

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 27 day of June, 2023.

BY: _____

DODGE COUNTY
BIOMASS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

2023-006

1. Date: 6-9-23
2. Applicant Name: Gerad Brichacek
Address: 1765 Road Q Dodge NE 68633
Phone No. 402-720-9197
3. Legal Description of the Storage Site Location NW 1/4 19-19-5E
4. Legal Description of the Application Site Location NW 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 Drive Blair NE 68008
Phone No: 402-533-4100
6. Name, Address, Phone number of the person who will be applying and/or storing the Biomass: Environmental Land Management LLC P.O. Box 50004 Minneapolis, MN 55405 (612) 353-6388
7. Application and/or storage of biomass will comply with all state and federal regulations.
8. All permits will be in effect for one (1) year 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 biomass and the number of acres which is proposed to be land applied shall be included in the permit.

11. FEE: \$250 Per permit applications (Application fee is not refundable)

Make checks payable to: Dodge County Zoning No. 2023-006
435 N. Park Rm. 204
Fremont, NE 68025

Signatures:

Genal Brubaker
Applicant

APPROVED: _____

Genal Brubaker
Farmer/Operator

Denied _____

Genal Brubaker
Property Owner

Dodge County Planning Commission

June 27, 2023
Planning Commission Date

Chairman, Planning Commission

July 12, 2023
Date County Board Meeting

Chairman, Dodge County Board

Attest:

Dodge County Clerk

This Permit is valid until _____, 20____

2023 JUN 27

TABLE OF LAND MEASUREMENTS

Square Measure

4840 Sq. Yds. 1 Acre
640 Acres 1 Sq. Mile

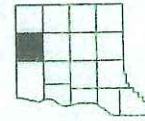
1 Sq. Mile 1 Section
36 Sq. Miles . . . 1 Civil town

80 Rods Sq 40 Acres
6 Miles Sq 1 Civil town

T-19-N

PLEASANT VALLEY PLAT

(Landowners)



