

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
June 27, 2016

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

2. Roll Call

3. Special Order of Business

3.A. May 23, 2016 Minutes

6/27/16 Approve the minutes as presented Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Dave Hansen: Aye, Ryan Jindra: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.B. Public Hearing - Zoning Change Request

6/27/16 Open a public hearing at 7:03 PM Carried with a motion by Ryan Jindra and a second by Scott Kuncl.

Dave Hansen: Aye, Ryan Jindra: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

6/27/16 Close the public hearing at 7:20 PM Carried with a motion by Scott Kuncl and a second by Drew Rische.

Dave Hansen: Aye, Ryan Jindra: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

6/27/16 Forward to City Council with recommendation to approve the zoning map amendment Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Dave Hansen: Aye, Ryan Jindra: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.C. Cardinal Lane Commercial 1st Addition Replat

6/27/16 Forward to City Council with recommendation to approve Carried with a motion by Ryan Jindra and a second by Jennifer Robison.

Dave Hansen: Aye, Ryan Jindra: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

4. Officers' Reports

5. Adjournment

Mayor

(SEAL)

City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk-Treasurer

(S E A L)

**Planning Commission Meeting
June 27, 2016 7:00 PM
City Hall
Council Chambers
243 East 13th Street**

1. Open Meeting

The City has posted a copy of the Open Meetings Act, Laws of the State of Nebraska, in the back of the council chambers. Additional copies are available to read, if anyone wishes one during this meeting, please advise. As each agenda item is considered, if there are any questions concerning the agenda item please advise. The Planning Commission may consider items listed on the agenda in random order. The City has assisted listening devices available, if needed please advise. This meeting was published and posted in three public places to-wit:

City Hall - 1st Floor
Post Office - Lobby
City Bank and Trust - Front Entry

2. Roll Call

Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

3. Special Order of Business

The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

A. May 23, 2016 Minutes

The minutes of the previous meeting have been distributed for review and approval

B. Public Hearing - Zoning Change Request

A public hearing to hear comments in opposition and/ or in favor of a change in zoning of a parcel of land in the SE 1/4, Section 10, T7N, R4E from A-1 to I-1

C. Cardinal Lane Commercial 1st Addition Replat

A replat of CARDINAL LANE COMMERCIAL 1ST ADDITION LOTS 1 & 2. Action on recommendation to City Council does not require a public hearing.

4. Officers' Reports

Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

5. Adjournment

The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

CITY OF CRETE, NEBRASKA

Planning Commission

May 23, 2016

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting also given to the board members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska, in the back of the Council Chambers. Additional copies are available to read. The board may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

The meeting was called to order by Chairman Dave Hansen at 7:01 p.m.

Roll Call

Commissioners present: Sharon Scusa, Scott Kuncl, Ryan Jindra, Shirley Siedhoff and Dave Hansen. Commissioners absent: Jennifer Robison, Brian Carnes, Drew Rische and Dimas Luna. Also present: City Administrator Tom Ourada, City Clerk Jerry Wilcox, City Attorney Joe Dalton, Building Inspector Ray Sueper, Economic Development Director Max Kathol, Councilmember Jack Oelschlager, Andy McAllister from the Crete News, Nick and Amy with RDG Planning & Design, a representative for Lynch Livestock Inc. and Mahlon Kohl.

April 25, 2016 Minutes

Kuncl made a motion to approve the April 25th minutes as written. Seconding the motion was Jindra. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried.

Public Hearing-Zoning Amendments-Blocks 162 & 163 OT, Blocks 3 & 4 Bickle's 1st Addition

A motion was made by Kuncl and seconded by Siedhoff to open the public hearing. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried. Discussion was held on changing the zoning from C-2 to I-1 on the south ½ of Block 162 and all of Blocks 163 OT and Blocks 3 & 4 of Bickle's 1st Addition north of the Missouri Pacific Railroad. Kuncl made a motion, seconded by Jindra, to close the public hearing. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried. Jindra made a motion, seconded by Siedhoff, to recommend to Council the zoning change from C-2 to I-1 on the south ½ of Block 162 and all of Blocks 163 OT and Blocks 3 & 4 of Bickle's 1st Addition north of the Missouri Pacific Railroad. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried.

Public Hearing-Zoning Regulations 5-519.01 Signs

A motion was made by Kuncl, seconded by Jindra to open the public hearing on the proposed amendments to the zoning regulations regarding the use of mobile (portable) signs. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried. Sueper stated this will help with the enforcement of portable signs. A permit will be required, allowed in Commercial and Industrial zones, limited to 60 days/year, 30 continuous days at a time. Must meet Temporary Sign Location requirements. Siedhoff made a motion, seconded by Kuncl, to close the public hearing. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried. Kuncl made a motion, seconded by Jindra, to recommend to Council the proposed amendments to the zoning Regulations regarding the use of mobile (portable) signs. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried.

Zoning Change Request

Lynch Livestock, Inc. has requested a zoning amendment for 10.32 acres from A-1 to I-1 in the SE ¼ Section 10, T7N, R4E. Lynch Livestock would like to develop a swine purchasing station that would be located northeast of the Smithfield Plant. A motion was made by Kuncl, seconded by Jindra, to set a public hearing date of June 27, 2016 at 7 p.m. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried.

