DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Dodge County #3 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.

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.
   c. 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: 5/1/19
Property Owner's Name: Dodge County
Address: 435 N Park Room 102 Fremont NE 68025

Phone No. (Home) 402-727-3167 (Work)

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

Section 16 Township 16 Range 6 Lot No. NW 1/4 40.85 AC.
Location within Section NE 1/4 NE 1/4 Lot Size 1 AC. (Sq.Ft./Acres)

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 Sites/Row Crops
East: Row Crops West: Grass

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 Houses & 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
   N.A.

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing anc
   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 14815 Corda Dr.

   BLACK, NE 68008

OFFICE USE ONLY

PERMIT NO. 2019-008

Permit when issued is Transferrable/Transferrable Upon Renewal

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

Date 6/15/19   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__

Dodge County Planning & Zoning Administrator
435 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724
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
North Bend Site
Write a description for your map.

Legend

Google Earth
©2018 Google
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 NE ¼ NE ¼ Section 16, Township 18 North, Range 6 East in Cotterell 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 Courthouse

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:

Tax Lot 4 in Section 16, Township 18, 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:

Dodge County Courthouse
435 N Park Ave
Fremont, NE 68025

James & Darlene Dvorak, Tr
1010 Foothill Rd
North Bend, NE 68649

V L Ortmeier Farms Inc
347 N Linden St
Dodge, NE 68633

Stanley F. Jaiser
%US Bank Farm MGMT DEPT
233 S 13th St STE 1012
Lincoln, NE 68508

David C. & Carol V. Limbach
962 Foothill Rd
North Bend, NE 68649

Janet K. Dunker
320 E 9th St
North Bend, NE 68649-5011

Darlene J. & James E. Tr
1010 Foothill Rd
North Bend, NE 68649
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 29, 2019

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

[Signature]
Registered Abstracter
Certificate No. 147
Order No. 190450