R-5-E

CO RD 1		CO RD 2		CO RD 3		CO RD 4		CO RD 5		CO RD 6		CO RD 7													
Allen Semerad 109	Mary Artfeld etal 40	Sheri Uher etal 159	Alusa Farms Inc 40	Alusa Farms Inc 40	Norman Hradec etal 119	Glencoe Cemetery Assn 77	Larry Uher etal 40	Ronald Rindelar 77	Donald Dondeler 76	Nancy Kienbaum etal 152	Nile Kienbaum etal 79	Lou Kroenke Farm Inc 314	Aaron Lange 44												
Thomas Shenka etal 39	Douglas Ruskamp etal 80	Richard Ruskamp Jr etal 80	Lorraine Ortmeier etal 40	Gilbert Ortmeier etal 40	Alvina Ortmeier etal 40	Larry Pojar 120	Karen Ortmeier etal 74	Curro Knobbs etal 40	D&M Farms Inc 40	Gary Kroenke etal 80	Randy Krelkemeier etal 80	Mark Holub etal 80	Francis Ruskamp LE etal 160												
Paul Shinka etal 39	Larry Hunke etal 40	Norman Ruskamp LE 160	Eugene Hunke LE etal 41	Larry Hunke etal 41	Alvin Hunke etal 121	Larry Hunke etal 150	Eugene Hunke etal 80	Gilbert Ortmeier etal 40	Patrick Ortmeier etal 115	PKO Farms Inc 45	DPS Reznick Enterprises LLC 160	Pojar Farms Inc 150	Yvonne Knutson etal 80	Nile Kienbaum etal 80	Donald Holub etal 160	Renee Holub etal 80	Mark Holub etal 80	Larry Pojar etal 70	Gary Kroenke etal 80	Merlin Meschke etal 40	Ermin Holub etal 80	Ann Holub Trust 76	David Schorner etal 77		
Richard Franz-luebbers etal 162	Robert Franz-luebbers 160	Frank Bohab etal 40	Alvin Hunke etal 80	Marvin Harms Trust etal 80	John Harms 200	John Harms 200	BRNDB LLC 80	Bunn Family LLC 40	Ronald Sindelar etal 160	Mary Spoonhour 80	Elizabeth McClelland etal 80	LMN Enterprises Ltd 80	Nicole Ortmeier etal 80	Norman Heese Trust 240	Cheryl Schlickbernd 154	Anna Elkmeter etal 160	Larry Foy etal 147	Jean Foy 43	Porter Farms Inc 58	GKR LLC 160	George Stokamp Trust etal 39	Quentin Marquardt Trust etal 78	George Schorner etal 77	Porter Farms Inc 58	
Robert Ridder etal 80	Kenneth Buresch etal 160	Rick Brune etal 80	Mary Gray etal 40	Raymond Harms Trust etal 80	Rick Brune 40	Dorothy Brune 40	Brune Family Trust 152	Bernard Brune etal 120	Larry Dickschneider Trust 120	Elizabeth McClelland etal 80	Harshad McClelland etal 80	Norman Heese Trust 240	Cheryl Schlickbernd 154	Anna Elkmeter etal 160	Larry Foy etal 147	Jean Foy 43	Porter Farms Inc 58	GKR LLC 160	George Stokamp Trust etal 39	Quentin Marquardt Trust etal 78	George Schorner etal 77	Porter Farms Inc 58	Porter Farms Inc 58		
Gerald Brichacek etal 175	Martin Fellers etal 40	Douglas Hagan 75	James Brune etal 40	Justina Kroenke etal 80	Thomas Brune 40	James Brune etal 40	David Ortmeier etal 160	Alvin Ortmeier etal 80	John Ortmeier etal 80	GKR LLC 160	John Ortmeier etal 80	Gary Faltus 160	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80	John Ortmeier etal 80
Kevin Winkler etal 81	Gerald Brichacek etal 140	Valley Green Farms Inc 80	Richard Brune etal 120	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80
Donald Riddler etal 80	Justin Kroenke etal 40	James Brune etal 40	Richard Brune etal 120	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80	William Lennemann etal 80
Russell Novak 39	Robert Ridder etal 80	Russell Hunke 40	Justin Kroenke etal 38	DPS Reznick Enterprises LLC 80	LVH Farms Inc 80	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200	Vaughn Gross-Rhode etal 200
Lavonne Ladehoff Trust 157	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40
Lavern Ladehoff etal 71	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40	Richard Ortmeier etal 40

- PLEASANT VALLEY TOWNSHIP**
- SECTION 1**
1. Merooun, Ricky 5
- SECTION 3**
1. Krainert, Thomas etal 5
- SECTION 4**
1. Vega, Jennifer 6

- SECTION 7**
1. Hunke, Larry 10
- SECTION 9**
1. Dnu, Mary 10
- SECTION 11**
1. Sheffield Inc 10
- SECTION 13**
1. Rasmussen, Kyle etal 5

- SECTION 14**
1. Ferguson, Bradley etal 7
- SECTION 16**
1. Ortmeier, Allan etal 8
- SECTION 19**
1. Payne, Paul etal 10
2. Brichacek, Gerald etal 6

- SECTION 22**
1. Krelkemeier, Raymond etal 13
- SECTION 23**
1. Petersen, Schawn etal 10
- SECTION 25**
1. Renner, Warren 6
2. Stuehmer, Mark etal 10
3. Maynard, Clinton 5

- SECTION 26**
1. Johnson, Eric etal 6
- SECTION 28**
1. Pojar, Larry 22
2. Cappellano, Trinity etal 6
- SECTION 31**
1. Wittman, Douglas etal 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 13, 2023

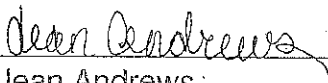
Gerad Brichacek
1765 Road Q
Dodge, NE 68633

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held June 27, 2023 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 July 12, 2023 where your application will be heard at approximately 9:30 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 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:

The East Half of the Northwest Quarter, in Section 19, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

AND

The Northwest Quarter of the Northwest Quarter, Northeast Quarter Southwest Quarter, Part Northwest Quarter Southwest Quarter, Southwest Quarter of the Southwest Quarter and Part of Tax Lot 6 in Section 19, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

AND

Tax Lot 4, in Section 19, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

AND

Part of the West Half of the Northeast Quarter and the East Half of the Northwest Quarter, in Section 30, 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.

