DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Dodge County #1 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 _____ day of ______________________, 20____.

BY: ____________________________________________
APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date: 5/11/19
Property Owner's Name: Dodge County

Address: 435 N. Park St. Room 102, Fremont, NE 68025

Phone No. (Home) (Work) 402-721-2767

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

Wither Site For Dodge County

Section 10 Township 30 Range 7 Lot No. N/A

Location within Section W1/2SW1/4 Lot Size 1 AC (Sq.Ft./Acre)

Estimated Cost of Structure/Use $300,000 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: Row Crops
East: Row Crops
South: Row Crops
West: Row Crops / Building Site

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

1. What is the general character of the area? Describe. Rural Dodge County, Row Crop Farming, Farm Homes & Building Sites

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
435 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724
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 Suitably Map ______ 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: 14818 Co Rd. 14
   __________________
   Blair, NE 68008

   OFFICE USE ONLY

   PERMIT NO. 2019-006

   Permit when issued is Transferable/Transferable Upon Renewal

   Date 5/21/19 Approved ______
   Approved with Added Conditions ______
   Disapproved ______
   Chair, Dodge County Planning Comm

   Date 6/5/19 Approved ______
   Approved with Added Conditions ______
   Disapproved ______
   Chair, Dodge County Board of Comm

   ______ See attachment for added conditions.

   ATTEST
   __________________
   Dodge County Clerk

   Dated this _______ day of ___________ 20_
May 10, 2019

Jeff Quist
14818 County Road 14
Blair, NE 68008

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 21, 2019 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. Please plan to attend the Dodge County Board of Supervisors meeting on June 5, 2019 where your applications will be heard from 9:35 through 9:50 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
Please turn to the DISTRICT MANAGER Page in this book to see how you can receive your FREE DIGITAL FLIP BOOKS
Uehling Site
Write a description for your map.

- Fenced: 75' X 75'
- Purchase: 208.1' X 208.1'
- No Build: 340' Circle
- Road: 40' wide
May 10, 2019

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, May 21, 2019 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 Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 Supplemental Regulations as per Section 4 located East ½ NE ¼ Section 21, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, May 21, 2019 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,

[Signature]
Jean Andrews,
Dodge County Zoning Administrator
NAME AND ADDRESS SEARCH

Request Made By: Dodge County Couthouse

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:

The West half of the Southwest Quarter of Section 12, Township 20, Range 7 East of the 6th P.M., Dodge County.

and

The Northeast Quarter of the Southeast Quarter and the East half of the West half of the Southeast Quarter and Tax Lot 4 in Section 11, Township 20 North, Range 7 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:

Vernon H. Hilbers, ETAL
PO Box 101
Lyons, NE 68038-0101

Keith Hasemann
311 County Road 16
Scribner, NE 68057

Keith Hasemann
311 County Road 16
Scribner, NE 68057

Dennis E. and Polly A. Stumpe
121 Neff St
Scribner, NE 68057

Lower Elkhorn Res District
Address not available

Dennis E. and Polly A. Stumpe
121 Neff St
Scribner, NE 68057

Jeanette Wellsandt
265 N 22nd Rd
Unadilla, NE 68454
Suhr Farms Inc  
1736 County Road D  
Hooper, NE 68031

Von Seggern Enterprises  
256 County Road 16 Blvd  
Scribner, NE 68057

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256 County Road 16 Blvd  
Scribner, NE 68057

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 26, 2019

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

[Signature]

Registered Abstracter  
Certificate No. 147  
Order No. 190447