearing was declared open.

Testimony:

For: Marlin Brabec, agent for Don Peterson Realty representing Calvin & Darlene Siebler detailed the purpose of the request. He stated it was located south of Hooper and has been the family farm. They have now moved to town and have a buyer for the property. He stated it had a good machine shed and an older home.

Against:

No one spoke and no oral or written communication had been received.

Motion to close the hearing was made by **Taylor** and seconded by **Giesselmann**. Motion carried by voice vote. All voting yes.

Possible Action:

Motion was made by **Giesselmann** and seconded by **Taylor** to recommend approving the Lot Split and Conditional Use Permit based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district which it is located. Motion carried by roll call vote. Those voting yes: Fooker, Giesselmann, Hansen, Rolf, Taylor and Weitzenkamp. Brabec not voting. Absent: Ruzicka and Wagner. Mr. Brabec was advised the County Board would hear the request on December 1, 2021 at 9:55 A.M.

Motion to move Brabec back to meeting was made by **Fooker** and seconded by **Giesselmann**. Motion carried by voice vote all yes.

Request to consider amending Article 25: Supplemental Regulations, Section 22, Section 3, Permits #9. *A list of names and addresses of neighboring home sites or farmsteads either owned or rented as well as adjacent landowners within 1,000 feet of proposed storage & application must be furnished along with application for CUP.* Change #9 sentence to read: **The applicant shall present the Zoning Administrator with a property list certified by a registered abstractor of the record of titleholders within 1,000 feet along with the application for CUP.**

Andrews stated that in order to comply with Article 8: Conditional Uses, Procedures and Standards, the applicant shall present the Zoning Administrator with a property list certified to by a registered abstractor of the record of titleholders within said three hundred (300 feet. She went on to say that there was an applicant at this meeting that had a name on the list with no address and that she had contacted him about it. She stated that by allowing the applicant to produce the names, there was no assurance that the list was correct even though a sign was placed on or near the property. She stressed the importance of being consistent with the current regulations regarding a

conditional use request. Weitzenkamp was concerned that the commission was over regulating and was also concerned about the future where spreading livestock manure would be controlled. Andrews stated that if this type of request came to the commission, it could be turned down. Andrews stated in the past, everyone was treated the same in obtaining a conditional use. She stressed that consistency will hopefully keep the commission out of a legal problem. After much discussion by members and to make a decision regarding the amendment, motion to recommend adoption of the amendment to Permits, sentence #9 was made by **Fooker** and seconded by **Giesselmann**. Motion carried by roll call vote. Those voting yes: Giesselmann, Hansen, Rolf, Taylor, Weitzenkamp, Brabec and Fooker. Absent: Ruzicka and Wagner. A resolution will be brought to the Dodge County Board of Supervisors at a public hearing on December 1, 2021.

With no further business **Rolf** moved to adjourn at 5:26 P.M. and seconded by **Fooker**. Motion carried: Hansen, Rolf, Taylor, Weitzenkamp, Brabec, Fooker and Giesselmann. Absent: Ruzicka and Wagner. The next scheduled meeting will be December 21, 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

10/24/21

JEAN ANDREWS &

The Dodge County Building & Zoning Dept.,

I would like to submit my opposition to the proposed conditional use permit by Brian Rojas. I do not want waste (industrial waste) biosolids stored and applied by my property. I do not want my family's farm to have to contend with the awful smell & probable flies & insects that will surely be present in the storage of this waste. I also object to the added industrial traffic that would be involved in this waste transportation.

I hope the Dodge County Planning Commission will reject this conditional use request! Some of my family still resides in that area.

Brenda Napelloret Mace
2930 Pioneer Point Road.
Galesburg, Mo 65656

2021 OCT 29 AM 7:22
RECEIVED
Dodge County Highway Dept

STAFF REPORT
Dodge County Bldg. Insp. & Zoning Dept.
Meeting of November 16, 2021

Zoning signs were placed on the properties Tuesday, November 9, 2021

Larry Pojar – Conditional Use Request - Biomass

The property is located on County Road K between Roads 3 and 4 approximately 8 miles south of Dodge. The farm ground was in beans for this growing season.

Brian Pojar – Conditional Use Request - Biomass

The farm ground is located at the intersection of County Roads 9 and H approximately 2 miles east and 4 miles south of Snyder. This farm was also in beans.

Minarick Family Farms

The proposed acreage is located at the intersection of County Roads 4 and S approximately 1 mile north and 2 ¾ miles west of North Bend. The home is of average condition with additional farm buildings that were below average. The entrance to the place requires crossing a wooden bridge over a very deep ditch.

Larry Stollberg:

The property is located on County Road K at the intersection of County Road 14 approximately ½ mile south and 4 ½ miles west of Hooper. The house is in fair condition along with several out buildings.

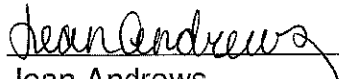
Beverly Thomsen:

The proposed acreage is 2 ½ miles south and 4 miles west of Hooper on County Road M. The home is in very good shape with a number of good out-buildings.