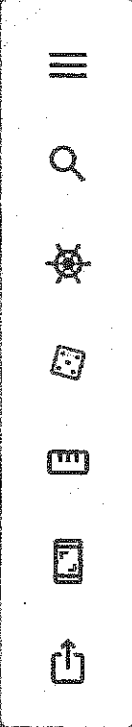
Dated: May 30, 2023

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

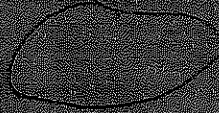


Registered Abstracter
Certificate No. 147
Order No. 230404

Dodge County Title & Escrow Co.
2023 JUN -9 AM 9:00



Rd J



Storage Site A

Culinary/Dodge County Line

Rd I

Site Well

My Grandparents
House



Storage Site B



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- 🎲
- 📄
- 📱
- 📤



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 12, 2023

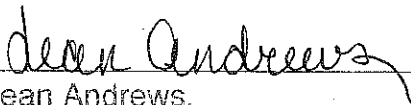
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, June 27, 2023 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 Road 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 NW 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 27, 2023 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:

The East Half of the Northwest Quarter, in Section 19, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

AND

The Northwest Quarter of the Northwest Quarter, Northeast Quarter Southwest Quarter, Part Northwest Quarter Southwest Quarter, Southwest Quarter of the Southwest Quarter and Part of Tax Lot 6 in Section 19, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

AND

Tax Lot 4, in Section 19, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

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See Exhibit A

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Dated: May 30, 2023

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



**Registered Abstracter
Certificate No. 147
Order No. 230404**

Exhibit A			
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, SW1/4NE1/4 & TL 2	19-19-5	270088459
Travis J. & Ashley M. Schoeneck (JT WROS) 165 County Rd J Dodge, NE 68633-3056	TL 1	19-19-5	270088452
Kenneth L. & Debra L. Buresh (TIC JT WROS ETALS) Sherilynn K. Hawkins (TIC EQUAL SHARES) Barbara J. Weber (TIC EQUAL SHARES) 84620 563RD AVE Hoskins, NE 68740	SE1/4	18-19-5	270088424
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	E1/2SW1/4	18-19-5	270088417
Douglas D. Haase (LIFE ESTATE ETAL) James D. Haase (UND 1/2 INT TIC ETAL) Barbara J. Feldhacker (UND 1/2 INT TIC ETAL) 1825 Laplaya Land Fremont, NE 68025	SW1/4SW1/4	18-19-5	270087283
Dale & Mary Jo Brichacek 1608 RD 18 Rogers, NE 68659-2717	PT TL 6 & N1/2NW1/4NW1/4SW1/4	19-19-5	270139111
Dale & Mary Jo Brichacek 1608 RD 18 Rogers, NE 68659-2717	TL 5	19-19-5	270088494

