

PLANNING COMMISSION

January 27, 2024

8:00 a.m.

Chairman Jim Masek opened the meeting at 8:00 a.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: Chairman Jim Masek, Planning Commission members Pam Kabourek, Jim Vandenberg, Greg Aschoff, Robert Hilger, Alternate Member Brian Small, City Clerk Tami Comte and Deputy Clerk Lori Matchett.

Also, present Council Member Keith Marving and Bruce Meysenburg, and Scott Steager.

Planning Commission member Jim Vandenberg made a motion to accept the minutes of the December 9, 2023, meeting as presented. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Chairman Jim Maske made a motion to open the public hearing at 8:01 a.m. to consider the request of Scott Steager on behalf of Butler County for a conditional use permit to install 911 Communication Tower for use by Butler County, City of David City, NDOT and State of Nebraska on the property legally described as S ½ SW ¼ Section 8 15 3 David City, NE. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Scott Steager introduced himself and spoke about the location of the tower. The County has been in the process of looking for a spot for the past two years to place a tower. The radio tower would be on R.J. Hein's property which would be within the one-mile jurisdiction of the City. The tower itself would be 300 feet tall with a 10-foot antenna on the top, would be completely fenced in around the tower and the guy wires. This tower would host the law enforcement and fire department radio repeaters. Scott and Butler County have been in contact with the State of Nebraska and FAA for a site and have received approval of this location. They will have illumination on the tower. The County will be using ARPA funds to pay for the tower. Equipment will be paid for by the entities that will be using the tower to host repeaters.

Chairman Jim Masek made a motion to close the public hearing at 8:10 a.m. to consider the request of Scott Steager on behalf of Butler County for a conditional use permit to install a 911 Communication Tower for use by Butler County, City of David City, NDOT and State of Nebraska on the property legally described as S ½ SW ¼ Section 8 15 3 David City, NE. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Planning Commission Member Greg Aschoff made a motion to approve the conditional use permit to install a 911 Communication Tower on the property legally described as S ½ SW ¼ Section 8 15 3 David City, NE. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.



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:

S 1/2 SW 1/4 Sec 8 15-3

DESCRIPTION OF THE PROJECT:

300A, 911 communication tower, for use by Butler County, City of Pawel City, NDOT, State of Nebraska.

