

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Hoegermeyer Farms Inc. 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 16 day of August, 2022.

BY: _____

Receipt given

DODGE COUNTY
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

- 1. Date: July 27, 2022
- 2. Applicant Name: Hoegermeyer Farms Inc
Address: 17224 Co Rd 7 Herman, NE 68029
Phone No. (402) 654-3678 (402) 317-0050
- 3. Legal Description of the Storage Site Location E 1/2 of SE 1/4 of Section 25 20 N 8 E Dodge Co, Nebraska
- 4. Legal Description of the Application Site Location same

Biosolids Cond Use
2022-011

5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: City of Omaha Jason Lausterer (402) 709-0039 Jason Lausterer City of Omaha, org
5600 S 20th Omaha, NE 68107

Phone No:

6. Name, Address, Phone number of the person who will be applying and/or storing the Biosolids: Greg Hoegermeyer (402) 317-0050

- 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.

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DODGE COUNTY DEPT

ML

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:

Augusta Jensen
Applicant

APPROVED: _____

Ed Hegeman
Farmer/Operator

Denied _____

Augusta Jensen & Ed Hegeman
Property Owner.

Dodge County Planning Commission

Planning Commission Date

Chairman, Planning Commission

Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

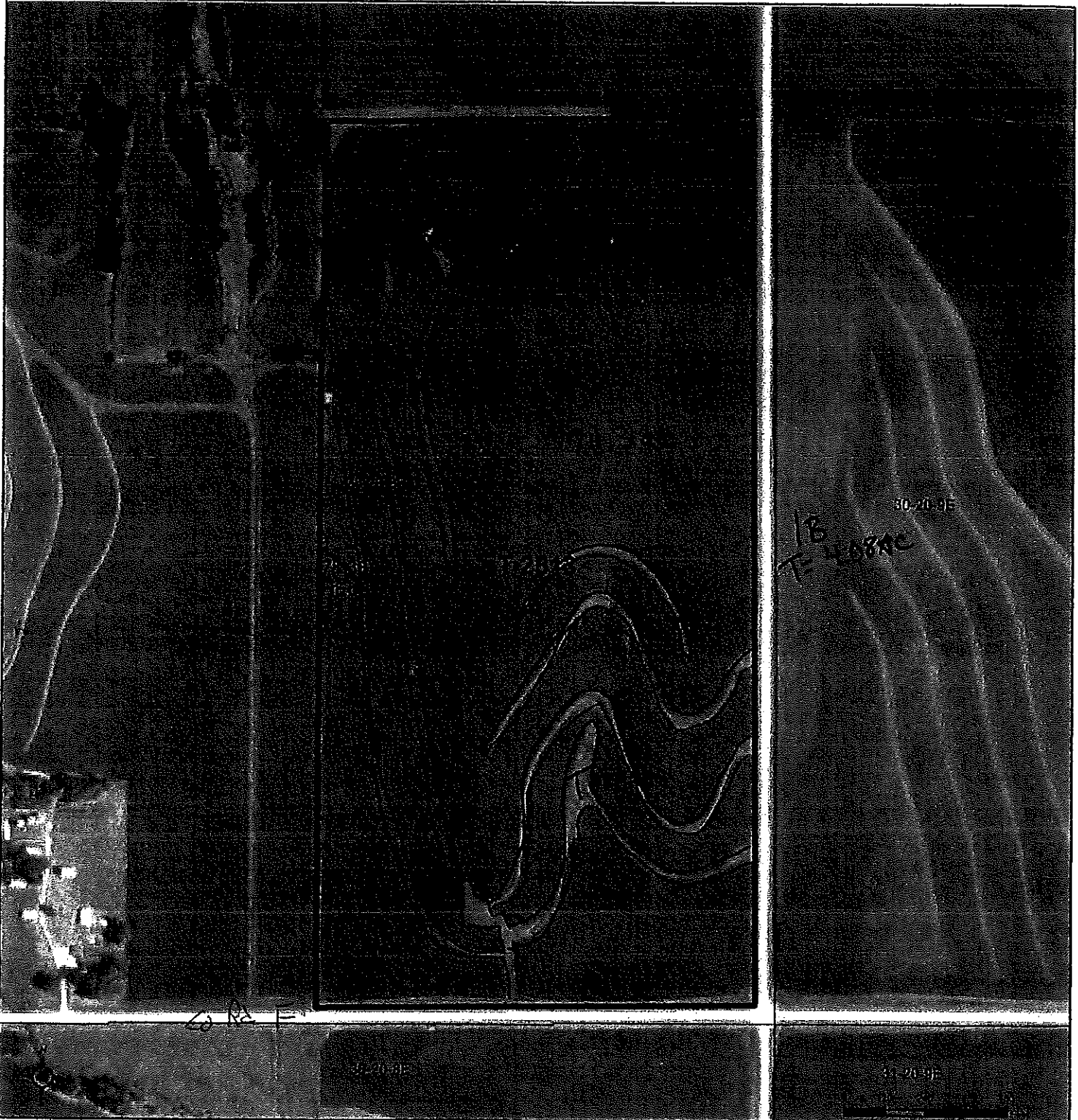
This Permit is valid until _____, 20__



United States
Department of
Agriculture

Washington County, Nebraska

COPY



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- ☐ Exempt from Wetland Provisions

2020 NAIP Ortho Imagery

T: ni-smo-ls

NI/IRR GR/FG/GZ

Producer(s): _____

Shares %: ____ / ____ / ____ / ____

Tract Cropland Total: 78.38 acres

2022 Program Year

Map Created April 06, 2022

Farm 2896

Tract 2513

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

August 5, 2022