Douglas D. Haase (LIFE ESTATE ETAL James D. Haase (UND 1/2 INT TIC ETAL Barbara J. Feldhacker (UND 1/2 INT TIC ETAL 1825 Laplaya Land Fremont, NE 68025	TL 3	19-19-5	270087304
Janice E. Rothrock (TRUSTEE 928 H ST Arcata, CA 95521-6233	PT E1/2SE1/4	19-19-5	270087297
Dale L. & Mary Jo Brichacek (JT WROS 1608 RD 18 Rogers, NE 68659-2717	SE1/4SW1/4	19-19-5	270087290
Broc Brune 316 County RD J Dodge, NE 68633	PT E1/2SE1/4	19-19-5	270139517
Kevin J. Wisnieski (ETUX TRUSTEES Dayle Trout Wisnieski (ETUX TRUSTEES 880 County Rd G Scirbner, NE 68057-1206	W1/2NW1/4	30-19-5	270087339
Lisa & Jeffrey Allen (JT 171 County Rd K Dodge, NE 68633-3060	PT W1/2NE1/4	30-19-5	270140025
Kevin L. & Nicole V. Ortmeier 217 County Rd H Dodge, NE 68633-3038	E1/2SE1/4	30-19-5	270087367
Green Valley Farms Inc 1744 RD O Rogers, NE 68659-2719	SE1/4NE1/4 & TL 2	30-19-5	270137332
Jerad S. Kreikemeier 1124 Lancastser LN Lincoln, NE 68505-2118	E1/2 W1/2SE1/4	30-19-5	270087353

Tracy Kreikemeier (Vogel 2900 W 87th TRCE Leawood, KS 66206	W1/2 W1/2SE1/4	30-19-5	270139589
James M. & Shirley E. Kroenke 238 W 20th Fremont, NE 68025	E1/2E1/2SW1/4	30-19-5	270139588
E6K Farm LLC 3230 W Sumner St Lincoln, NE 68522-9171	W1/2E1/2SW1/4	30-19-5	270087346
Douglas Ruzicka (ETAL Florence & Euene Novak (1/2 INT ETAL 1005 Cottonwood St Bennet, NE 68317-2427 Colfax	W1/2SW1/4	30-19-5	270087360
Rueben L. & Lyza A. Noyd 1891 Road P Dodge, NE 68633	NE1/4 NE1/4	24-19-4	1100007.00
Janet Rae Meyer C/o Kimberly Thorson PO Box 202 Mead, NE 68041	NE1/4 Less TR in NE1/4 NE1/4	24-19-4	1100008.00
Janet Rae Meyer C/O Kimberly Thorson PO Box 202 Mead, NE 68041	E1/2 SE1/4	24-19-4	380195.00
LVH Farms, INC 180 Co RD I Dodge, NE 68633	NE 1/4 NE1/4 & S1/2 NE1/4	25-19-4	1160010.00
Kirk Ruzicka & Jay Ruzicka 711 E 7th St APT 2 North Bend, NE 68649	SE 1/4 SE1/4	13-19-4	1020545.00

STAFF REPORT

Dodge County Bldg. Insp. & Zoning Dept.
Meeting of June 27, 2023

 COPY

Zoning sign was placed on the property Wednesday, June 21, 2023

Gerad Brichacek

The property is located approximately 6 miles west of Highway 79 and 9 miles north of North Bend, NE. The property lies south of County Road J and intersects with County Road 1. The land is not in a row crop or in a flood plain. County Road J is a well-maintained road.

Respectfully submitted,



Jean Andrews,
Dodge County Zoning Administrator

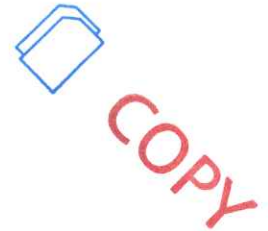


**ZONING ACTION
HAS BEEN REQUESTED
ON THIS PROPERTY**

Contact the Zoning
Administrator's Office
at 402/727-2724 for
More Information



**AGENDA
DODGE COUNTY PLANNING COMMISSION**



Dodge County Planning Commission, Tuesday, June 27, 2023, 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 May 16, 2023, Meeting

5. **Public Hearing:** Consider request of Gerad Brichacek of 1765 Road 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 NW ¼ Section 19, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Testimony

For:

Against:

Possible Action:

6. Other Business brought to the Board (By Published Addendum)

7. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON JUNE 15, 2023. 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 regular meeting June 27, 2023 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, July 14, 2023 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 Gerad Brichacek of 1765 Road 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 NW ¼ Section 19, Township 19 North, Range 5 East in Pleasant Valley 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.