

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Cheryl Pribnow 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 20 day of May, 2025.

BY: \_\_\_\_\_

LOT SPLIT APPLICATION  
Dodge County, Nebraska

Date 4/28/25

Property Owner's Name Brian Popken, Cheryl Tribnow

Address: 1517 N. Rd. A, Scribner, NE 68057 Lindy Settles

Phone No. 402-380-1880

Legal Description of the Property to be split S/2 SW 1/4 3, 19N, Range 6E

Number of Acres being split off 5.38 Zoning District A-1

Total Number of Acres the subdivision subdivided from 80 Acres

Is a new access route needed or proposed? YES or NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed?  
YES or NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (Print) Brian Popken Cheryl Tribnow Lindy Settles

Applicant's Address 1517 N. Rd. A, Scribner, NE 68057

Applicant's Signature Brian Popken Cheryl Tribnow Lindy Settles

Dodge County Planning and Zoning Administrator  
435 N. Park Rm. 204 Fremont, NE 68025 402-727-2724

DODGE COUNTY HWY. DEPT  
28 APR 2025 PM 3:34

OFFICE USE ONLY

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Permit No. 2025-003

Date 5-20-25 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Planning Comm.

Date 5-28-25 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge Co. Board of Superv.



APPLICATION FOR CONDITIONAL USE  
Dodge County, Nebraska

Date 4/28/25  
Property Owner's Name Brian Parker, Cheryl Fibron, Garry Settles  
Address: 1517 G. Rd. A Scribner, NE 68057  
Phone No. 402-350-1850 <sup>Cell</sup> (Home) \_\_\_\_\_ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure:

Lot split for future sale of acreage

Section 3 Township 19 Range 6E Lot No. NA

Location within Section SW 1/4 ~~SE 1/4~~ Lot Size \_\_\_\_\_ (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ NA Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?

yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North Ag South Ag  
East Ag West Ag

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.

Agriculture

2. Can soil conditions support the proposed development? What is the soil classification of the area?

NA

3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?  
YES How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

**Enclosed:**

Site Plan ✓ Soil Suitability Map N/A Easements N/A  
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency N/A

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ \_\_\_\_\_ is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature *Lindy Seidler* Mailing Address 1517 16th Rd A, Scribner NE 68057  
*Cheryl Dubrow*

**OFFICE USE ONLY**

PERMIT NO. 2025-006

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5-20-25 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Planning Comm

Date 5-28-25 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Board of Comm

\_\_\_\_\_ See attachment for added conditions.

ATTEST \_\_\_\_\_  
Dodge County Clerk

Dated this 28 day of May 2025



**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**  
**(A-1, A-2, and A-3 Agricultural Districts)**  
**Dodge County, Nebraska**

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: *Simply Veggies*

Address of Applicant: 1517 Co Rd A Scribner, NE 68057

In witness whereof, the parties aforesaid have hereto set their hand with this application 28 day of April 2025

Date filed with Dodge County Joint Planning Commission: 5-20-25

Date filed with Dodge County Board of Supervisors: 5-28-25

*Sean Andrews*  
Dodge County Zoning Administrator or County Building Inspector

Dodge County Planning and Zoning Administrator  
435 N. Park, Fremont, NE 68025 402/727-2724

DODGE COUNTY HWY. DEPT  
28 APR 2025 PM3:34



**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**

**(cont.)**

**(A-1, A-2, and A-3 Agricultural Districts)  
Dodge County, Nebraska**

Permit No. 2025-003

Property Owner's Name Brian Popken, Cheryl Priebnow, Cindy Settles

Address 1517 Co. Rd. A, Scribner, NE 68057

Legal Description S/2 SW 1/4 3, 14N, Range 6E

Lot Size and Number of Acres 5.38

Distance from Nearest Livestock Operation \_\_\_\_\_

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature Brian Popken, Cheryl Priebnow, Cindy Settles

Mailing Address 1517 Co. Rd. A, Scribner, NE 68057

Telephone No. 402-380-1880

**OFFICE USE ONLY**

Cheryl Priebnow has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit.

