

**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, December 20, 2022 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Hansen, Rolf, Ruzicka, Taylor, and Weitzenkamp. Absent: Giesselman and Wagner.

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 **Ruzicka** to accept the Minutes of the August 16, 2022 meeting as mailed. Seconded by **Fooker**. Motion carried by voice vote with the following voting yes: Fooker, Hansen, Rolf, Ruzicka, Taylor, Weitzenkamp and Brabec. Absent: Giesselmann and Wagner.

Chairman Brabec declared the public hearing to be open.

Public Hearing: Consider request of BESTNPET INC. c/o Palleton, Inc of 1669-1681 County Road 21, Fremont, NE 68025 to amend a Conditional Use Permit to store and cut lumber in the existing structures as per Article 11 Non-Conforming Uses of Structures and Premises, Section 4 located in SE. Corner Section 21, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-2, General Ag.

Testimony:

For: Steve Gallucci of Palleton was present to explain the request for the amended conditional use permit. Andrews asked if he was representing BestnPet. He stated yes. He spoke of the change in the conditional use permit as BestnPet sacked dog food and Palleton would be cutting 2x4's and 2x6's to take to the plant in Fremont. He went on to say the sale of the property was contingent to approval of the amended conditional use permit. Rolf asked about the house that was situated on the property. Gallucci stated there was a renter that has been in the home for some time and had a rental agreement for another 2 years. Rolf asked when the renter moved out, what would happen to the house. Gallucci stated Palleton might make the home into an office. Gallucci stated BestnPet got along well with the renter and was appreciative of someone living there as a protection. Ruzicka asked Andrews if there was any verbal or written communication either for or against the proposal. Andrews stated she had not received any communication. She added the sign was out longer than needed and that it had been picked up Tuesday morning due to the storm coming.

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 **Hansen**. Motion carried by voice vote. All present voted yes.

Possible Action:

Motion was made by **Ruzicka** and seconded by **Taylor** to recommend approving the Amended 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, Weitzenkamp, Brabec and Fooker. Absent: Giesselmann and Wagner. Mr. Gallucci was advised the Dodge County Board of Supervisors would hear the request on December 28, 2022 at 9:30 A.M.

With no further business **Hansen** moved to adjourn at 4:40 P.M. and seconded by **Rolf**. Motion carried: Rolf, Ruzicka, Taylor, Weitzenkamp, Brabec, Fooker, and Hansen. Absent: Giesselman and Wagner. The next scheduled meeting will be January 17, 2023, at 4:30 P.M. if business arises.

Respectfully submitted,

Allen Rolf
Secretary, Dodge County
Planning Commission

Dodge County
Planning & Zoning Commission

Approval Date

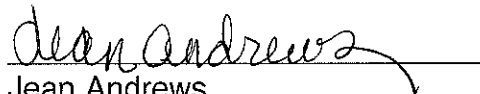
STAFF REPORT
Dodge County Bldg. Insp. & Zoning Dept.
Meeting of December 20, 2022

Zoning sign was placed on the property Monday, December 12, 2022

Amended Conditional Use Permit – BestnPet Inc. c/o Palleton, Inc.

The property is located approximately 3 miles north of City of Fremont's city limits and 1 ¼ miles north of US Hwy 77/275 at the intersection of County Roads Q and 21. The property is situated on two well-maintained roads and is not in the flood plain. The property is a triangular piece, has an older 2-story home and 2 metal buildings. The property was awarded a Conditional Use Permit in January 2008 to sack bulk feed to be shipped to another location. Palleton, Inc is requesting the Amended Conditional Use Permit to cut up 2 x 4's and ship them on to Omaha.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator





AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, December 20, 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 August 16, 2022 Meeting

5. **Public Hearing:** Consider request of BESTNPET INC. c/o Palleton, Inc of 1669-1681 County Road 21, Fremont, NE 68025 to amend a Conditional Use Permit to store and cut lumber in the existing structures as per Article 11 Non-Conforming Uses of Structures and Premises, Section 4 located in SE. Corner Section 21, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-2, General Ag.

 Testimony
 For:
 Against:
 Possible Action:

6. Other business brought to the board (By published Addendum only)

7. Adjournment

**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 December 20, 2022 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, December 28, 2022 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 BESTNPET INC. c/o Palleton, Inc of 1669-1681 County Road 21, Fremont, NE 68025 to amend a Conditional Use Permit to store and cut lumber in the existing structures as per Article 11 Non-Conforming Uses of Structures and Premises, Section 4 located in SE. Corner Section 21, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-2, General 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.