DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of ____________ 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.
   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 107, Fremont, NE 68025
Phone No. ___________________________ (Home) - 402-777-0707 (Work)

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

AN EMERGENCY COMMUNICATION TOWER SITE FOR DODGE COUNTY

Section 21 Township 20 Range 5 Lot No. ___________________________
Location within Section: E2N2SW4 Lot Size 1 AC (Sq.Ft./Acres)
Estimated Cost of Structure/Use $ ____________________________ 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: Row Crops
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 Crops. Farm Wakes & 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. Perk, 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?

   **LIMITED TRAFFIC REQUIREMENTS. NO ADDITIONAL ROAD CONSTRUCTION.**

   Enclosed:____ Site Plan ______ Soil Suitably Map ______ NA 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.)

   **TOWER LOCATION IS A MINIMUM OF 340 FEET FROM ANY COUNTRY ROAD OR ANY HOUSING.**

   Application Fee of $150.00 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 Co Rd 14 S Mitchell NE 68308

   OFFICE USE ONLY

   PERMIT NO. 2019-009

   Permit when issued is Transferrable/Transferrable Upon Renewal

   Date 5/21/19 approved _______ Approved with Added Conditions _______ Disapproved _______

   Chair, Dodge County Planning Comm

   Date 6-5-19 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 2nd, 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
Dodge Site
Write a description for your map.
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,

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 Taxing Administrator of said County and find the following named persons are the property owners of land adjoining the property described as:

The North Half of the Northwest Quarter, Section 21, Township 20, Range 5 East of the 6th P.M., Dodge, Nebraska, and Tax Lot 22 in Section 16, Township 20, Range 5 East of the 6th P.M., Dodge, Nebraska, and Tax Lot 23 in Section 16, Township 20, Range 5 East of the 6th P.M., Dodge, Nebraska.

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

Jason Pojar  
429 County Road F  
Scribner, NE 68057

Cletus B and Alice C Rolf, TR  
383 County Road D Road  
Dodge, NE 68633

S1/2 NE1/4

Cletus B and Alice C Rolf, TR  
383 County Road D Road  
Dodge, NE 68633

N1/2 NW1/4 NE1/4

S1/2 NW1/4 NE

21-20-5

21-20-5

21-20-5

Sandra L. and Leo F. Blaha  
349 County Road D  
Dodge, NE 68633

SE1/4 SW1/4 & PT SW1/4 SE1/4

16-20-5

Daniel G. Harms  
374 County Road 3  
Dodge, NE 68633-4217

TL 24

16-20-5

Francis C. and Ruby Bayer  
357 County Road 3  
Dodge, NE 68633

E1/2 SE1/4, NW1/4SE1/4, NE1/4SW1/4

17-20-5

Jason Pieper  
281 County Road E  
Dodge, NE 68633

N1/2NE1/4

20-20-5
Paul W. Pieper, TR
523 County Road 3
Dodge, NE 68633

Bernard J. and Robyn L. Harms, TR
211 County Road D
Dodge, NE 68633

JJWK Foundation Inc.
Lois Gall POA
736 B Road
Dodge, NE 68633

Maurice and Macie Bartosh
321 Highway 91
Dodge, NE 68633-4218

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 3, 2019

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

[Signature]
Registered Abstracter
Certificate No. 147
Order No. 190311