

PLANNING COMMISSION  
March 14, 2026  
8:00 AM

Chairman Jim Masek opened the meeting at 8:00 AM in the meeting room of the City Office and notified the public of the "Open Meetings Act" posted on the west wall of the meeting room; and asked the public to introduce themselves before speaking to the commission.

Present: Planning Commission members Jim Masek, Pam Kabourek, Jim Vandenberg, Bob Hilger, City Clerk Lori Matchett, Account Clerk Rachel Kahnk, and City Administrator Intern Raiko Martinez. Planning Commission member Greg Aschoff was absent.

Planning Commission member Pam Kabourek made a motion to accept the minutes of the February 14, 2026, meeting as presented. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to open the public hearing at 8:02 a.m. for the consideration of the request of Timpote Inc. for a conditional use permit to build a billboard at 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW 1/4 1.007 AC Annexed, City of David City, Butler County, Nebraska. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to close the public hearing at 8:05 a.m. for the consideration of the request of Timpote Inc. for a conditional use permit to build a billboard at 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW 1/4 1.007 AC Annexed, City of David City, Butler County, Nebraska. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to approve the conditional use permit of Timpote, Inc to build a billboard at 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW ¼ 1.007 AC Annexed, City of David City, Butler County, Nebraska. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to adjourn at 8:07 a.m. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Minutes by Rachel Kahnk, Account Clerk, Reviewed by Lori Matchett, City Clerk



PAID  
DEC 23 2025  
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:

Address 1351 37 Road David City, NE - Parcel #120008566  
18.15.3 David City PT NW 1/4 L.007 AC ANNEXED

#### DESCRIPTION OF THE PROJECT:

Build a billboard

*[Signature]*  
Applicant's Signature

#### FOR CITY USE ONLY

Date received: 12/23/25 By: [Signature]  
Fee Paid:  Yes \$ 100.00  No  
Hearing Date: March 14, 2026  
Hearing Notice Published:  Yes  No  
Adjoining Landowners Notified  Yes  No  
Action Taken: Planning Commission member Jim Masek made motion to approve the conditional use permit of Timpte, Inc., seconded by Pam Hahnuren. motion carried. Yea: 4, Nay: 0, Absent: 1

Butler County  
Nebraska

Parcel ID: 120008565  
File Number: N/A  
State Use Code: 2095-18-0-13005-000-8566  
Cadastral #: N/A  
Notes: P1 Photo #2 Site Plan #1  
Current Owner: STARVA/SAMUEL J 2550 J RD LEXINGTON, NE 68668  
Site Address: 1391 37 RD DAWD CITY  
Tax District: 5010  
School District: DAWD CITY 04, 10-0898  
Account Type: Commercial  
Legal Description: 18 15 3 DAWD CITY 18 15 3 FT NW1/4 1.067  
Lot Width: N/A  
Lot Depth: N/A  
Total Lot Area: 43655.00 sq ft

# CONDITIONAL USE PERMIT

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

DATE: March 14, 2026

APPLICANT: Timpte, Inc

LEGAL DESCRIPTION: 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW ¼ 1.007 AC Annexed, City of David City, Butler County, Nebraska

*Motion to approve the conditional use permit for Timpte, Inc to build a billboard.*

**PASSED & APPROVED BY THE PLANNING COMMISSION ON MARCH 14, 2026.**



*Eric M. Matlock*  
CITY CLERK / DEPUTY CLERK