Downtown Revitalization Presentation

Amy and Nick, planners from RDG Planning & Design gave a presentation on downtown revitalization. There was focus on the appearance of some of the downtown buildings, creating a small mall like area, using the businesses by 9th street to “anchor” the downtown area and create a corridor from Main to Juniper through the City Park. They reminded the commissioners that if the City decided to move forward on these projects there was funding available through grants, such as the Community Development Block Grant, also the City could apply for Phase II funding for specific ideas. Jindra made a motion, seconded by Scusa, to recommend the Revitalization Plan to Council. Voting yes: Scusa, Kuncl, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Robison, Carnes, Rische and Luna. Motion carried.

Meeting adjourned at 8:22 p.m.

Recorded by Jera Novak



May 3, 2016

direct phone: 515-242-2446

direct fax: 515-323-8546

email: vandike@brownwinick.com

City of Crete
ATTN: Ray Sueper, Municipal Building Inspector
243 East 13th Street
P.O. Box 86
Crete, NE 68333

Re: Petition to Amend the Zoning Ordinance

Dear Mr. Sueper:

My client, Lynch Livestock, Inc. (“Lynch”) is requesting a rezoning of property located in Saline County at the intersection of County Road 2250 and County Road I (“Property”). The Property is within two (2) miles of the Crete city limits. Lynch is purchasing the Property from the current owners, Daniel J. and Cindy A. Fritz. Lynch is requesting that the Property be rezoned from A-1 Agricultural District to I-1 Light Industrial District.

Project

Lynch is proposing to develop a swine purchasing station. The station will be used to load, sort, weigh, purchase, and temporarily house swine. The primary days of operation will be Monday through Friday, and the facility will handle approximately 300-500 hogs per day. A majority of the hogs will arrive by semi-trailer from surrounding farmers and the local Smithfield/Farmland packing plant. The swine purchasing station is permitted in the I-1 District, subject to obtaining a Special Use Permit. A proposed business plan further detailing the operations is attached to the Petition to Amend the Zoning Ordinance.

Rationale for Rezoning

The parcel to be purchased is located directly east of the existing Smithfield packing plant. The I-1 zoning will be consistent with other uses in the area and provides safe and convenient access to County Road 2250 and County Road I. Further, the property immediately to the east is already zoned I-1. The rezoning would simply extend the I-1 district to County Road 2250. A map showing the area and building location is attached to the Petition to Amend the Zoning Ordinance.

Page 2

Pursuant to City procedures for rezoning, enclosed please find a Petition to Amend the Zoning Ordinance and a check in the amount of \$110.00. Please place our request on the next Planning & Zoning Board agenda, May 23, 2016. If you have any questions, please do not hesitate to contact me at the number noted above.

Sincerely,

A handwritten signature in black ink, appearing to read 'A.C. Van Dike', written in a cursive style.

Adam C. Van Dike

ACV:mkd

PETITION TO AMEND THE ZONING ORDINANCE

APPLICATION NUMBER: _____

DATE: **May 3, 2016**

APPLICATION FEE: **\$110.00**

NAME: **Lynch Livestock, Inc.**

The undersigned hereby petitions to amend the Zoning Ordinance of the City of Crete in order that the following may be allowed:

Amend the zoning ordinance for 10.32 acres from A-1 District to I-1 District. A proposed business plan, survey, and a map showing location of the proposed building is attached.

The amendment is requested for the following reasons:

Petitioner is proposing to use the property as a hog transfer station and the rezoning would be consistent with the zoning of surrounding properties.

Changes in the zoning map required by this proposed amendment are shown the attached map. **A-1 District changed to I-1 District.**

Legal Description of Premises to be amended: (Lot, Block, Addition or Section, Township, Range)

**Big Blue Prct Pt S1/2 SE ¼ Sec 10-7-4
Parcel No. 760062995
(see attached survey)**

Interest of Petitioner in the above described property.

Lynch Livestock, Inc. has contracted to purchase the property from Daniel and Cindy Fritz, subject to approval of rezoning to I-1 and obtaining a Special Use Permit.

