DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of [Dodge County #2] 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: [Name]
Address: 435 N. Park St., Room 102, Fremont, NE 68025
Phone No. (Home): [Number]

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

AN EMERGENCY COMMUNICATION TOWER

Section 2
Township 18
Range 7
Lot No.

Location within Section 2
Lot Size 1 Acre

Estimated Cost of Structure/Use $500,000

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
South: Building Site
East: Row Crops
West: Row Crops

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 & Rural Buildings.

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?

Enclosed:
   Site Plan [ ] Soil Suitability 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 $ [ ] 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 2019-007

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
Hooper Site

Write a description for your map.

Legend
- Untitled Placemark

Approx
ACR = orange
Fenced Area = red
NO NEW TRU (v1.9)
Road Easement

Untitled Placemark
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 South ½ SW ¼ Section 2, Township 18 North, Range 7 East in Maple 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,

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 South half of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter and Tax Lot 5, in Section 2, Township 18, Range 7 East of the 6th P.M., Dodge County, Nebraska and

Part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 18, Range 7 East of the 6th P.M., Dodge County, Nebraska.

and

The West half of the Northeast Quarter of Section 11, Township 18 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:

Lee E. and Pamela S. Camenzind
12417 N 179th Circle
Bennington, NE 68007-5755

Kassidy J. and Eric Knobbe, Tr
6756 Blue Ridge Ln
Lincoln, NE 68516

Pam and Ronald Rebbe
1744 County Road N
Hooper, NE 68031

Sheila M. Monke, Tree
12230 County Road P1
Fontanelle, NE 68044-2595

Jeffrey J. and Sherone L. Stork
13009 County Road P11
Arlington, NE 68002-5090

Vernon W. and Judith Schuler, Tr
1874 County Road L
Hooper, NE 68031-2024

12/01/2017
AARK LLC  
374 Live Oak Lane  
Kerrville, TX 78028

D&J Schram Family Farms LLC  
Daniel J. and Joan F. Schram  
19301 S 156th St  
Springfield, NE 68059

Willis and Janice Bopp, TR ETAL  
418 Ridge Dr.  
Hooper, NE 68031-3000

Mary C. Fritz, Tr  
Jim Gallant  
PO Box 54  
Hooper, NE 68031-0054

Kevin D. and Diane E. Hasemann, Tree  
1546 County Road C Blvd  
Scribner, NE 68057

Kevin D. and Diane E. Hasemann, Tree  
1546 County Road C Blvd  
Scribner, NE 68057

NOTE:  
No PID for Tax Lot 6 in SESE 2 - 18 - 7

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.

Barbara Heugens
Registered Abstracter
Certificate No. 147
Order No. 190448

2019 MAY 2 PH 7-4