Calvin Siebler:

The property is located just west of Luther Estates Subdivision on County Road L approximately 1 ½ miles south and a ½ mile west of Hooper. The home is in fair condition with a nice machine shed and other outbuildings.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator

Beverly Thomsen



Thomson



Siebler



Calvin Seibler 11-9-21



AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, November 16, 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 September 21, 2021 Meeting

5. **Public Hearing:** Consider request of Larry Pojar of 437 County Road E, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in North ½ NW ¼ Section 28, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

6. **Public Hearing:** Consider request of Brian Pojar of 551 County Road 4, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ of SE ¼ and NW ¼ SE ¼ Section 5, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

7. **Public Hearing:** Consider request of Minarick Family Farms LLC of 1361 County Road 4, North Bend, NE 68649 to subdivide a 5.76 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part of SW ¼ Section 34, Township 18 North, Range 5 East in Union Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

8. **Public Hearing:** Consider request of Larry & Cynthia Stollberg of 531 County Rd. 10, Scribner, NE 68057 to subdivide a 6.40 acre tract and obtain a Conditional Use

Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part NW ¼ NE ¼ Section 30, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

9. **Public Hearing:** Consider request of Beverly Thomsen of 1472 County Rd. M, Hooper, NE 68031 to subdivide a 7.33 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part South ½ SE ¼ Section 32, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

10. **Public Hearing:** Consider request of Calvin & Darlene Siebler of 1856 County Road L, Hooper, NE 68031 to subdivide a 5.42 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in SW ¼ SE ¼ Section 25, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

11. Request to consider amending Article 25: Supplemental Regulations, Section 22, Section 3, Permits #9. *A list of names and addresses of neighboring home sites or farmsteads either owned or rented as well as adjacent landowners within 1,000 feet of proposed storage & application must be furnished along with application for CUP.* Change #9 sentence to read: **The applicant shall present the Zoning Administrator with a property list certified by a registered abstractor of the record of titleholders within 1,000 feet along with a list of rented farmsteads**
12. Other business brought to the board (By published addendum only)
13. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON NOVEMBER 5, 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, November 16, 2021 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, December 1, 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 Larry Pojar of 437 County Road E, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in North ½ NW ¼ Section 28, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.
2. Consider request of Brian Pojar of 551 County Road 4, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ of SE ¼ and NW ¼ SE ¼ Section 5, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.
3. Consider request of Minarick Family Farms LLC of 1361 County Road 4, North Bend, NE 68649 to subdivide a 5.76 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part of SW ¼ Section 34, Township 18 North, Range 5 East in Union Township, Zoning District A-1, Intensive Ag.
4. Consider request of Larry & Cynthia Stollberg of 531 County Rd. 10, Scribner, NE 68057 to subdivide a 6.40 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part NW ¼ NE ¼ Section 30, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.
5. Consider request of Beverly Thomsen of 1472 County Rd. M, Hooper, NE 68031 to subdivide a 7.33 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part South ½ SE ¼ Section 32, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.
6. Consider request of Calvin & Darlene Siebler of 1856 County Road L, Hooper, NE 68031 to subdivide a 5.42 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in SW ¼ SE ¼ Section 25, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.
7. Request to consider amending Article 25: Supplemental Regulations, Section 22, Section 3, Permits #9. *A list of names and addresses of neighboring home sites or farmsteads either owned or rented as well as adjacent landowners within 1,000 feet of proposed storage & application must be furnished along with application for CUP.* Change #9 sentence to read:

The applicant shall present the Zoning Administrator with a property list certified by a registered abstractor of the record of titleholders within 1,000 feet along with a list of rented farmsteads.

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.

**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

November 5, 2021

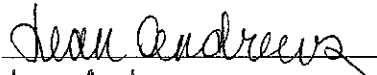
Planning Commission Members

Good Day:

Enclosed please find correspondence received regarding the Brian Pojar Conditional Use request, a new agenda and the additional requests for the November 16th agenda. I did not make copies of the requests for the October 19th Planning Meeting, so please bring that paperwork with you to the November 16th meeting.

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

Thank you.



Jean Andrews,
Dodge County Zoning Administrator

Enclosures
Cc: File

10/24/21

JEAN ANDREWS &

The Dodge County Building & Learning Dept.,

I would like to submit my opposition to the proposed conditional use permit by Brian Pojka. I do not want waste (industrial waste) biosolids stored and applied by my property. I do not want my family's farm to have to contend with the awful smell & probable flies & insects that will surely be present in the storage of this waste! I also object to the added industrial traffic that would be involved in this waste transportation.

