

**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, August 16, 2022 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Taylor, Wagner and Weitzenkamp. Absent: None.

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 **Fooker** to accept the Minutes of the June 21, 2022 meeting as mailed. Seconded by **Rolf**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Taylor, Wagner, Weitzenkamp and Brabec. Absent: None.

Chairman Brabec declared the public hearing to be open.

**Public Hearing:** Consider request of David A. Uher Estate/Anita J. Evers, P.R. c/o Olson Pearson Auction & Realty of P.O. Box 25, Hooper, NE 68031 to subdivide a 5.44- acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses 4.2 Exemptions B. located in Part of North ½ NE ¼ Section 32, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.

**Testimony:**

**For:** Ed Olson of Olson Pearson Auction & Realty was present representing Anita J. Evers, P.R. of David A. Uher Estate was present to explain the requests. He stated it was a simple lot split where the son, Brian Pojar, was coming back to the area and was purchasing the property. Ruzicka asked if all the setbacks were proper. Andrews stated yes.

No further questions were asked by the commission.

No additional person spoke for the request.

**Against:** No written or verbal communication had been received.

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

**Possible Action:**

Motion was made by **Ruzicka** and seconded by **Giesselmann** 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: Giesselmann, Hansen, Rolf, Ruzicka, Taylor, Wagner, Weitzenkamp, Brabec and Fooker. Absent: None. Mr. Olson was advised the Dodge County Board of Supervisors would hear the request on August 24, 2022 at 9:30 A.M.

**Public Hearing:** Consider request of Hoegermeyer Farms Inc. of 17224 County Rd. 7, Herman, NE 68029 to obtain a Conditional Use Permit to store and apply Bio-solids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ S.E. ¼ Section 25, Township 20 North, Range 8 East in Logan Township, Zoning District A-1, Intensive Ag.

The hearing was declared open.

**Testimony:**

**For:** Greg Hoegermeyer was present representing Hoegermeyer Farms to explain his Conditional Use request. He stated that Bill Hembry of the City of Omaha was also present. Hoegermeyer stated they had been spreading the product since 1995 and also in Washington County. He added they have never had any complaints regarding the storing or spreading of the product.

No other public spoke in favor of the proposal.

**Against:**

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

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

**Possible Action:**

Motion was made by **Weitzenkamp** 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: Hansen, Rolf, Ruzicka, Taylor, Wagner, Weitzenkamp, Brabec, Fooker and Giesselmann. Absent: None. Mr. Hoegermeyer was advised the Dodge County Board of Supervisors would hear the request on August 24, 2022 at 9:35 A.M.

With no further business **Giesselmann** moved to adjourn at 4:40 P.M. and seconded by **Rolf**. Motion carried: Rolf, Ruzicka, Taylor, Wagner, Weitzenkamp, Brabec, Fooker, Giesselmann, and Hansen. Absent: None. The next scheduled meeting will be September 20, 2022 at 4:30 P.M. if business arises.

Respectfully submitted,

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Allen Rolf  
Secretary, Dodge County  
Planning Commission

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Dodge County  
Planning & Zoning Commission

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Approval Date

**STAFF REPORT**  
Dodge County Bldg. Insp. & Zoning Dept.  
Meeting of August 16, 2022

Zoning signs were placed on the properties Wednesday, August 10, 2022

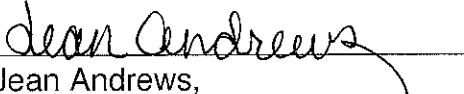
**Lot Split and Conditional Use Request of David Uher Estate**

The property is located approximately 3 miles south and ½ mile east of Dodge on County Road F at the intersection of County Road 3. It is on a well-maintained road and approximately 1/8 mile south of the County Road 3 paving that goes north to Highway 91. The home looks to be well-maintained and has a very nice machine shed.

**Conditional Use Request of Hoegermeyer Farms, Inc.**

The property is located 2 miles west of Highway 77 and approximately 4 miles south of Uehling near the intersection of County Rd. 24 and F. Presently the farm ground is into beans and is not in the flood plain.

Respectfully submitted,

  
Jean Andrews,  
Dodge County Zoning Administrator

David Wheel Estate



David Uher Estate



David Uher Estate



Hoegermeyer Farms





**AGENDA**  
**DODGE COUNTY PLANNING COMMISSION**

Dodge County Planning Commission, Tuesday, August 16, 2022 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 June 21, 2022 Meeting
  
5. **Public Hearing:** Consider request of David A. Uher Estate/Anita J. Evers, P.R. c/o Olson Pearson Auction & Realty of P.O. Box 25, Hooper, NE 68031 to subdivide a 5.44- acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses 4.2 Exemptions B. located in Part of North ½ NE ¼ Section 32, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.

Testimony

For:

Against:

Possible Action:

6. **Public Hearing:** Consider request of Hoegermeyer Farms Inc. of 17224 County Rd. 7, Herman, NE 68029 to obtain a Conditional Use Permit to store and apply Bio-solids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East ½ S.E. ¼ Section 25, Township 20 North, Range 8 East in Logan Township, Zoning District A-1, Intensive Ag.

Testimony

For:

Against:

Possible Action:

7. Other business brought to the board (By published Addendum only)
  
8. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON AUGUST 5, 2022. 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 August 16, 2022 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, August 24, 2022 at 9:00 A.M. Both meetings will be held in the Dodge County Board of Supervisors Room., 3<sup>rd</sup> 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 David A. Uher Estate/Anita J. Evers, P.R. c/o Olson Pearson Auction & Realty of P.O. Box 25, Hooper, NE 68031 to subdivide a 5.44- acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses 4.2 Exemptions B. located in Part of North  $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 32, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.
2. Consider request of Hoegermeyer Farms Inc. of 17224 County Rd. 7, Herman, NE 68029 to obtain a Conditional Use Permit to store and apply Bio-solids as per Article 13 Section 2.18 Conditional Uses and Article 25 Supplemental Regulations, Section 22 Industrial Wastewater-Biosolids located in East  $\frac{1}{2}$  SE  $\frac{1}{4}$  Section 25, Township 20 North, Range 8 East in Logan Township, Zoning District A-1, Intensive Ag.

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.