

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Lon Strand 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 15 day of March, 2022.

BY: \_\_\_\_\_

RECEIVED  
Dodge County Highway Dept  
2022 FEB 18 PM 2:08

Condition # 2022-003  
DODGE COUNTY

BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 1/26/22
2. Applicant Name: Lon Strand  
Address: 2239 Co Rd E  
Phone No. 402-720-0083
3. Legal Description of the Storage Site Location SW 1/4 of Sec 23,  
Township 20 N, Range 8E
4. Legal Description of the Application Site Location SW 1/4 of Sec 23,  
Township 20 N, Range 8E
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: Beef States - Roy Belina - 402-649-6159, 1246 Rd X,  
Howells, Ne, 68641

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.

The quantity of biosolids and the number of acres which is proposed to be land applied shall be included in the permit.

11. FEE: Per permit applications (Application fee is not refundable)

Make checks payable to: Dodge County Zoning  
435 N. Park Rm. 204  
Fremont, NE 68025

Signatures:

Ken L Strand  
Applicant

APPROVED: \_\_\_\_\_

Ken L Strand  
Farmer/Operator

Denied \_\_\_\_\_

Shirley Strand  
Property Owner

Dodge County Planning Commission

03-15-2022  
Planning Commission Date

\_\_\_\_\_  
Chairman, Planning Commission

03-23-2022  
Date County Board Meeting

\_\_\_\_\_  
Chairman, Dodge County Board

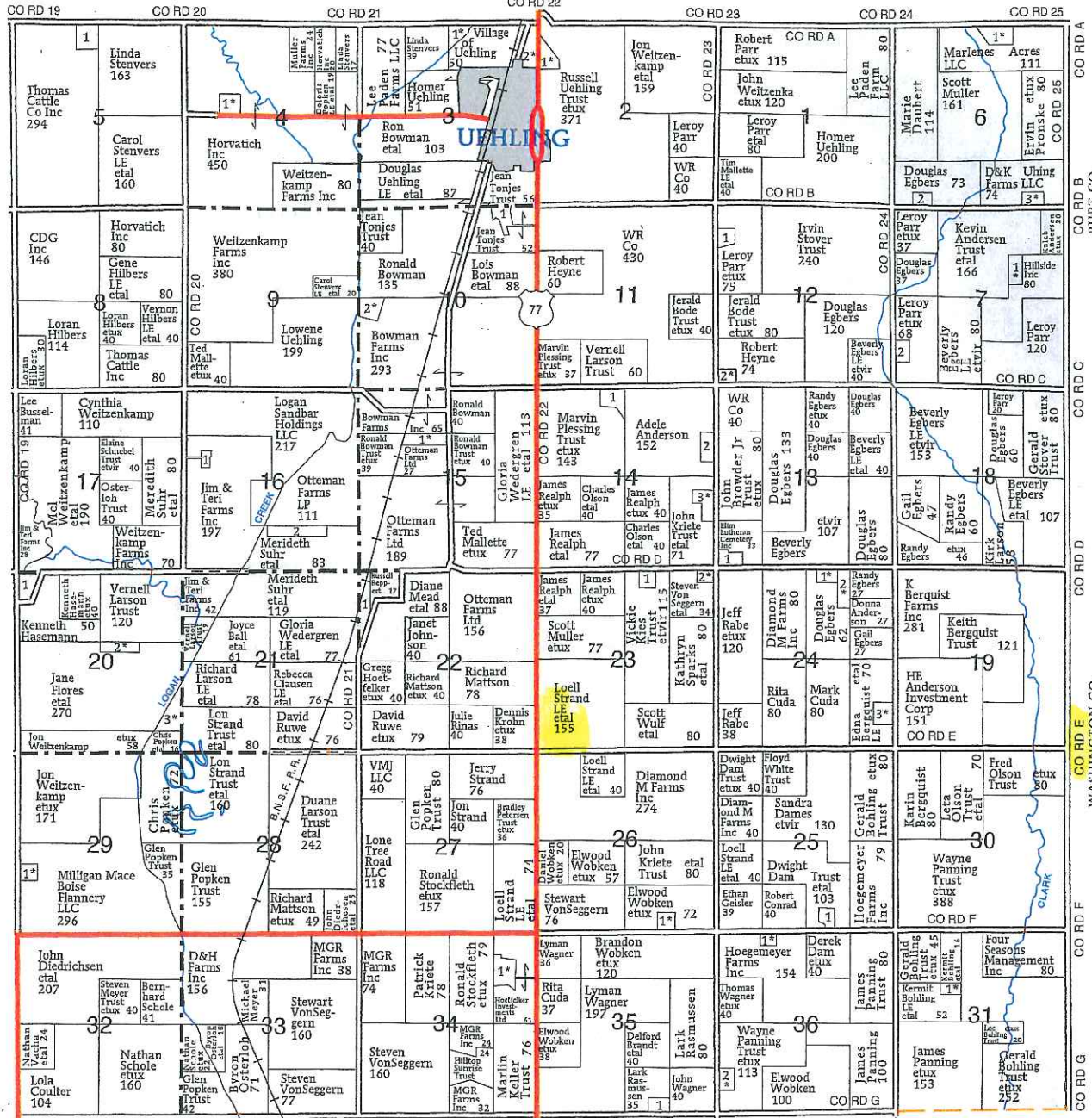
Attest:

\_\_\_\_\_  
Dodge County Clerk

This Permit is valid until \_\_\_\_\_, 20\_\_\_\_

(Landowners)

BURT CO.  
CO RD 22



R8E R9E

HOOPER TWP.

**LOGAN TOWNSHIP**

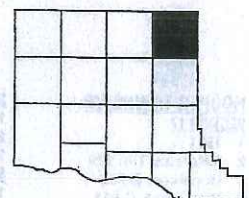
- SECTION 2**  
1. Guenther, Jeremy etal 8
- SECTION 3**  
1. Uehling LE, Douglas etal 10  
2. Uehling Trust, Russell etux 18
- SECTION 4**  
1. Lupton, Jessie etal 8
- SECTION 5**  
1. Weitzenkamp, Cynthia 11
- SECTION 6**  
1. Herrmann, Kreg etux 10

2. Hueser, Bradley 5  
3. Hamel, Michael etux 6
- SECTION 7**  
1. Glasshoff, Larry etux 10
- SECTION 10**  
2. Egbers, Douglas 6
- SECTION 11**  
1. Wimer, Dale 8  
2. Bowman, Lois etal 8
- SECTION 12**  
1. Parr, Leroy 5  
2. Walraven, Jared etux 6
- SECTION 13**  
1. Ellim Evangelical Lutheran Church 7

- SECTION 14**  
1. Hilbers, Brent 12  
2. Bray, Roger 8  
3. Walraven, Robert etux 9
- SECTION 15**  
1. Jackson, Michael etux 8
- SECTION 16**  
1. Zimmer, Daniel 7  
2. Jim & Teri Farms Inc 15
- SECTION 20**  
1. Duffack, William 12  
2. Kilpatrick Trust, Chancey etux 9  
3. Larson LE, Richard etal 16

- SECTION 22**  
1. Otteman Farms Ltd 8
- SECTION 23**  
1. Kies, Vickie 5  
2. Sparks, Kathryn etal 6
- SECTION 24**  
1. Camenzind, James etux 7  
2. Weyhrich, Wade etux 11  
3. Bohling, Jean etvir 10
- SECTION 25**  
1. Dam Farm Inc 6
- SECTION 26**  
1. Wobken, David etux 5

- SECTION 29**  
1. Mace, Bryan etux 7
- SECTION 31**  
1. Kraus, Kevin etux 6
- SECTION 34**  
1. Fowler, Jay etux 14
- SECTION 35**  
1. Brands, Jeffrey 5
- SECTION 36**  
1. Blomendahl, Amy etal 5  
2. Watts, Damon etux 7



# Who Says...Nothing Is Free Anymore?

Receive a "free" County Plat and Directory  
just for reviewing your township directory map for correct information.  
(The Free book must be Your County or Surrounding County.)