Address of Petitioner: **331 3rd St. NW, Waucoma, Iowa, 52171**

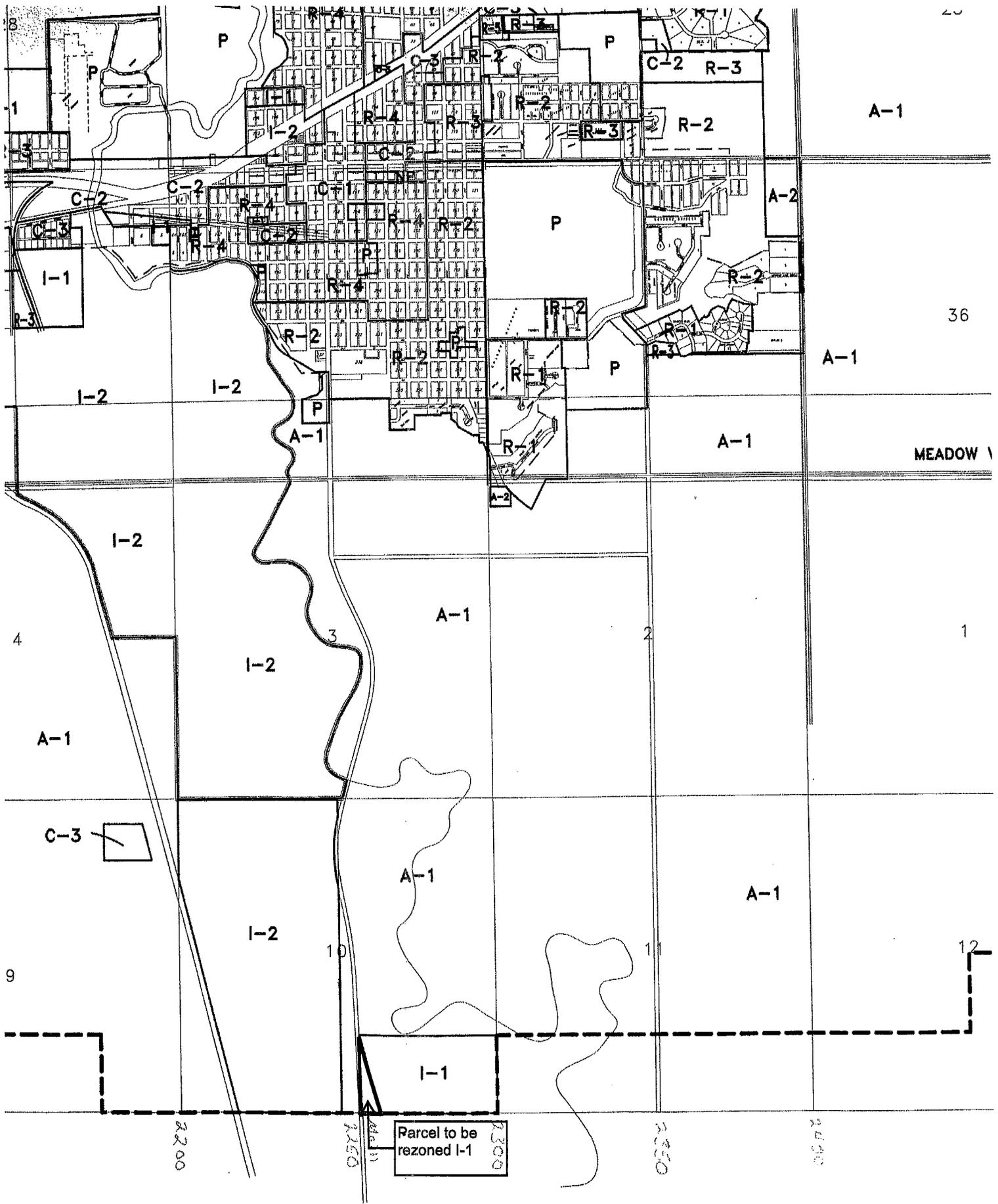
Signature: *[Handwritten Signature]* - **Attorney for Lynch Livestock, Inc.**