Date 5-20-25

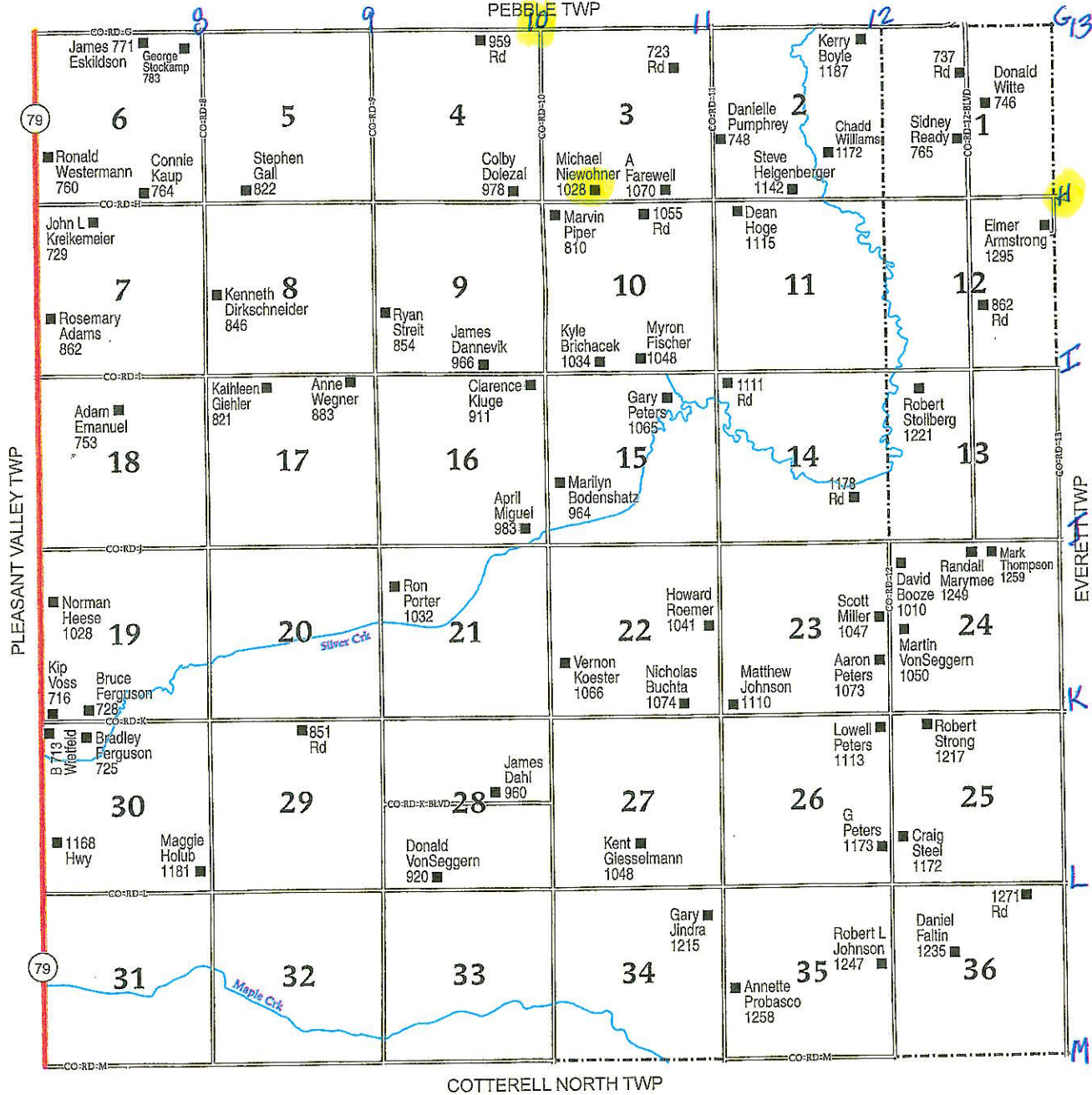
\_\_\_\_\_  
Chairman, Dodge County Planning Commission

Dodge County Planning and Zoning Administrator  
435 N. Park, Fremont, NE 68025 402/727-2724