[Signature]
Applicant's Signature

.....
FOR CITY USE ONLY

Date received: 1-3-2024 By: Jami

Fee Paid: Waived Yes \$ N/A No City use

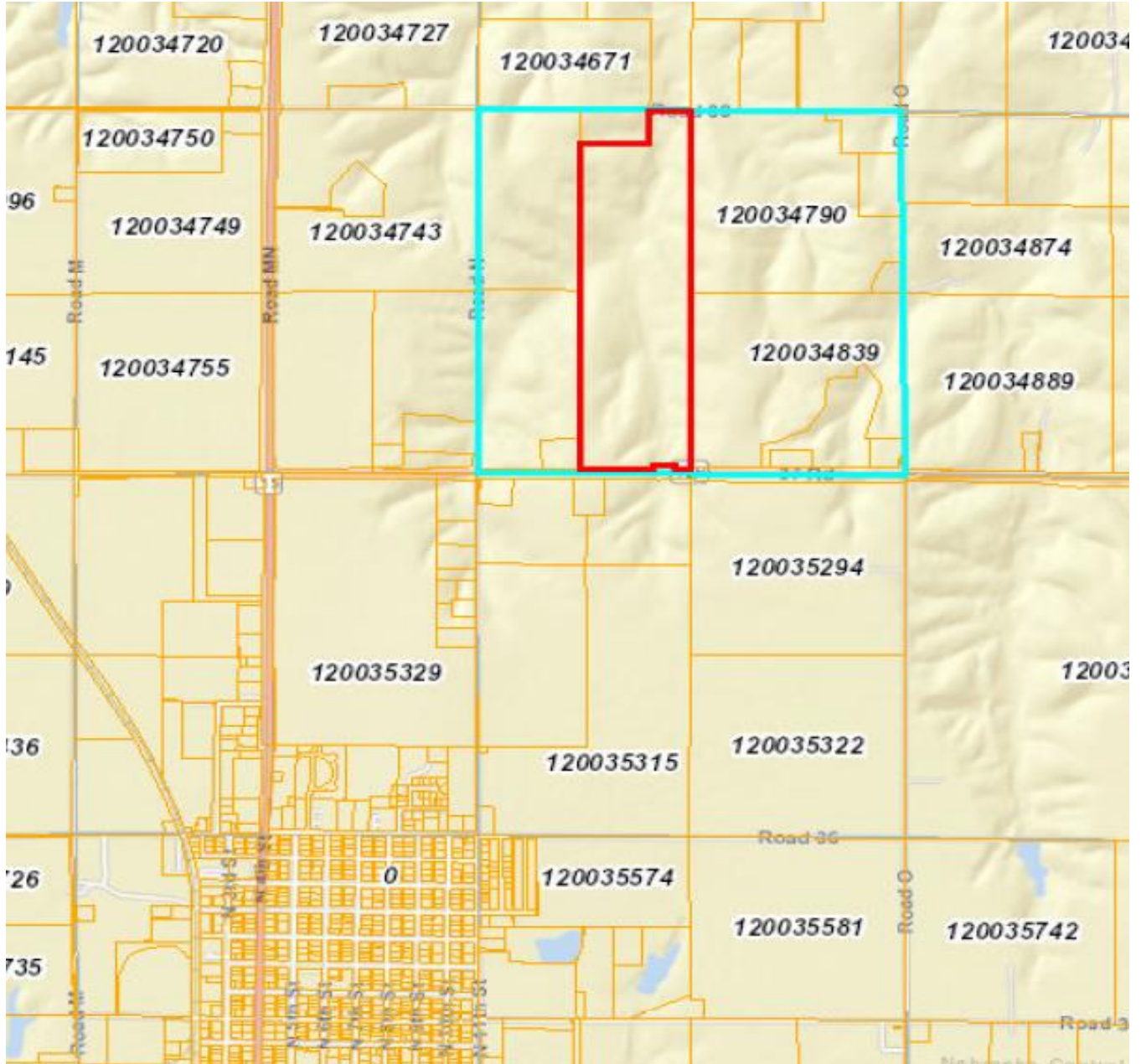
Hearing Date: 1-22-2024

Hearing Notice Published: X Yes No

Adjoining Landowners Notified Yes X No

Action Taken: Approved the conditional use permit to install a 911 Communication Tower on the property legally described as S 1/2 SW 1/4 Section 8 15 3 David City, NE.
Motion made by Greg Aschoff and seconded by Pam Kabourek. The motion carried.
Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea,
Jim Vandenberg: Yea. Yea: 5, Nay: 0. Approved January 27, 2024.

Location of R.J. Hein Property legally described as S ½ SW ¼ Section 8 15 3 David City



CONDITIONAL USE PERMIT

This conditional use permit shall run with the title of the land.

DATE : January 27, 2024

APPLICANT : Scott Steager on behalf of Butler County

LEGAL DESCRIPTION : S ½ SW ¼ Section 8 15 3, David City, NE

Motion to approve the conditional use permit to install a 911 Communication Tower (300 Feet Tall with 10 Foot Antenna) on the property legally described as S ½ SW ¼ Section 8 15 3 David City, NE.

PASSED & APPROVED BY THE PLANNING COMMISSION ON JANUARY 27, 2024.



Shi Mitchell
CITY CLERK / DEPUTY CLERK



The next item on the agenda was discussion concerning Kozisek Addition. Property owner Chris Kozisek had requested that this be tabled to the February 10, 2024.

There being no further business to come before the Planning Commission, Planning Commission Chairman Jim Masek made a motion to adjourn the meeting at 8:15 a.m. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Minutes by Lori Matchett, Deputy City Clerk