

## PLANNING COMMISSION

June 12, 2023

5:00 PM

Chairman Jim Masek opened the meeting at 5:00 p.m. in the meeting room of the City Office Building, 490 E Street, David City, Nebraska, and notified the public of the "Open Meetings Act" posted on the west wall of the meeting room. He also notified the public that if they wish to speak to the Commission to please state their name and address for the record.

Present: Planning Commission members Pam Kabourek, Robert Hilger, Alternate member Brian Small, City Clerk Tami Comte, and Deputy City Clerk Lori Matchett. Planning Commission member Greg Aschoff and Jim Vandenberg were absent.

Also present were Building Inspector Gary Meister, City Council member and Liaison Keith Marvin, Butler County Health Care Center CEO Don Naiberk, and Bridging Our Community member Janae McMahon.

Planning Commission member Pam Kabourek made a motion to accept the minutes of the May 23, 2023, meeting as amended. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Absent. Yea: 4, Nay: 0, Absent: 2.

Don Naiberk, CEO of Butler County Health Care Center introduced himself. The Butler County Health Care Center has been working with an Architect regarding handling of an expansion at the Hospital. Don had a couple of items that he wanted assistance and information on. Don was questioning if the street could be vacated on 10<sup>th</sup> Street, build a crosswalk, install speed bumps, install curb and gutter, find out liability of the street if vacated? Don came to the Planning Commission to find out the process of how to handle the expansion of the Hospital and vacating 10<sup>th</sup> Street.

Planning Commission member Jim Vandenberg arrived at 5:08 p.m.

Discussion continued. Don Naiberk will contact the property owners and discuss 10<sup>th</sup> Street with them and the Hospital future expansion ideas.

Chairman Jim Masek made a motion to open the public hearing at 5:28 p.m. on the request from Bridging Our Community for a conditional use permit to have a food pantry located on the property legally described as 20 15 3 David City PT NE ¼ NW ¼ Cedar Lawn Addition with a physical address of 315 S. 4<sup>th</sup> Street. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0, Absent: 1.

Janae McMahon, representative of Bridging Our Community, introduced herself and asked for approval of the conditional use permit for having a food pantry at 315 S. 4<sup>th</sup> Street. The location currently has a thrift store, and they would like to have a food pantry there to assist families in need. Janae currently has forty-eight people waiting for assistance with food.

Planning Commissioner Robert Hilger excused himself from the meeting at 5:31 p.m. to attend another meeting.

Chairman Jim Masek made a motion to close the public hearing at 5:32 p.m. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Absent, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 2.

Planning Commission member Pam Kabourek made a motion to approve the request from Bridging Our Community for a conditional use permit to have a Food Pantry located on the property legally described as 20 15 3 David City PT NE 1/4 NW 1/4 Cedar Lawn Addition with a physical address of 315 S. 4<sup>th</sup> Street. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Absent, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 2.



PAID  
MAY 24 2023

CITY OF DAVID CITY  
DAVID CITY UTILITIES

DAVID CITY PLANNING COMMISSION

TYPE OF ACTION REQUESTED

- Conditional Use \$100.00     Vacate request: alley, street, etc. \$50.00  
 Rezoning/Zoning Amendment \$150.00

LEGAL DESCRIPTION OF THE PROPERTY:

20 15 3 David City PT NE 1/4 NW 1/4  
Cedar Lawn Add (30-15-3)

DESCRIPTION OF THE PROJECT:

Food Pantry

*Janee McMahon*  
Applicant's Signature

FOR CITY USE ONLY

Date received: 5/24/23 By: Elizabeth Parker  
Fee Paid:  Yes \$ 100.00  No  
Hearing Date: June 12, 2023 @ 5pm  
Hearing Notice Published:  Yes  No  
Adjoining Landowners Notified  Yes  No  
Action Taken: Approved Conditional Use permit for Bridging Our Community at 315 S. 4th Street. 6/12/2023 by Planning Commission  
Motion to approve: Pam Kabourek, Seconded by Jim Masek. Motion carried.  
Greg Aschoff: Absent, Robert Hilger: Absent, Brian Small: Yea, Jim Vandenberg: Yea,  
Pam Kabourek: Yea, Jim Masek: Yea. Yea: 4, Nay: 0, Absent: 2.

---PLEASE POST IN A CONSPICUOUS PLACE---

# CONDITIONAL USE PERMIT

This Conditional Use Permit shall run with the Title of the land.

DATE 6/12/2023

LOCATION 315 S. 4<sup>TH</sup> STREET, DAVID CITY, NE 68632  
LEGAL DESCRIPTION: 20 15 3 DAVID CITY PT NE 1/4 NW 1/4 CEDAR LAWN ADD.

CONDITIONAL USE PERMIT FOR A FOOD PANTRY  
APPROVED BY THE DAVID CITY PLANNING COMMISSION ON 6/12/2023.

CITY CLERK Jami L. Conte



There being no further business to come before the Planning Commission, Planning Commission member Jim Vandenberg made a motion to adjourn the meeting at 5:34 p.m. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Absent, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 2.

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Minutes by Lori Matchett, Deputy City Clerk