DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Platte River Seeds, 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 _____ day of __________________, 20____.

BY: __________________________________________
APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date: 11/07/2017
Property Owner's Name: Plateau Sands Inc. - Tim Chamberlain

Address: 1029 E 23rd St, Laurel, NE 68025

Phone No. (Home) 402-719-1993 (Work)

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

Section 2 Township 17 Range 16 West 2nd Quarter

Lot Size 30' x 40' Acres (S.F./Acres)

Estimated Cost of Structure/Use $ 35,000.00 Zoning District A-2

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 Agriculture South Agriculture

East Agriculture West Agriculture

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? Yes.

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.

Dodge County Planning & Zoning Administrator
485 N. Park Rd, P.O. Box 50025, North Platte, NE 68025
402-732-3724

JUL 2 - 2018

DODGE COUNTY ZONING DEPT.
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 upgraded for access to the area? If yes, what will the requirements be?

Enclosed:
Site Plan X Soil Suitability Map X Easements

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency.

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 $150 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

Mailing Address

OFFICE USE ONLY

PERMIT NO. 2018-008

Permit when issued is Transferable

Date 7-17-18 Approved

Disapproved

Chair, Dodge County Planning Comm

Date 8-1-18 Approved

Disapproved

Chair, Dodge County Board of Comm

See attachment for added conditions.

ATTEST

Dodge County Clerk

Dated this _day of August 2018
July 6, 2018

Tim Chapman
Platte River Seeds Inc.
1037 E. 23rd St.
Fremont, NE 68025

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held July 17, 2018 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.

Your request will be heard by the Dodge County Board of Supervisors on Wednesday, August 1, 2018 at 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
    File
MAP SHOWING PROPOSED BORROW PITS FOR EMBANKMENT MATERIALS TO CONSTRUCT HIGHWAY 30
July 6, 2018

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, July 17, 2018 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor Dodge County Courthouse Fremont, NE 68025 to consider request of Platte River Seeds, Inc – Tim Chapman of 1037 E. 23rd St. Fremont, NE 68025 to obtain a Conditional Use Permit to extract fill dirt for new highway by Nebraska Dept. of Transportation as per Article 13 Section 2 Conditional Uses Section 2.5 and Section 25 Supplemental Regulations Section 17 located in West ¾ Section 2, Township 17 North, Range 8 East in South Cotterell Township, Zoning District A-2, General Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, July 17, 2018 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 this 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
NAME AND ADDRESS SEARCH

Request Made By: Hawkins Construction Co

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 the property owners of land adjoining the property described as:

A tract of land located in the West Half of Section 2, Township 17, Range 6, East of the 6th P.M., Dodge County, Nebraska, also known as Tax Lot 6 in said section.

The list of names and addresses include all property owners within 300 feet of said property:

Mildred L. Paseka 2033 Pearl St. Fremont, NE 68025
NE1/4NW1/4 & TL 1 & 2 2-17-6

Marjory Clements 4400 S 80th St Apt #304 Lincoln, NE 68516
NE1/4 2-17-6

Elaine & George Harms Trust c/o Wayne Francis, Trustee 1774 CO RD P Fremont, NE 68025
Pt SE1/4 Northeast of Cutoff Ditch & TL 5 2-17-6

Brian C. Harms 1350 Brewer Dr Fremont, NE 68025
PT SE1/4 South of Creek EXC 18.6A on North 2-17-6

Delrae Eaton PO Box 358 North Bend, NE 68649
PT TL 7 2-17-6

Christopher A. & Sherry L. Emanuel 1960 CO RD 11 North Bend, NE 68649
Part TL 7 2-17-6

Beebe Production Enterprises, LLC 155 Legges Lake North Bend, NE 68649
SE1/4 3-17-6
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: June 27, 2018

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

[Signature]

Registered Abstractor
Certificate No. 147
Order No. 180792