Contact FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605

Or email: camille.knowles@farmandhomepublishers.com

*Lon Strand*

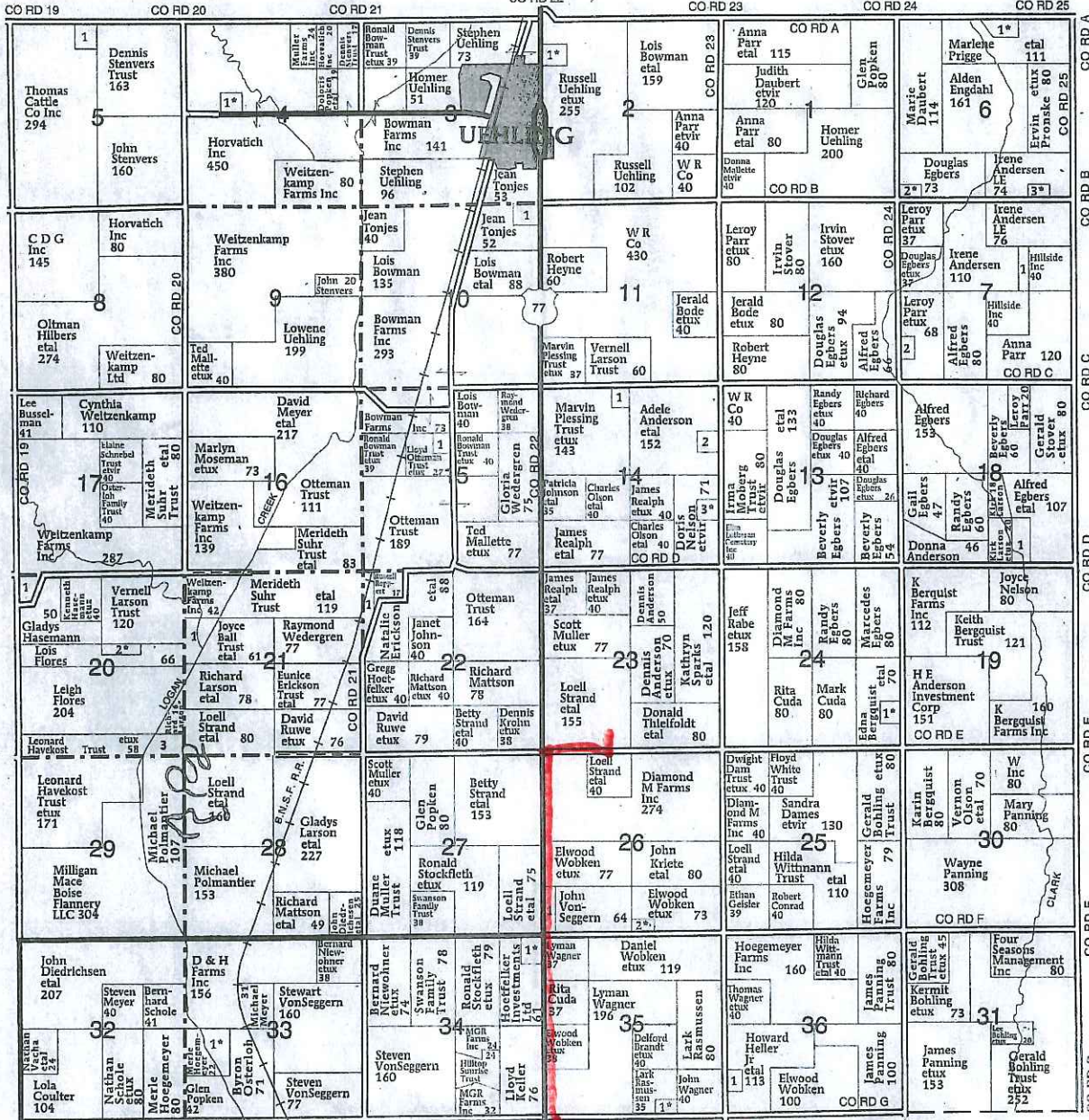
T-20-N

LOGAN PLAT

R-8-9-E

(Lendowners)

