

**NOTICE OF MEETING  
OF THE  
DAVID CITY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the David City Planning Commission will conduct a Public Hearing meeting on **Saturday, October 22, 2022, at 8:00 a.m. in the meeting room of the City Office Building, 490 E Street, David City, Nebraska.**

The Planning Commission reserves the right to enter into closed session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be stated on the agenda.

The Agenda will include, but not be limited to the following:

1. Notify the public of the "Open Meetings Act" and the Citizens Participation Rules posted on the west wall of the meeting room;
2. Roll Call;
3. Acceptance of the minutes of the September 10, 2022, meeting;\*
4. Public hearing for the redevelopment plan for the real estate described below:

Point of beginning (POB) is at the centerline of Road 37 and the extended west property line of a lot referred to as 13 15 2 13 15 2 PT NE1/4 114.32 AC thence going southerly along the west property line of said lot to the centerline of Road 36; thence easterly to the intersection of the centerline of Road 36 and Road M; thence northerly along Road M to the northeast property line of BNSF railroad property; thence northwesterly along the northeast property line of said BNSF railroad property to the centerline of Road 37; thence westerly along the centerline of Road 37 to the POB, +/- 277 acres.

Plus, the addition of the following area, added by crossing adjacent BNSF railroad property; A parcel of land located in the southeast quarter of section 12, township 15 north, range 2 east of the sixth p.m., Butler County, Nebraska, being described as follows: beginning at the southeast corner of the southeast quarter of said section 12; thence s89°56'25"w (assumed bearing) on the south line of said southeast quarter, a distance of 1396.92 feet to the northeasterly property line of the Burlington northern and Santa Fe railway; thence N30°24'47"W on said northeasterly property line, a distance of 440.34 feet; thence N89°56'25"E parallel with said south line, a distance of 1623.12 feet to the east line of said southeast quarter; thence s00°29'44"W on said east line, a distance of 380.00 feet to the point of beginning, containing 13.17 acres, more or less, which includes 1.32 acres, more or less, of public road right of way;\*

5. Consideration of Resolution No. 3-2022PC the redevelopment plan blight study of the real estate listed above;\*
6. Public Hearing to consider amending the Zoning Ordinance Article 5 Zoning Districts by amending Section 5.17 AH Airport Hazard (Overlay District);
7. Consideration of amending the Zoning Ordinance Article 5 Zoning Districts by amending Section 5.17 AH Airport Hazard (Overlay District); \*
8. Public hearing to consider amending the Official Zoning Map by changing the zoning classification from R-2 – Two-Family Residential to R-4 – High Density Residential for the following real estate as requested by Bob Wright:\*

\*Potential Action Item

Point of beginning is the intersection of the centerlines of 10<sup>th</sup> Street and "D" Street; thence northerly along the centerline of 10<sup>th</sup> Street to the intersection of the centerline of 10<sup>th</sup> Street and the centerline of "E" Street; thence easterly along the centerline of "E" Street to the intersection with the centerline of 11<sup>th</sup> Street; thence southerly along the centerline of 11<sup>th</sup> Street to the intersection with the centerline of "D" Street; thence, westerly along the centerline to the point of beginning.

9. Consideration of amending the Official Zoning Map by changing the zoning classification from R-2 – Two-Family Residential to R-4 – High Density Residential for the following real estate as requested by Bob Wright:\*

Point of beginning is the intersection of the centerlines of 10<sup>th</sup> Street and "D" Street; thence northerly along the centerline of 10<sup>th</sup> Street to the intersection of the centerline of 10<sup>th</sup> Street and the centerline of "E" Street; thence easterly along the centerline of "E" Street to the intersection with the centerline of 11<sup>th</sup> Street; thence southerly along the centerline of 11<sup>th</sup> Street to the intersection with the centerline of "D" Street; thence, westerly along the centerline to the point of beginning.

10. Public hearing to consider the request of Gary Meister for a conditional use permit to have a studio apartment in his already existing tri-plex located on Lot 1 and North 10' of Lot 4, Block 8, Littys 1<sup>st</sup> Addition, David City. (5<sup>th</sup> & I Street)\*
11. Consideration of the request of Gary Meister for a condition use permit to have a studio apartment in his already existing tri-plex located on Lot 1 and North 10' of Lot 4, Block 8, Littys 1<sup>st</sup> Addition, David City. (5<sup>th</sup> & I Street)\*
12. Adjourn.\*