

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Gerad Brichacek 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 29 day of June, 2022.

BY: _____

Haases

DODGE COUNTY
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 5-25-22
2. Applicant Name: Gerald Brichacek
Address: 1765 Road Q Dodge NE 68633
Phone No. 402-720-9197
3. Legal Description of the Storage Site Location W $\frac{1}{2}$ of SE $\frac{1}{4}$ 19-19-5E
4. Legal Description of the Application Site Location W $\frac{1}{2}$ of SE $\frac{1}{4}$ 19-19-5E
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: Cargill, Inc. 650 Industrial Park Dr. Blair NE 68008
402-533-4100
Phone No:
6. Name, Address, Phone number of the person who will be applying and/or storing the Biosolids: Environmental Land Management LLC
P.O. Box 50004 Minneapolis, MN 55405 (612) 353-6388
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.

2022 MAY 29 PM 12:37
RECEIVED
Dodge County Highway Dept

The quantity of biosolids and the number of acres which is proposed to be land applied shall be included in the permit. 75 Acres @ 20 Tons per Acre

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:

Gerald Brubaker
Applicant

APPROVED: _____

Gerald Brubaker
Farmer/Operator

Denied _____

Douglas Haase
Property Owner

Dodge County Planning Commission

Planning Commission Date

Chairman, Planning Commission

Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____

- ☰
- 🔍
- ⚙️
- 🗺️
- 📄
- 📷
- 📤

W 1/2 of SE 1/4
19-19-5 E



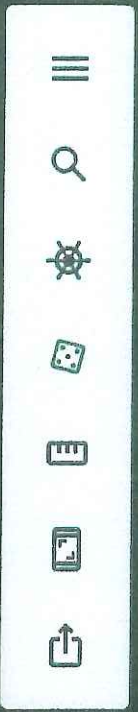
These are
2 80 Acre parcels
to spread

• Irrigation
Well

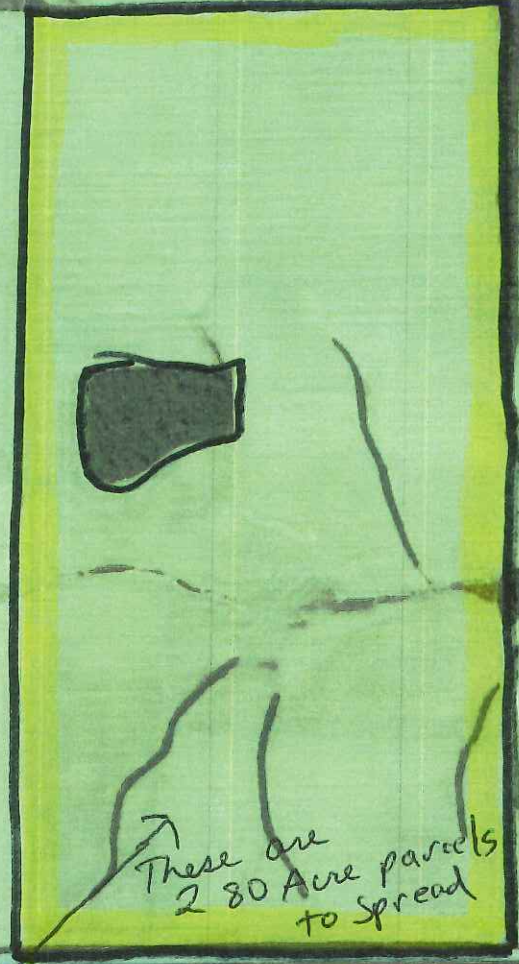


My Aunt
Lisa's
House

- ✖️
- 👤
- 3D
- 📍



W 1/2 of SE 1/4
19-19-5E



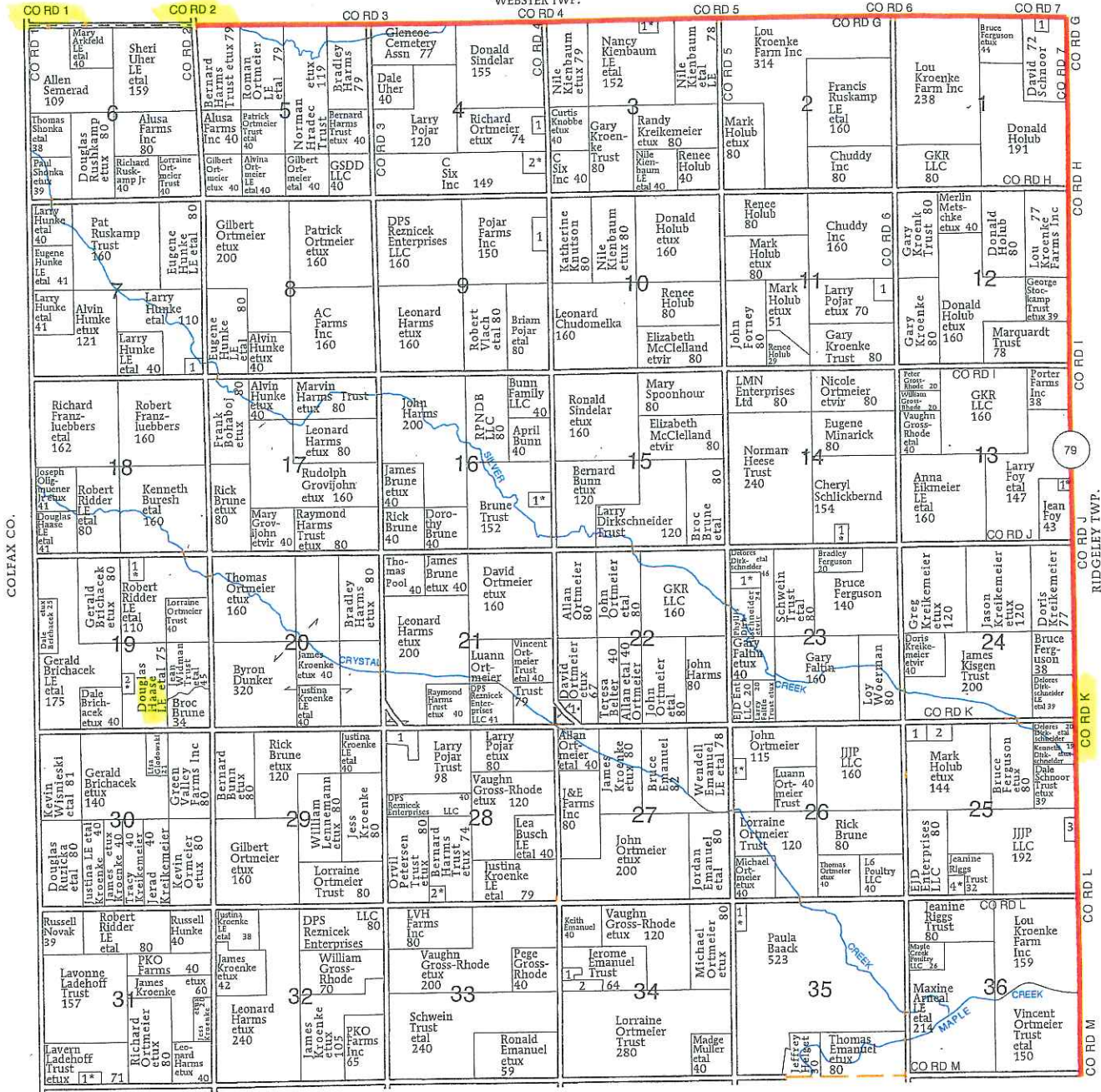
These are
2 80 Acre parcels
to spread

Irrigation
Well

My Aunt
Lisa's
House



WEBSTER TWP.



COLFAX CO.

RIDGELEY TWP.

UNION TWP.

PLEASANT VALLEY TOWNSHIP

SECTION 1

- 1. Marsoun, Ricky 5
- SECTION 3
- 1. Kreinert, Thomas etux 5
- SECTION 4
- 1. Vega, Jennifer 6
- 2. Holub, Mark etux 11

SECTION 7

- 1. Hunke, Larry 10

SECTION 9

- 1. Dau, Mary 10

SECTION 11

- 1. Shellview Inc 10

SECTION 13

- 1. Rasmussen, Kyle etux 5

SECTION 14

- 1. Ferguson, Bradley etux 7

SECTION 16

- 1. Ortmeier, Allan etux 8

SECTION 19

- 1. Payne, Paul etux 10

SECTION 22

- 1. Brichtacek, Gerald etux 6

SECTION 28

- 1. Kreikemeier, Raymond etux 13

SECTION 33

- 1. Petersen, Schawn etux 10

SECTION 25

- 1. Renner, Warren 6
- 2. Stuehmer, Kelli 10
- 3. Maynard, Clinton 5
- 4. Spath, James etux 8