Date of Planning Commission Hearing: _____

Date of City Council Hearing: _____

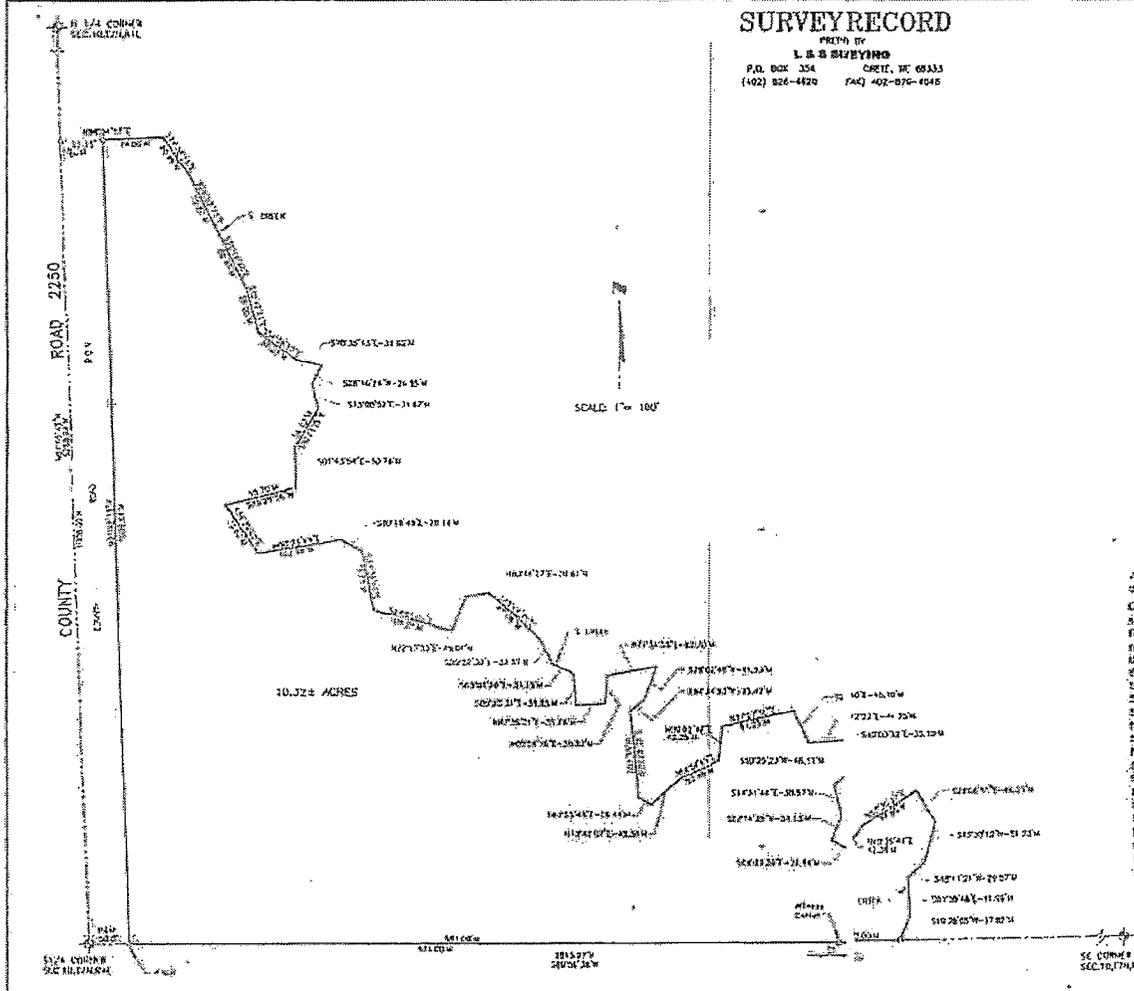
Date Posted and Published: _____

NOTE: The City of Crete and the adjacent two (2) mile area is zoned by dividing the area into District in accordance with the Comprehensive Plan. A single lot is not a Zoning District. A small area is not necessarily a Zoning District.



SURVEY RECORD

PREP'D BY
L. S. & S. BRYING
 P.O. BOX 354 CHEE, W. 05333
 (402) 826-4820 FAX: 402-876-6545



CORNER TIES-SECTION 10, T7N, R4E

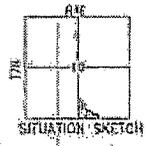
- SW Corner** - Found SCSM 2" Aluminum Cap.
 60.70' NW to a nail in disk in the SW face of power pole.
 88.69' SW to a nail in disk in the SW face of underground cable warning post.
 52.14' East to a nail in disk in top of corner post.
- NW Corner** - Found SCSM 2" Aluminum Cap.
 60.02' NW to a nail in disk in top of end guard roll post on west side of road
 59.03' NE to a nail in disk in top of end guard roll post on east side of road
 81.89' NE to a nail in disk in the south face of power pole
- SE Corner** - Found 1" iron pipe which is atop top of stone.
 6.83' West to a nail in disk in the north face of corner post.
 On line with fences N-6 and west.

LEGAL DESCRIPTION

A tract of land located in the SE1/4 of Section 10, T7N, R4E of the 6th P.M., Sedgewick County, Nebraska, containing 10.32 acres.

Commencing at the SW Corner of said SE1/4, thence S10°52'08" E (Assumed bearing) on the south line of said SE1/4, 50.00 feet to the point of beginning; thence N01°42'10" W on the east line of County Road 2250, 109.94 feet; thence N00°04'11" E, 54.00 feet to the continuous of creek course or least, thence more or less down said creek containing the following described points (thence S34°54'57" E, 52.95 feet; thence S20°32'27" E, 75.07 feet; thence S20°18'40" E, 80.37 feet; thence S18°14'11" E, 59.05 feet; thence S51°18'17" E, 37.23 feet; thence S76°25'13" E, 41.02 feet; thence S27°10'24" W, 26.01 feet; thence S13°06'22" E, 31.01 feet; thence S29°27'25" W, 24.02 feet; thence N00°03'45" E, 102.36 feet; thence S78°20'20" W, 70.70 feet; thence S34°59'02" E, 73.82 feet; thence S74°56'00" E, 191.21 feet; thence S50°10'40" E, 28.14 feet; thence S11°08'40" E, 75.86 feet; thence S45°48'15" E, 67.00 feet; thence N32°10'13" E, 48.01 feet; thence N10°04'22" E, 25.02 feet; thence S28°00'11" E, 99.85 feet; thence S28°22'20" E, 33.37 feet; thence N02°01'20" E, 31.24 feet; thence S45°48'15" E, 107.79 feet; thence N17°02'11" E, 33.78 feet; thence N05°46'10" E, 28.32 feet; thence S13°03'56" E, 42.79 feet; thence S30°02'43" W, 43.03 feet; thence S53°34'53" W, 46.39 feet; thence S14°10'44" E, 52.46 feet; thence S50°16'48" W, 16.44 feet; thence N49°44'07" E, 46.25 feet; thence S23°57'40" E, 45.19 feet; thence N09°02'47" E, 49.23 feet; thence N77°07'10" E, 61.25 feet; thence S23°57'40" E, 45.19 feet; thence S48°12'24" E, 44.25 feet; thence S41°02'33" E, 26.20 feet; thence S50°02'27" W, 48.35 feet; thence S14°13'14" E, 38.17 feet; thence S22°16'23" W, 34.73 feet; thence S04°03'30" E, 33.84 feet; thence N40°20'41" E, 42.30 feet; thence N57°35'37" E, 71.48 feet; thence S04°03'30" E, 41.94 feet; thence S12°10'42" W, 54.23 feet; thence S14°11'42'23" E, 23.07 feet; thence S01°18'49" E, 41.94 feet; thence S10°26'05" W, 54.23 feet to the south, 37.82 feet to the county line of said SE1/4, thence S19°26'38" W on said county line 31.00 feet to the point of beginning, containing 10.32 acres more or less.