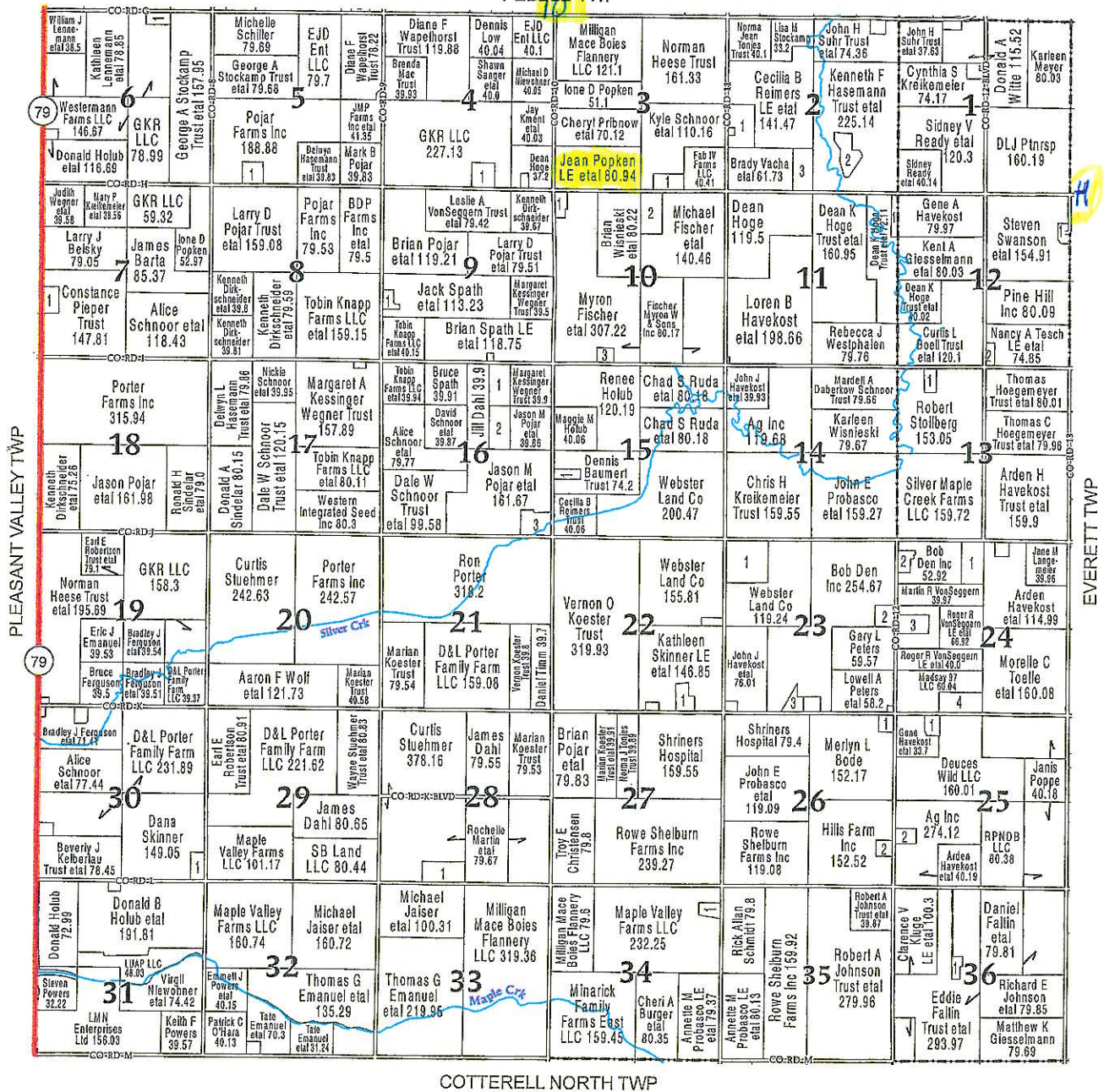
(Residents - Owners or Renters)