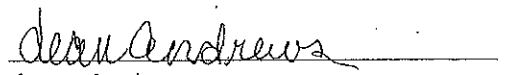
Greg Hoegermeyer
Hoegermeyer Farms, Inc.
17224 County Rd. 7
Herman, NE 68029

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held August 16, 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 August 24, 2022 where your applications will be heard at approximately 9:35 A.M.

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

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Jason Lausterer, City of Omaha
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

August 5, 2022


Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, August 16, 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 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 Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, August 16, 2022 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting a 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 NEBRASKA
NOTICE TO PROPERTY OWNERS

PUBLIC HEARING CASE NO. _____

OWNER: Hoegermeyer Farms, Inc
Address: 17224 CR 7
Herman, NE 68029-5076

Proposed Use for waste disposal Tract:
The East Half of the Southeast Quarter of Section 25, Township 19 North, Range 8
East of the 6th P.M., Dodge County, Nebraska.

Parties in Interest

A notice of hearing shall be sent to non - resident landowners of land being considered in said hearing. (1,000.0 Feet)

Name	Address
Gerald August Bohling, Trustee	643 County Line Road
Marilyn M Bohling, Trustee	Hooper, NE 68031-1400
Robert Leroy White	P O Box 144
Sandra White(Dames)	Scribner, NE 68057
Sandra J Dames & Randy E Dames	
Dwight J Dam	19240 County Road 3
Karna J Dam CO-Trustees	Hooper, NE 68031
Dam's Farms, Inc	19240 County Road 3
	Hooper, NE 68031
James Panning	676 County Road 24
	Hooper, NE 68031
Derek J Dam	19331 County Road 3
Whitney B Dam	Hooper, NE 68031
Gerald August Bohling, Trustee	643 County Line Road
Marilyn M Bohling, Trustee	Hooper, NE 68031