- LEGEND**
- Corner Found
 - Corner Found
 - Corner Set (S/A Rates W/LAS Cap)
 - Survey Marker - 1/2" Iron Pipe
 - △ Temporary Point
 - H Record Distance
 - M Measure Distance



DATE: 5/17/2005
 BY: L.S. & S. BRYING
 200-2805



SURVEYOR'S CERTIFICATE

I, **L. S. & S. BRYING**, a Registered Land Surveyor in the State of Nebraska, hereby certify that this survey was made under the laws of Nebraska on May 18, 2005 and that of the same sheet sets in feet and decimals of a foot and correct to the best of my knowledge and belief.

L. S. & S. Brying
 L. S. & S. BRYING, Heloise L.S. 2005

Date of Completion: May 17, 2005
 SHEET 1 OF 1

EXHIBIT "A"

A tract of land located in the Southeast Quarter of Section 10, Township 7 North, Range 4 East of the 6th Principal Meridian, Saline County, Nebraska, described as follows:

Commencing at the Southwest Corner of said Southeast Quarter;

Thence North 89 degrees 56 minutes 38 seconds East (Assumed Bearing) on the South line of said Southeast Quarter, a distance of 50.00 feet to the point of beginning;

Thence North 01 degrees 48 minutes 18 seconds West on the Easterly R.O.W. line of County Road 2250, a distance of 1009.64 feet;

Thence North 88 degrees 04 minutes 17 seconds East, a distance of 74.00 feet to the centerline of creek more or less;

Thence more or less down said centerline on the following described courses:

Thence South 34 degrees 38 minutes 55 seconds East, a distance of 56.96 feet;
Thence South 26 degrees 52 minutes 17 seconds East, a distance of 75.67 feet;
Thence South 26 degrees 19 minutes 40 seconds East, a distance of 80.87 feet;
Thence South 15 degrees 47 minutes 11 seconds East, a distance of 59.05 feet;
Thence South 54 degrees 18 minutes 17 seconds East, a distance of 57.23 feet;
Thence South 78 degrees 35 minutes 13 seconds East, a distance of 31.62 feet;
Thence South 26 degrees 16 minutes 24 seconds West, a distance of 26.95 feet;
Thence South 13 degrees 08 minutes 52 seconds East, a distance of 31.67 feet;
Thence South 30 degrees 23 minutes 25 seconds West, a distance of 54.62 feet;
Thence South 01 degrees 43 minutes 54 seconds East, a distance of 50.76 feet;
Thence South 75 degrees 0 minutes 56 seconds West, a distance of 90.70 feet;
Thence South 34 degrees 29 minutes 02 seconds East, a distance of 73.82 feet;
Thence North 80 degrees 23 minutes 49 seconds East, a distance of 102.96 feet;
Thence South 60 degrees 16 minutes 45 seconds East, a distance of 28.14 feet;
Thence South 11 degrees 36 minutes 46 seconds East, a distance of 76.66 feet;
Thence South 74 degrees 58 minutes 00 seconds East, a distance of 101.23 feet;
Thence North 22 degrees 10 minutes 33 seconds East, a distance of 48.01 feet;
Thence North 80 degrees 44 minutes 27 seconds East, a distance of 28.62 feet;
Thence South 45 degrees 49 minutes 15 seconds East, a distance of 87.06 feet;
Thence South 25 degrees 22 minutes 30 seconds East, a distance of 33.37 feet;
Thence South 63 degrees 01 minutes 20 seconds East, a distance of 31.25 feet;
Thence South 05 degrees 20 minutes 31 seconds East, a distance of 39.65 feet;
Thence North 87 degrees 39 minutes 21 seconds East, a distance of 35.76 feet;
Thence North 05 degrees 56 minutes 16 seconds East, a distance of 36.32 feet;
Thence North 79 degrees 34 minutes 55 seconds East, a distance of 62.70 feet;
Thence South 20 degrees 02 minutes 48 seconds West, a distance of 44.93 feet;
Thence South 50 degrees 34 minutes 53 seconds West, a distance of 23.42 feet;
Thence South 05 degrees 28 minutes 39 seconds East, a distance of 107.79 feet;
Thence South 60 degrees 55 minutes 46 seconds East, a distance of 18.44 feet;
Thence North 48 degrees 48 minutes 07 seconds East, a distance of 48.38 feet;
Thence North 64 degrees 04 minutes 49 seconds East, a distance of 52.46 feet;
Thence North 06 degrees 02 minutes 47 seconds East, a distance of 42.25 feet;
Thence North 77 degrees 07 minutes 10 seconds East, a distance of 91.25 feet;
Thence South 23 degrees 57 minutes 40 seconds East, a distance of 45.10 feet;
Thence North 85 degrees 12 minutes 22 seconds East, a distance of 44.25 feet;
Thence South 40 degrees 03 minutes 32 seconds East, a distance of 35.10 feet;
Thence South 50 degrees 25 minutes 23 seconds West, a distance of 46.11 feet;
Thence South 14 degrees 31 minutes 44 seconds East, a distance of 38.57 feet;
Thence South 22 degrees 14 minutes 28 seconds West, a distance of 34.13 feet;
Thence South 64 degrees 03 minutes 36 seconds East, a distance of 32.84 feet;
Thence North 40 degrees 25 minutes 41 seconds East, a distance of 42.36 feet;
Thence North 57 degrees 30 minutes 37 seconds East, a distance of 77.66 feet;
Thence South 29 degrees 06 minutes 11 seconds East, a distance of 46.39 feet;
Thence South 15 degrees 30 minutes 12 seconds West, a distance of 51.23 feet;
Thence South 48 degrees 11 minutes 21 seconds West, a distance of 29.07 feet;