PEBBLE TWP



COTTERELL NORTH TWP



(Landowners)  
PEBBLE TWP

COTTERELL NORTH TWP

## RIDGELEY TOWNSHIP

## SECTION 2

- 1 PUMPHREY, DANIELLE MARIE 24.33
- 2 WILLIAMS, CHAD 15.11
- 3 HELGENBERGER TRUST, STEPHEN A 18.35

## SECTION 3

- 1 FAREWELL, ANGELA ETAL 11.03

## SECTION 4

- 1 KAFONEK, PETER ETAL 12.48

## SECTION 5

- 1 GALL TRUST, STEPHEN ETAL 10.24

## SECTION 6

- 1 ESKILDSON, JAMES ETAL 7.22

## SECTION 7

- 1 ADAMS, ROSEMARY 10.17

## SECTION 9

- 1 STREIT, RYAN 5.52

## SECTION 10

- 1 PIPER, MARVIN 7.65
- 2 FISCHER, MICHAEL D ETAL 20.06
- 3 BRICHACEK, KYLE ETAL 5.74

## SECTION 11

- 1 HAVEKOST, GENE A 5.92

## SECTION 12

- 1 ARMSTRONG, ELMER L ETAL 5.2
- 2 NEWOHNER, JUSTIN L ETAL 5.3

## SECTION 13

- 1 STOLLBERG, ROBERT R 6.55

## SECTION 15

- 1 BODENSCHATZ, MARILYN ETAL 5.94

## SECTION 16

- 1 JOHNSON TRUST, RICHARD E ETAL 19.94
- 2 JOHNSON, RICHARD E ETAL 19.93
- 3 MIGUEL, APRIL VICENTE 17.47

## SECTION 22

- 1 BUCHTA, NICHOLAS M 10.17

## SECTION 23

- 1 SOLID GROUND FARM & RANCH LLC 39.77
- 2 MILLER, SCOTT ETAL 9.93
- 3 ST JOHNS RIDGELEY CEMETERY ASSOC 7.5

- 4 FALTIN TRUST, EDDIE ETAL 5.95

## SECTION 24

- 1 MARYMEE, RANDALL H ETAL 19.98
- 2 BOOZE, DAVID ETAL 7.01
- 3 VONSEGGERN, MARTIN R ETAL 13.05
- 4 PETERS, TIMOTHY L ETAL 20.01

## SECTION 25

- 1 STRONG, ROBERT E ETAL 7.01
- 2 STEEL, CRAIG ETAL 7.19

## SECTION 26

- 1 PETERS, LOWELL A ETAL 6.63
- 2 MADSY 97 LLC 6.26

## SECTION 28

- 1 BOPP TRUST, RONALD C ETAL 19.93

## SECTION 30

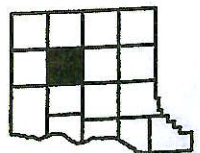
- 1 HOLUB, MAGGIE MAE 9.37

## SECTION 34

- 1 JINDRA, GARY R ETAL 7.06

## SECTION 36

- 1 FALTIN, DANIEL E ETAL 6.11





**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

May 5, 2025


Cheryl Pribnow  
1517 County Rd. A  
Scribner, NE 68057

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 20, 2025 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 May 28, 2025 where your application will be heard at approximately 9:45 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

**WAIVER OF DISTANCE**  
**Dodge County, Nebraska**

Date 4-30-25

**Livestock Feeding Operation**

Property Owner (print) Cheryl Pribnow, Brian Popken, Cindy Settles

Address 1517 Co Rd A, Scribner NE 68057

Section 3 Township 19 Range 6E Lot No. A1

Area of Operation \_\_\_\_\_ (Sq. Ft./ Acres) Zoning District \_\_\_\_\_

**Consenting Property Owner**

I (We) the owner(s) of the following legally described property hereby give consent to Cheryl Pribnow to locate/expand a Livestock Feeding Operation on the following legally described property NA which is at a distance less than required in the Dodge County Zoning Regulations.

Property Owner (print) David Schnoor

Address 984 Co Rd G, Scribner NE 68057

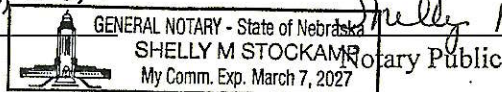
Section 33 Township T-20-N Range 6E Lot No. \_\_\_\_\_

Property Owner Signature David A. Schnoor

**OFFICE USE ONLY**

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April 2025,  
by David Schnoor.