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Dodge Co Highway Dept


Wayne Panning and
Mary Panning, Trustees

2444 County Road F
Hooper, NE 68031

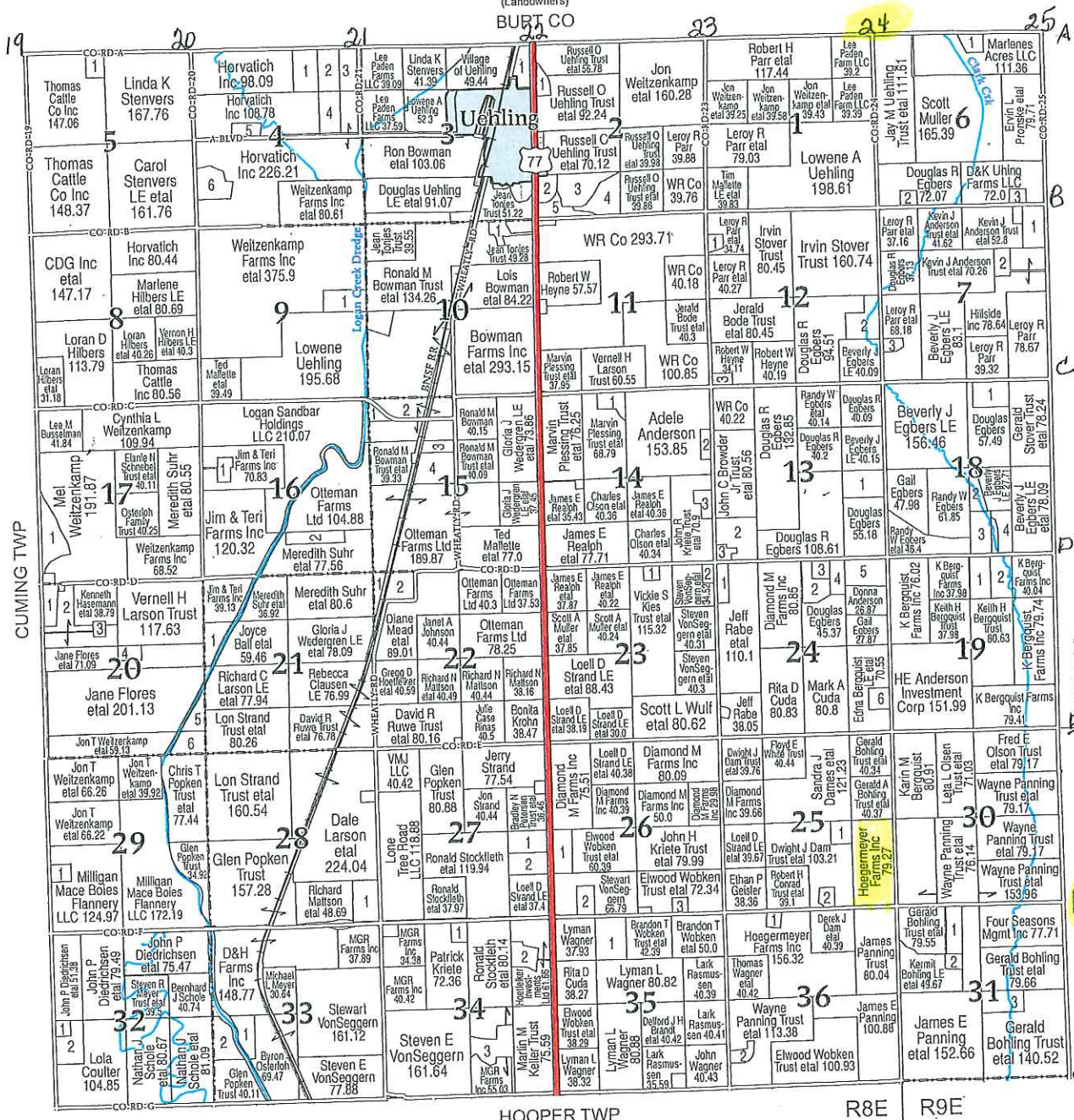
Karin M Bergquist

%Keith Bergquist
2109 W 11th Street, Apt 201
Yankton, SD 57078-6873

I Kenneth D Hurt a Registered Abstracter in the State of Nebraska, Certifies that the above names and address are the parties that own property surrounding the proposed site of a County variance application.