SECTION 26

- 1. Johnson, Eric etux 6

SECTION 28

- 1. Pojar, Larry 22
- 2. Cappellano, Trinity etal 6

SECTION 31

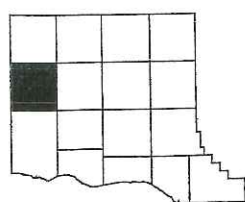
- 1. Wittman, Douglas etux 7

SECTION 34

- 1. Emanuel, Keith 6
- 2. Bacon Hill LLC 10

SECTION 35

- 1. Eyer, Gregory etal 7



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

June 2, 2022

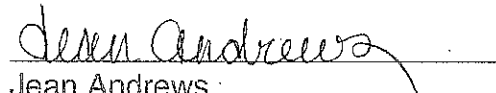
Gerad Brichacek
1765 County Rd. Q
Dodge, NE 68633

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held June 21, 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 June 29, 2022 where your applications 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

June 3, 2022

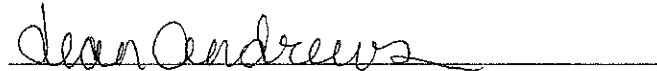
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, June 21, 2022 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of Gerad Brichacek of 1765 County Rd. Q, Dodge, NE 68633 to obtain a Conditional Use Permit to store and apply Bio-Mass as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in West ½ SE ¼ Section 19, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, June 21, 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 the 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: **Jerad Brichacek**

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:

Tax Lot 3, in Section 19, Township 19 North, Range 5 East, of the 6th P.M., Dodge County, Nebraska.

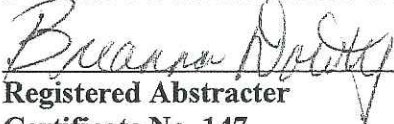
The list of names and addresses include all property owners within 1,000 feet of said property:

See Exhibit "A"

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: May 24, 2022

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



Registered Abstractor
Certificate No. 147
Order No. 220488

2022 MAY 26 PM 2:08
RECEIVED
Dodge County Highway Dept

Gerald A. & Sharon A. Brichacek 1044 County Road 1 Dodge, NE 68633-3051	E1/2 NW1/4	19 - 19 - 5	270088487
Robert J. & Verena G. Ridder (ETAL Life Estate) Cheryl A. Sudbeck, (ETAL TIC) Susan M. Ridder (ETAL TIC) David R. Ridder (ETAL TIC) Douglas D. Ridder (ETAL TIC) 2942 Sunburst St Fremont, NE 68025-6475	NE1/4NE1/4, SW1/4 NE1/4 & TL 2	19 - 19 - 5	270088459
Lorraine D. Ortmeier (Trustee Revocable Trust) 450 N Linden St Dodge, NE 68633-3522	SE1/4 NE1/4	19 - 19 - 5	270088473
Janice E. Rothrock (Trustee) Janice E. Rothrock 928 H St Arcata, CA 95521-6233	PT E1/2SE1/4	19 - 19 - 5	270087297
Broc Brune 316 County Rd J Dodge, NE 68633	PT E1/2 SE1/4	19 - 19 - 5	270139517
Green Valley Farms Inc 1744 RD O Rogers, NE 68659-2719	SE1/4 NE1/4 & TL 2	30 - 19 - 5	270137332
Lisa & Jeffrey Allen (JT) 171 County Rd K Dodge, NE 68633-3060	PT W1/2 NE1/4	30 - 19 - 5	270140025
Gerald A. & Sharon A. Brichacek 1044 County Road 1 Dodge, NE 68633-3051	PT W1/2 NE1/4 & E1/2 NW1/4	30 - 19 - 5	270087332
Dale L. & Mary Jo Brichacek (JT WROS) 1608 RD 18 Rogers, NE 68659-2717	SE1/4 SW1/4	19 - 19 - 5	270087290
Gerald A. & Sharon Brichacek Dale L. Brichacek 1044 County Road 1 Dodge, NE 68633-3051	NW1/4 NW1/4; NE1/4 SW1/4 PT NW1/4 SW1/4, SW1/4 SW1/4 & PT TL 6	19 - 19 - 5	270088480

Gerald A. & Sharon A. Brichacek
1044 County Road 1
Dodge, NE 68633-3051

TL 4

19 - 19 - 5 270087311

2022 MAY 26 PM 2:00

RECEIVED
Biosolids CO. Hwy Dept
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Fremont, NE 68025

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Gerald Brinkh
Applicant

APPROVED: _____

Gerald Brinkh
Farmer/Operator

Denied _____

Douglas Haase
Property Owner

Dodge County Planning Commission

Planning Commission Date

Chairman, Planning Commission

Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____