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Brenda Napellorit Mae
2930 Pioneer Point Road.
Lulu, Mo 65456

2021 OCT 29 AM 7:22
RECEIVED
Dodge County Highway Dept

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator
Flood Plain Manager

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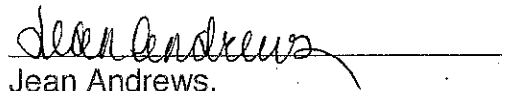
Larry Pojar
437 County Rd. E
Dodge, NE 68633

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held November 16, 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 December 1, 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: 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

November 5, 2021

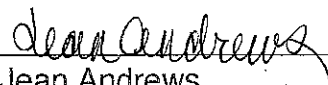
Brian Pojar
551 County Road 4
Dodge, NE 68633

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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
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November 5, 2021

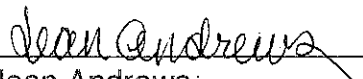
Minarick Family Farms LLC
Ann Minarick
1361 County Road 4
North Bend, NE 68649

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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

November 5, 2021

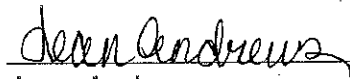
Kenneth D. Hurt
500 Pearl St.
Scribner, NE 68057

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held November 16, 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 December 1, 2021 where your application will be heard at 9:45 A.M.

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

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Larry & Cynthia Stollberg

STAFF REPORT
Dodge County Bldg. Insp. & Zoning Dept.
Meeting of October 19, 2021

Zoning signs were placed on the properties Thursday, October 14, 2021

Larry Pojar – Conditional Use Request - Biomass

The property is located on County Road K between Roads 3 and 4 approximately 8 miles south of Dodge. The farm ground was in beans for this growing season.

Brian Pojar – Conditional Use Request - Biomass

The farm ground is located at the intersection of County Roads 9 and H approximately 2 miles east and 4 miles south of Snyder. This farm was also in beans.

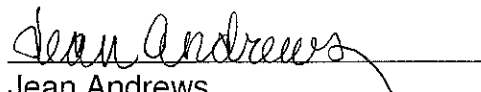
Minarick Family Farms

The proposed acreage is located at the intersection of County Roads 4 and S approximately 1 mile north and 2 ¾ miles west of North Bend. The home is of average condition with additional farm buildings that were below average. The entrance to the place requires crossing a wooden bridge over a very deep ditch.

Larry Stollberg:

The property is located on County Road K at the intersection of County Road 14 approximately ½ mile south and 4 ½ miles west of Hooper. The house is in fair condition along with several out buildings.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator

Larry Pojar



Brian Pojar



Menarick Family Farms 10-14-21



Minarick



Stollberg 10-14-21



Stollberg



Stollberg



AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, October 19, 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 September 21, 2021 Meeting

5. **Public Hearing:** Consider request of Larry Pojar of 437 County Road E, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in North ½ NW ¼ Section 28, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

6. **Public Hearing:** Consider request of Brian Pojar of 551 County Road 4, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ of SE ¼ and NW ¼ SE ¼ Section 5, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

7. **Public Hearing:** Consider request of Minarick Family Farms LLC of 1361 County Road 4, North Bend, NE 68649 to subdivide a 5.76 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part of SW ¼ Section 34, Township 18 North, Range 5 East in Union Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

8. **Public Hearing:** Consider request of Larry & Cynthia Stollberg of 531 County Rd. 10, Scribner, NE 68057 to subdivide a 6.40 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part NW ¼ NE ¼ Section 30, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

9. Request to consider amending Article 25: Supplemental Regulations, Section 22, Section 3, Permits #9. *A list of names and addresses of neighboring home sites or farmsteads either owned or rented as well as adjacent landowners within 1,000 feet of proposed storage & application must be furnished along with application for CUP.* Change #9 sentence to read: **The applicant shall present the Zoning Administrator with a property list certified by a registered abstractor of the record of titleholders within 1,000 feet along with a list of rented farmsteads.**
10. Other business brought to the board (By published addendum only)
11. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON OCTOBER 8, 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, October 19, 2021 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, November 3, 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 Larry Pojar of 437 County Road E, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in North ½ NW ¼ Section 28, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.
2. Consider request of Brian Pojar of 551 County Road 4, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ of SE ¼ and NW ¼ SE ¼ Section 5, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.
3. Consider request of Minarick Family Farms LLC of 1361 County Road 4, North Bend, NE 68649 to subdivide a 5.76 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part of SW ¼ Section 34, Township 18 North, Range 5 East in Union Township, Zoning District A-1, Intensive Ag.
4. Consider request of Larry & Cynthia Stollberg of 531 County Rd. 10, Scribner, NE 68057 to subdivide a 6.40 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in Part NW ¼ NE ¼ Section 30, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.
5. Request to consider amending Article 25: Supplemental Regulations, Section 22, Section 3, Permits #9. *A list of names and addresses of neighboring home sites or farmsteads either owned or rented as well as adjacent landowners within 1,000 feet of proposed storage & application must be furnished along with application for CUP.* Change #9 sentence to read: **The applicant shall present the Zoning Administrator with a property list certified by a registered abstractor of the record of titleholders within 1,000 feet along with a list of rented farmsteads.**

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.