My commission expires: March 7, 2027



Shelly M. Stockamp  
Notary Public

This is to certify that this instrument was filed for record in the Register of Deeds Office of Dodge County, Nebraska on the \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Register of Deeds



**WAIVER OF DISTANCE**  
**Dodge County, Nebraska**

Date 4-30-25

**Livestock Feeding Operation**

Property Owner (print) Cheryl Pribnow, Brian Popken, Cindy Settles

Address 1517 Co Rd A, Scribner NE 68057

Section 3 Township 19 Range 6E Lot No. A1

Area of Operation \_\_\_\_\_ (Sq. Ft./ Acres) Zoning District \_\_\_\_\_

**Consenting Property Owner**

I (We) the owner(s) of the following legally described property hereby give consent to Cheryl Pribnow to locate/expand a Livestock Feeding Operation on the following legally described property NA which is at a distance less than required in the Dodge County Zoning Regulations.

Property Owner (print) Nickie Schnoor

Address 984 Co Rd G. Scribner NE 68057

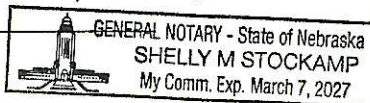
Section 33 Township T-20-N Range 6E Lot No. \_\_\_\_\_

Property Owner Signature Nickie Schnoor

**OFFICE USE ONLY**

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April 2025  
by Nickie Schnoor

My commission expires: March 7, 2027



Shelly M. Stockamp  
Notary Public

This is to certify that this instrument was filed for record in the Register of Deeds Office of Dodge County, Nebraska on the \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Register of Deeds

**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

April 29, 2025

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, May 20, 2025 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3<sup>rd</sup> Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of Brian Popken, Cheryl Pribnow and Cindy Settles of 1517 County Rd. A, Scribner, NE 68057 to subdivide a 5.38-acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B. (2) located SW Corner S ½ SW ¼ Section 3, Township 19 North, Range 6 East in Ridgeley 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, May 20, 2025 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Lot Split and 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:

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 South Half of the Southwest Quarter of Section 3, Township 19 North, Range 6 East of the 6th P.M., Dodge County, Nebraska.**

The list of names and addresses include all property owners within 300 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: April 28, 2025

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**Registered Abstractor**  
**Certificate No. 884**  
**Order No. 25-254**

**DODGE COUNTY HWY. DEPT.**  
**28 APR 2025 PM1:09**

## Exhibit "A"

| Name                                                                                                                                                  | QQ                   | STR         | ID        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------|-----------|
| Cheryl Pribnow (ETAL<br>1517 County Rd A<br>Scribner, NE 68057-1373                                                                                   | TL 4                 | 3 - 19 - 6  | 270136922 |
| GKR LLC<br>529 County Rd G<br>Scribner, NE 68057                                                                                                      | NE1/4SE1/4           | 4 - 19 - 6  | 270096964 |
| Dean K. & Rebecca L. Hoge (Trustees<br>1115 County Rd H<br>Scribner, NE 68057-2007                                                                    | PT SE1/4SE1/4        | 4 - 19 - 6  | 270140037 |
| Kenneth Dirkschneider<br>846 County Rd 8<br>Scribner, NE 68057                                                                                        | NE1/4NE1/4           | 9 - 19 - 6  | 270097132 |
| Marvin Piper<br>810 County Rd 10<br>Scribner, NE 68057-2012                                                                                           | TL 1                 | 10 - 19 - 6 | 270097216 |
| Myron & Jane Fischer (Joint Tenants)<br>1248 Maplewood Dr<br>Fremont, NE 68025-6204                                                                   | SW1/4NW1/4<br>& TL 2 | 10 - 19 - 6 | 270097223 |
| Brian & Karleen Wisnieski<br>1836 County Rd T<br>Dodge, NE 68633                                                                                      | E1/2NW1/4            | 10 - 19 - 6 | 270097209 |
| Michael D. & Leah D. Fischer (JT WROS<br>1048 County Rd I<br>Scribner, NE 68057-2092                                                                  | W1/2NW1/4NE1/4       | 10 - 19 - 6 | 270097195 |
| Kyle & Laura K. Schnoor (ETAL JT WROS<br>Eric D. & Lynn D. Schnoor (ETAL JT WROS<br>% Eric Schoor<br>1546 County Rd C Blvd<br>Scribner, NE 68057-1334 | N1/2SE1/4 & TL 1     | 3 - 19 - 6  | 270136858 |