Thence South 01 degrees 58 minutes 48 seconds East, a distance of 41.96 feet;
Thence South 19 degrees 28 minutes 05 seconds West, extended to the South, a distance of 37.82 feet to the South
line of said Southeast Quarter;
Thence South 89 degrees 56 minutes 38 seconds West on said South line a distance of 971.00 feet to the point of
beginning.

PROPOSED BUSINESS PLAN FOR CRETE NEBRASKA HOG BUYING STATION



The following information outlines the operational expectations for a new Swine Buying Station proposed at Crete, Nebraska.

- The facility will be used to load, unsort, weigh, purchase and temporarily house cull swine consisting of all grades, ages, sizes and types.
- Primary days of operation will be Monday through Friday.
- It is estimated that the facility will handle approximately 300-500 pigs per day (Monday-Friday) from surrounding farmers and the local Smithfield/Farmland packing plant.
 - ◊ Most pigs will arrive on semis with some local pigs coming in smaller trailers.
 - ◊ A similar number of pigs will leave, all on semis each afternoon/evening.
 - ◆ It is estimated that 4-5 semis will handle out all outgoing pigs.
 - ◊ Pigs will be shipped to various processing plants, so they typically will not be held at the facility for more than 24 hours.
- Due to the nature of the business it is not anticipated that large volumes of manure will be generated. All manure will be handled according to state regulations governing livestock waste.
- The site will be totally enclosed with no outside pens and a manure pit to hold all the animal waste will be within the building.
- An employee(s) of Lynch Livestock will operate the facility according to the guidelines set forth in the Lynch Livestock Operational Procedures Manual. (Green SOP Manual)
- Overview of Green SOP Manual:
 - ◊ Animal Welfare Policy
 - ◊ National Pork Board's "We Care" Principles
 - ◊ Mission Statement/Employee Commitment
 - ◊ Sustainability Commitment
 - ◊ Lynch Family Foundation
 - ◊ Emergency Action Plan
 - ◊ Livestock Handling Expectations.
 - ◊ Biosecurity/Environmental Protocols
 - ◆ Rodent and Pest Control
 - ◆