Kenneth D Hurt
Certificate of Authority # 405
July 29, 2022

(Landowners)



LOGAN TOWNSHIP

- SECTION 2**
 1. Guenther Trust, Jeremy etal 7.21
 2. Uehling Trust, Russell O etal 10.29
 3. Uehling Trust, Russell O etal 28.14
 4. Uehling Trust, Russell O etal 23.61
 5. Uehling Trust, Russell O etal 14.88
- SECTION 3**
 1. Uehling Trust, Russell O etal 17.97
- SECTION 4**
 1. Muller Farms Inc 23.65
 2. Horvath Inc 20.31
 3. Stenvers, Linda K 17.08
 4. Popken LE, Doloris F etal 18.88
 5. Lupton Trust, A Jessie etal 8.45
 6. Horvath Inc 22.98
- SECTION 5**
 1. Weitzenkamp, Cynthia L etal 10.04
- SECTION 6**
 1. Herrmann, Kreg A etal 9.95

- SECTION 7**
 1. Hamel, Michael etal 5.64
 2. Hueser, Bradley 5.39
- SECTION 7**
 1. Andersen, Kaleb etal 21.77
 2. Glasshoff, Larry M etal 10.80
 3. Egbers, Douglas R 5.96
- SECTION 9**
 1. Stenvers LE, Carol etal 19.75
- SECTION 10**
 1. Wimer, Dale A 9.12
- SECTION 12**
 1. Parr, Leroy R 5.58
 2. Egbers, Douglas 25.98
 3. Walraven Trust, Jared etal 6.12
- SECTION 13**
 1. Egbers, Douglas R 25.25
 2. Elim Lutheran Cemetery Inc 33.98
 3. Elim Evangelical Lutheran Church 6.38
- SECTION 14**
 1. Hilbers, Brent 12
 2. Bray, Roger A 7.81

- SECTION 15**
 1. Larson, Kirk etal 5.35
 2. Bowman, Ron etal 65.52
 3. Jackson, Michael CB etal 8.44
 4. Otteman Farms Ltd 26.26
- SECTION 16**
 1. Zimmer, Daniel 6.67
 2. Jim & Teri Farms Inc 15.19
- SECTION 17**
 1. Jim & Teri Farms Inc 27.50
- SECTION 18**
 1. Parr, Leroy R 20.72
 2. Larson, Kirk 16.01
 3. Larson, Kirk 19.52
 4. Larson, Kirk A 14.89
- SECTION 19**
 1. K Bergquist Farms Inc 19.19
 2. K Bergquist Farms Inc 20.02
- SECTION 20**
 1. Duffack Jr, William C 14.16

- SECTION 21**
 1. Larson Trust, Vernell H 16.61
- SECTION 22**
 1. Otteman Farms Ltd 7.37
 2. Reppert, Russell L 15.77
- SECTION 23**
 1. Kies, Vickie S 5.45
 2. Sparks, Kathryn etal 5.75
- SECTION 24**
 1. Rabe, Jeff etal 11.28
 2. Egbers, Douglas R 16.76
 3. Camenzind, James etal 7.11
 4. Weyhrich, Wade etal 11.60
 5. Egbers, Randy W 26.03
 6. Bohling, Jean L etal 10.26

- SECTION 25**
 1. Dames, Sandra J etal 10.58
 2. Dams Farm Inc 6.11
- SECTION 26**
 1. Wobken, Daniel L etal 17.99
 2. VonSeggern, Stewart 11.42
 3. Wobken, David etal 5.50
- SECTION 27**
 1. Strand LE, Loell D etal 19.11
 2. Strand, Loell D etal 19.06
- SECTION 28**
 1. Diedrichsen, John P etal 24.20
- SECTION 29**
 1. Mace, Bryan etal 7.47
- SECTION 31**
 1. Bohling, Kermit etal 16.72
 2. Kraus, Kevin D etal 6.72
 3. Bohling Trust, Lee A etal 19.81
- SECTION 32**
 1. Vacha, Nathan M etal 5.02
 2. Vacha, Nathan M etal 20.69

- SECTION 33**
 1. Osterloh, Byron etal 15.28
 2. Schole, Nathan J etal 19.62
- SECTION 34**
 1. Kriete, Patrick 7.07
 2. Fowler, Jay etal 13.75
 3. Hilltop Sunrise Trust 25.83
- SECTION 35**
 1. Wobken Trust, Brandon T etal 28.40
- SECTION 36**
 1. Blomendahl Trust, Amy etal 5.31
 2. Watts, Damon R etal 7.82