BURT CO.  
CO RD 22



**LOGAN TOWNSHIP**

**SECTION 2**

1. Knutson Trust, Carl 8

**SECTION 4**

1. Wrage, Charles 8

**SECTION 5**

1. Weitzenkamp, Cynthia 11

**SECTION 6**

1. Herrmann, Kreg 10

2. Petersen, Barry 5

3. Hamel, Michael 6

**SECTION 7**

1. Rys, Randie 10

2. Egbars, Laura 6

**SECTION 10**

1. Wimer, Dale 8

**SECTION 14**

1. Hilbers, Brent 12  
2. Schmit, Richard 8

3. Walraven, Robert 9

**SECTION 15**

1. Wilcox, Dennis 8

**SECTION 18**

1. Nelson, Joyce 15

**SECTION 20**

1. Duffack, William 12  
2. Kilpatrick, Chance 9  
3. Polmantier, Michael 16

**SECTION 21**

1. Larson Trust, Vernell 19

**SECTION 22**

1. Otterman Trust 8

**SECTION 24**

1. Bohling, Jean 10

**SECTION 26**

1. Vonseggern, Stewart 12  
2. Wobken, David 5

**SECTION 33**

1. Osterloh, Byron 18

**SECTION 34**

1. Fowler, Jay 14

**SECTION 35**

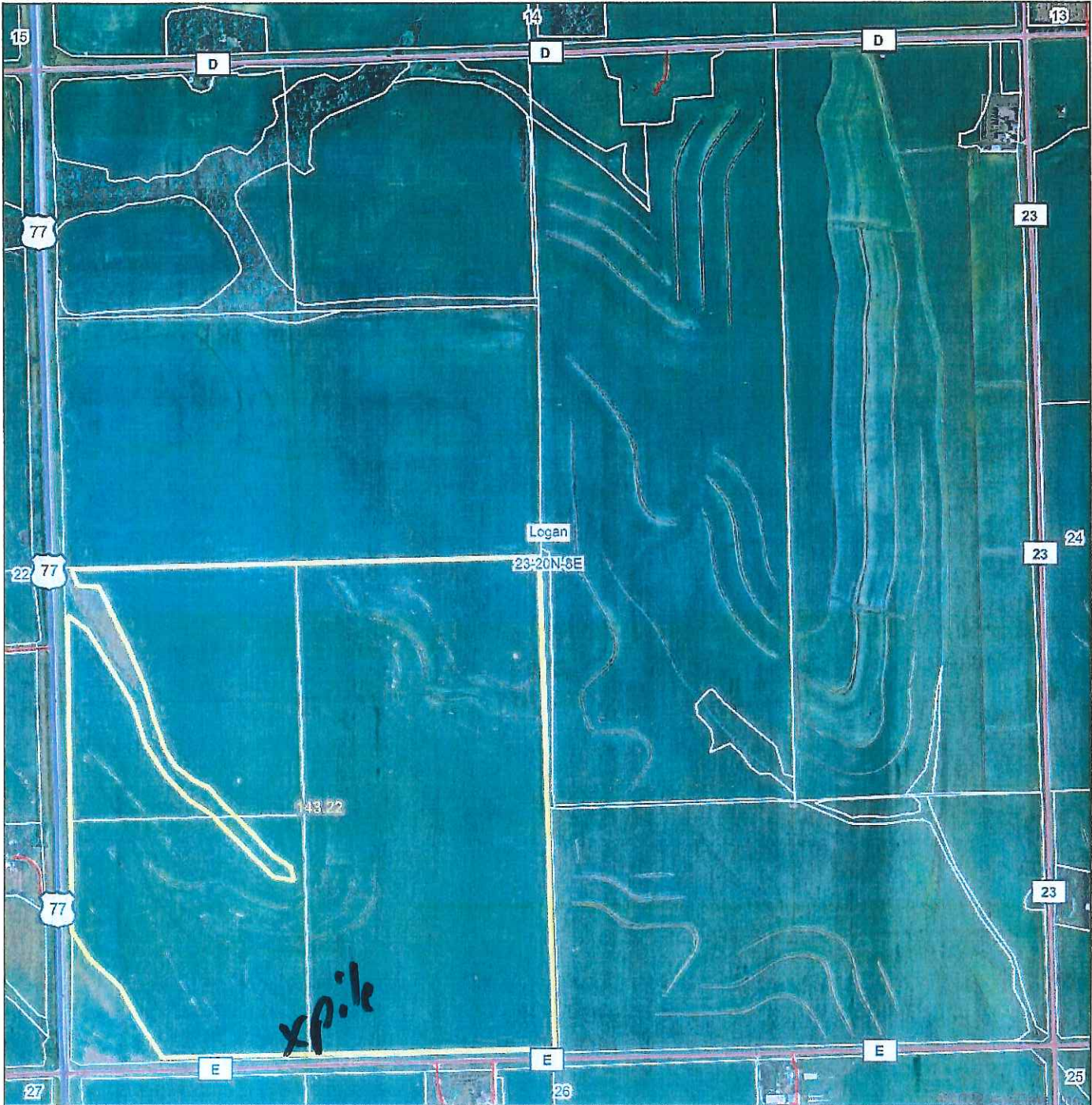
1. Brands, Theodore 5

**SECTION 36**

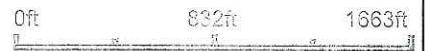
1. Watts, Damon 7

*2.75 from Morning side*

# Lon Strand Aerial Map Sec 23



Map Center: 41° 41' 27.4, -96° 29' 33.35



23-20N-8E  
Dodge County  
Nebraska



2/1/2022

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgrIDataInc.com

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

270125349

## **Biosolid Transportation**

**All biosolids will be transported by a contract carrier. All loads are weighed and legal for weight. Everything is loaded at plant located east of Fremont on Morningside road. They go directly to field where product is to be applied.**