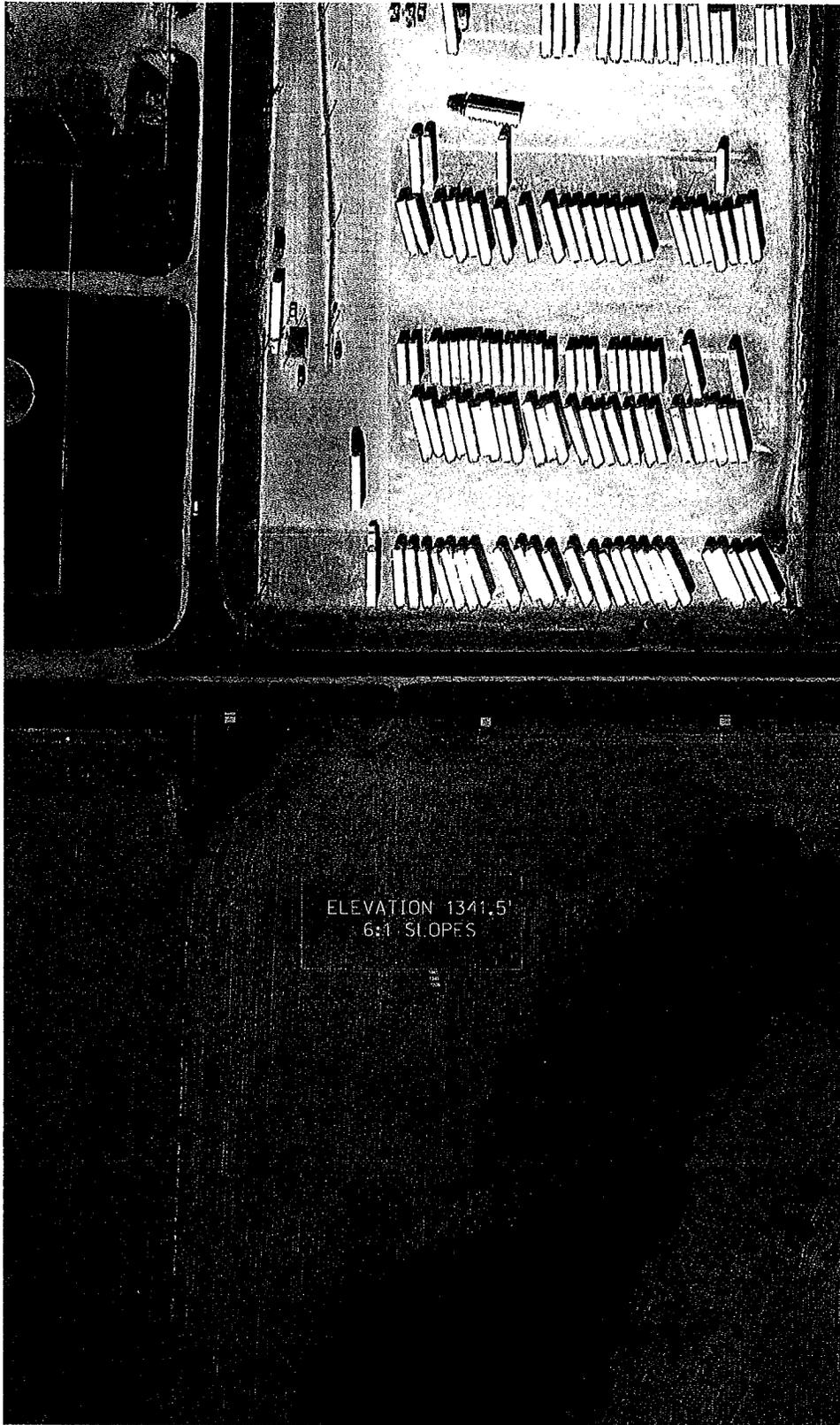
PROPOSED BUSINESS PLAN FOR CRETE NEBRASKA HOG BUYING STATION



Overview of SOP cont.

- ◆ Manure Removal and Handling
- ◆ Dead Animal Storage and Disposal Plan– There is a rendering facility one block away for dead stock disposal.
- ◆ Interior Cleanliness and Disinfecting
- ◆ Exterior Maintenance and Mowing
- ◇ Traceability and Food Safety
- ◇ Transport Expectations
- ◇ Sorting Protocols
- ◇ Euthanasia Guidelines
- ◇ Scale and Weighing Certifications
- ◇ Equipment Maintenance
- ◇ OSHA
- ◇ Producer Information
- ◇ Inspection and Observation Checklist
- ◇ Training Logs
- Our Mission:

The Lynch family of companies is proud to partner with local farmers to produce, procure and market safe, wholesome agriculture products that are enjoyed by families like ours. We strive to use our resources efficiently to maintain excellent land stewardship practices in our everyday activities. We value the rural communities where we work and live and remain committed to keeping our local communities vital by giving back.



PRELIMINARY PLAN
 NOT FINAL - SUBJECT TO CHANGE



PROJECT NO.
 SHEET NO.