**All product is custom applied with spreaders with scales. These are calibrated before we start the application.**

**All EPA guidelines are followed.**

**Hauler: Big River Trucking**

**Don Shunk**

**402-699-1658**

**112 Allsion Ave**

**Yutan, Ne.**

**Applicator: Beef States Custom**

**Roy Belina**

**402-649-6150**



**1246 Road X,  
Howells, Ne. 68641**

**Generator: City of Fremont**

**Keith Kontor**

**402-720-7098**

**6325 Morningside Rd**

**Fremont, Ne. 68025**

**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

March 4, 2022

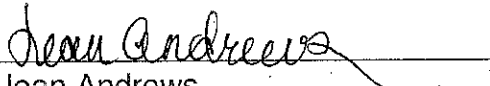
Lon Strand  
2239 County Rd. E  
Hooper, NE 68031

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held March 15, 2022 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 March 23, 2022 where your application will be heard at approximately 9:40 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

March 4, 2022

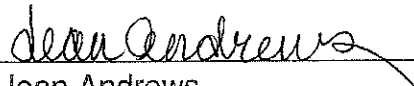
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, March 15, 2022 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3<sup>rd</sup> Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Lon Strand of 2239 County Rd. E, Hooper, NE 68031 to obtain a Conditional Use Permit to store and apply biosolids as per Article 12, Section 2.18, Conditional Uses and Supplemental Regulations Article 25, Section 22 located in E ½ SW ¼ SW ¼ and Pt Tax Lot 7 Section 23, Township 20 North, Range 8 East in Logan Township, Zoning District A-2, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, March 15, 2022 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

**NAME AND ADDRESS SEARCH**

Request Made By: **Neb-la 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 East Half of the Southwest Quarter of the Southwest Quarter and Part of Tax Lot 7 in Section 23, 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 1000 feet of said property:

**See Exhibit A attached**

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: February 10, 2022**

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

Charlene Jordan

**Registered Abstracter**

**Certificate No. 147**

**Order No. 220091**

2022 FEB 15 AM 10:14  
RECEIVED  
Dodge Co Highway Dept

Richard N. Mattson	457 Hwy 77 Hooper, NE 68031-1267	TL4	22 - 20 - 8	270125286
Loell D. & Shirley A. Strand (LIFE ESTATE ETAL Terri A. Hoeneman (ETAL Leigh L. Mueller (ETAL Tami L. Heiser (ETAL	503 E Fulton St Hooper, NE 68031-3087	TL 2 & 8	23 - 20 - 8	270125342
Loell D. & Shirley A. Strand (LIFE ESTATE ETAL Terri A. Hoeneman (ETAL Leigh L. Mueller (ETAL Tami L. Heiser (ETAL	503 E Fulton St Hooper, NE 68031-3087	TL9	23 - 20 - 8	270125335
Loell D. & Shirley A. Strand (LIFE EST ETAL Lon L. Strand (ETAL	503 E Fulton St Hooper, NE 68031-3087	NE1/4 NW1/4	26 - 20 - 8	270125419
Diamond M Farms, Inc. Melva Murer	2275 County Rd E Hooper, NE 68031-0000	TL3 (W1/2 NW1/4)	26 - 20 - 8	270125426
Jerry Strand	2175 County Rd E Hooper, NE 68031-1311	NW1/4 NE1/4 & Pt TL2	27 - 20 - 8	270125511
Bonita Krohn	477 Hwy 77 Hooper, NE 68031-0000	W1/2 SE1/4 SE 1/4 & PT TL5	22 - 20 - 8	270125293

Otteman Farms Ltd	5203 Rothchilde Ct Houston, TX 77069-1546	SW1/4 NE1/4 & TL9	22 - 20 - 8	270125216
Scott A. & Kristin A. Muller	515 Lone Tree Rd Scribner, NE 68057-1405	TL 3	23 - 20 - 8	270125328
Scott A. & Kristin A. Muller	515 Lone Tree Rd Scribner, NE 68057-1405	SE1/4 NW1/4	23 - 20 - 8	270135903
Vickie S. & Bruce R. Kies (TRUSTEES)	13488 N Creek Rd Blair, NE 68008-0000	NW1/4 SE1/4, TL5 & Pt TL6	23 - 20 - 8	270135902
Scott L. & Celeste B. Wulf	16388 County Rd 3 Hooper, NE 68031-5012	S1/2 SE 1/4	23 - 20 - 8	270124530
Diamond M Farms Inc. % Melva Murer	2275 County Rd E Hooper, NE 68031-1309	N1/2 NE1/4	26 - 20 - 8	270125398
Diamond M Farms Inc. Melva Murer	2275 County Rd E Hooper, NE 68031-1309	TL7	26 - 20 - 8 SW1/4 NE1/4	270125412
Diamond M Farms Inc. Melva Murer	2275 County Rd E Hooper, NE 68031-1309	SE1/4 NW1/4	26 - 20 - 8	270125433