1



906 SOUTH 26th ST.
 LINCOLN, NE 68510
 (402)483-8466
 www.speecelewis.com

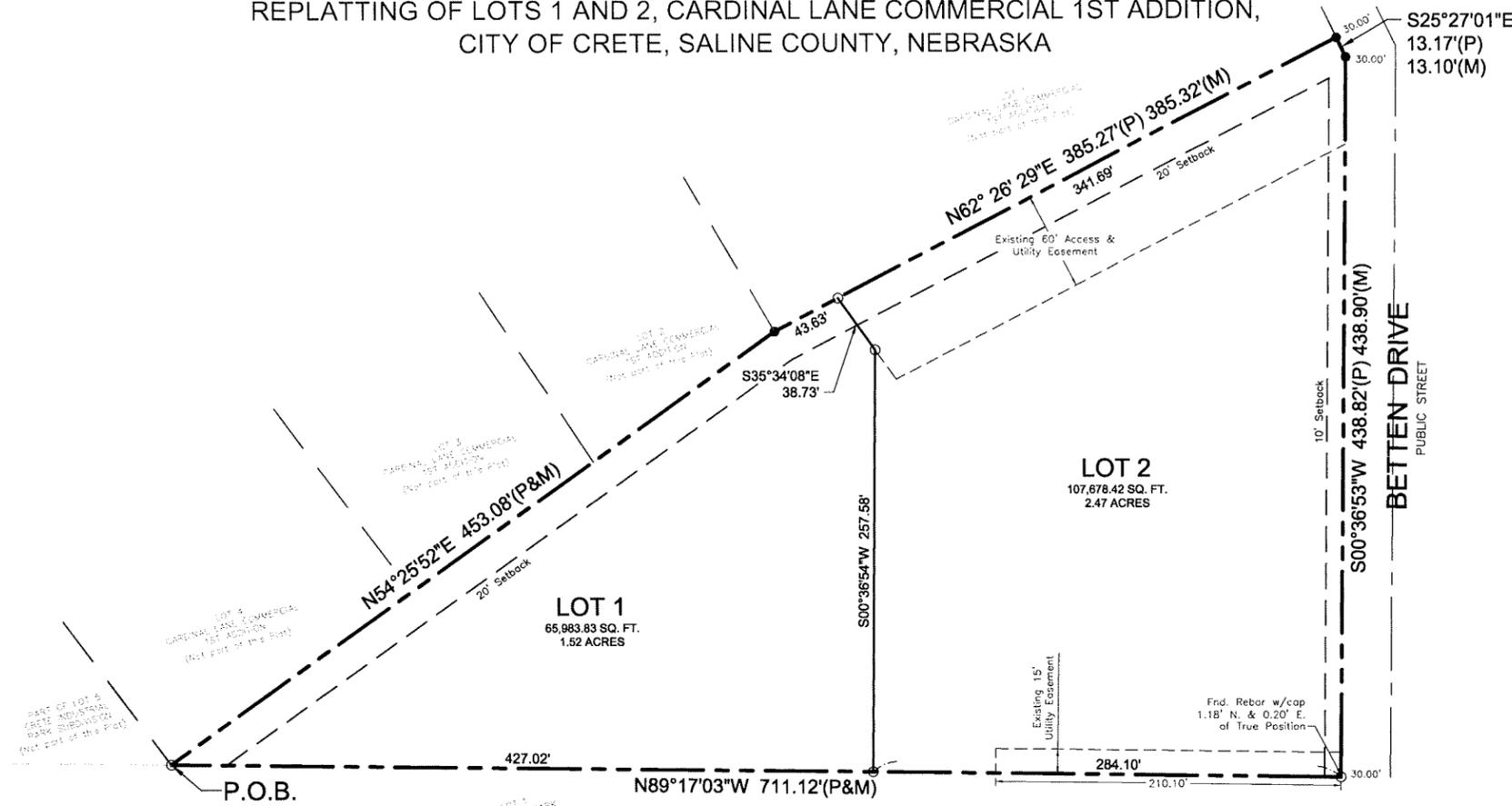
15
LYNCH LIVESTOCK

PLAN VIEW

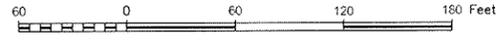
CARDINAL LANE COMMERCIAL 2ND ADDITION

FINAL PLAT

REPLATTING OF LOTS 1 AND 2, CARDINAL LANE COMMERCIAL 1ST ADDITION,
CITY OF CRETE, SALINE COUNTY, NEBRASKA



NORTH
DATE: 6/3/16
SCALE 1" = 60'



LEGAL DESCRIPTION

LOTS 1 AND 2, CARDINAL LANE COMMERCIAL 2ND ADDITION, A SUBDIVISION OF LOTS 1 AND 2, CARDINAL LANE COMMERCIAL 1ST ADDITION, CITY OF CRETE, SALINE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CARDINAL LANE COMMERCIAL 1ST ADDITION;
THENCE N54°25'52"E, A DISTANCE OF 453.08 FEET;
THENCE N62°26'29"E, A DISTANCE OF 385.32 FEET;
THENCE S25°27'01"E, A DISTANCE OF 13.10 FEET;
THENCE S00°36'53"W, A DISTANCE OF 438.90 FEET;
THENCE N89°17'03"W, A DISTANCE OF 711.12 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 173,662.25 SQUARE FEET OR 3.99 ACRES.

SURVEYOR'S CERTIFICATE

I, LYLE L. LOTH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION ON AND THAT ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS OF A FOOT AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LYLE L. LOTH, NEBRASKA L.S. NO. 314

LEGEND

- CORNER FOUND (REBAR W/ CAP)
- CORNER SET (3/4" X 24" BAR W/ CAP)

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDERS OF THOSE CERTAIN LIENS AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CARDINAL LANE COMMERCIAL 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SALINE COUNTY, NEBRASKA, AS BOOK 400, PAGE 47 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS OF STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

CITY BANK & TRUST CO. BY: _____
TRUSTEE & BENEFICIARY SIGNATURE

PRINT TITLE PRINT NAME OF INDIVIDUAL

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
SALINE COUNTY) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____
PRINT NAME
ON BEHALF OF SAID CITY BANK & TRUST CO.
PRINT TITLE

NOTARY PUBLIC

MY COMMISSION EXPIRES THE ____ DAY OF _____, 20____.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CRETE HILLSIDE DEVELOPMENT GROUP, LLC, OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CARDINAL LANE COMMERCIAL 2ND ADDITION, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT. WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES (WHICH INCLUDE BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, WATER, ELECTRICAL, TELEPHONE AND CABLE TELEVISION), OVER UPON OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDINGS OR TREES SHALL BE PROHIBITED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USE OR RIGHT HEREIN GRANTED.

WITNESS MY HAND THIS ____ DAY OF _____, 2016.

CRETE HILLSIDE DEVELOPMENT GROUP, LLC
RON DITTMER, OWNER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
SALINE COUNTY) SS
ON THIS ____ DAY OF _____, 2016, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RON DITTMER, OWNER OF CRETE HILLSIDE DEVELOPMENT GROUP, LLC, TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION TO BE HIS OWN VOLUNTARY ACT DEED.

MY COMMISSION EXPIRES ON THE ____ DAY OF _____.

NOTARY PUBLIC

APPROVAL OF CRETE CITY COUNCIL

THIS PLAT OF CARDINAL LANE COMMERCIAL 2ND ADDITION WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS ____ DAY OF _____, 2016.

ATTEST: _____
MAYOR

APPROVAL OF CRETE CITY PLANNING BOARD

THIS PLAT OF CARDINAL LANE COMMERCIAL 2ND ADDITION WAS APPROVED BY THE CRETE PLANNING BOARD ON THIS ____ DAY OF _____, 2016.

ATTEST: _____
CHAIRPERSON