

PLANNING COMMISSION
May 23, 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 introduced themselves before speaking to the commission.

Present: Planning Commission members Jim Masek, Jim Vandenberg, City Clerk Lori Matchett, City Administrator Intern Raiko Martinez, Interim Deputy Clerk Rachel Kahnk. Planning Commission members Greg Aschoff and Pam Kabourek were absent.

Also in attendance were Building Inspector Gary Meister, Council Member Keith Marvin, Brian and Lynn Styskal, Leigh Edwards, Kent and Alice Thomsen, Dan Bock, and Don Taylor.

Planning Commission member Jim Vandenberg made a motion to accept the minutes of the March 14, 2026, meeting as presented. Robert Hilger seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Planning Commission member Jim Masek made a motion to open the public hearing at 8:02 a.m. for consideration of the request of Adam J. Oltmer Sr. for a conditional use permit to have a carport for storage with concrete footings/gravel floor at 19 15 3 David City Lots 6 & 7 & N 20' of Lot 10, Block 14, Land & Lot Addition (1346 10th Street). Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Building Inspector Gary Meister briefly discussed Adam Oltmer's request to construct a metal building for the storage of lawn mowers and other yard equipment. Dan Bock stated that Mr. Oltmer intends to place the structure in his backyard and that it would be enclosed, with concrete footings and a gravel floor.

Brian Styskal questioned the applicable building codes and regulations regarding metal buildings. Gary explained that any structure with a metal frame is considered a metal building. However, if the structure has a wood frame, it is not classified as a metal building by definition and therefore would not require a Conditional Use Permit. He further explained that any metal exterior must be non-reflective and designed to blend in with the surrounding neighborhood.

Council Member Keith Marvin expressed concerns regarding inconsistencies between the Building Permit application and the Conditional Use Permit application. The Building Permit application described the proposed structure as a shed, while the Conditional Use Permit application described it as a carport. Council Member Marvin noted that a carport, by definition, has open sides.

City Clerk Lori Matchett recommended that Mr. Oltmer submit a new Conditional Use Permit application using terminology that accurately reflects the structure being proposed.

Planning Commission member Jim Masek made a motion to close the public hearing at 8:19 a.m. for consideration of the request of Adam J. Oltmer Sr. for a

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conditional use permit to have a carport for storage with concrete footings/gravel floor at 19 15 3 David City Lots 6 & 7 & N 20' of Lot 10, Block 14, Land & Lot Addition (1346 10th Street). Robert Hilger seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Planning Commission member Jim Masek made a motion to deny the conditional use permit of Adam J. Oltmer Sr. for a carport for storage with concrete footings/gravel floor at 19 15 3 David City Lots 6 & 7 & N 20' of Lot 10, Block 14, Land & Lot Addition (1346 10th Street). Robert Hilger seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2



PAID

APR 10 2026

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:

1915 3 David City Lots 6 & 7 & N 20' OF LOT 10
BLK 14 Land & Lot Add

1346 10th Street

DESCRIPTION OF THE PROJECT:

Carport for storage w/ concrete footings / gravel floor

Adam J. Oltmer
Applicant's Signature Adam J. Oltmer Sr.

FOR CITY USE ONLY

Date received: 4-10-26 By: *ym*

Fee Paid: Yes \$ 100.00 No

Hearing Date: May 23, 2026

Hearing Notice Published: Yes No

Adjoining Landowners Notified Yes No

Action Taken: Planning commission member Jim Masek made a motion to deny the conditional use permit of Adam J. Oltmer Sr. Seconded by Robert Hilger. Motion carried. Yea: 3, Nay: 0, Absent: 2.

Planning Commission member Jim Masek made a motion to open the public hearing at 8:23 a.m. for consideration of the request of Leigh Edwards for a conditional use permit to have a two-car carport at 30 15 3 David City S 25' of Lot 2 & n1/3 of Lot 3, Block 6, Miles 5th Addition (132 S. 5th Street). Robert Hilger seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Building Inspector Gary Meister recommended that the City consider revising its zoning regulations, noting that metal buildings have become increasingly popular due to their cost-effectiveness compared to traditional wood-framed structures. He further stated that because numerous metal buildings have already been approved, it becomes difficult to approve some applications while denying others.

Lynn Styskal briefly addressed the Commission, expressing concerns regarding projects that have already been started or completed before receiving approval from the Planning Commission. Brian Styskal echoed those concerns.

Gary acknowledged the issue and stated that it occurs frequently, with property owners often beginning projects before obtaining the required permits and approvals.

Planning Commission member Jim Masek made a motion to close the public hearing at 8:30 a.m. for the consideration of the request of Leigh Edwards for a conditional use permit to have a two-car carport at 30 15 3 David City S 25' of Lot 2 & n1/3 of Lot 3, Block 6, Miles 5th Addition (132 S. 5th Street). Jim Vandenberg seconded the motion. The motion failed. Greg Aschoff: Absent, Robert Hilger: Nay, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 2, Nay: 1, Absent: 2

Discussion continued regarding property owners undertaking projects without first obtaining the required permits and approvals. Commission members and Gary expressed concerns about the frequency of such occurrences and the challenges they create for enforcement and maintaining consistency in the permitting process. It was noted that projects are sometimes partially or fully completed before being reviewed by the Planning Commission, complicating compliance efforts and the application of zoning and building regulations.

Planning Commission member Jim Masek made a motion to close the public hearing at 8:37 a.m. for consideration of the request of Leigh Edwards for a conditional use permit to have a two-car carport at 30 15 3 David City S 25' of Lot 2 & n1/3 of Lot 3, Block 6, Miles 5th Addition (132 S. 5th Street). Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Planning Commission member Robert Hilger made a motion to approve the conditional use permit of Leigh Edwards for a conditional use permit to have a two-car carport at 30 15 3 David City S 25' of Lot 2 & n1/3 of Lot 3, Block 6, Miles 5th Addition (132 S. 5th Street). Jim Masek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

PAID

NOV 10 2025

CITY OF DAVID CITY
DAVID CITY UTILITIES



PERMIT # 7423

BUILDING PERMIT APPLICATION

DATE 10/10/25

FEE \$25.00

PROPERTY OWNER'S NAME leigh Edwards

OWNER'S ADDRESS 132 S 5th St.

OWNER'S PHONE NO. ~~402.297.0939~~ 402.297.0939

*CONTRACTOR TriState Carports, Inc

*CONTRACTOR ADDRESS: 200 Hwy 30 W Silver Creek, NE 68663

*CONT. PHONE NO. 308 773 2265

*EMAIL ADDRESS: _____

*CONTRACTOR - Address will be used for Electric and Water Meter use until Certificate of Occupancy is issued and homeowner becomes sole user of utilities.

LEGAL DESCRIPTION OF WORKSITE: _____

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> COMMERCIAL/INDUSTRIAL | <input type="checkbox"/> AGRICULTURAL | <input type="checkbox"/> REMODELING |
| <input checked="" type="checkbox"/> GARAGE/STORAGE | <input type="checkbox"/> RESIDENTIAL | <input type="checkbox"/> NEW CONSTRUCTION |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> DECK/PATIO | <input type="checkbox"/> DRIVE/SIDEWALK |
| <input type="checkbox"/> SIGN | <input type="checkbox"/> FENCE | |

DESCRIBE YOUR PROPOSED WORK: Installing a double car port in the SE corner of back yard.

SETBACKS REQUIRED: -- FRONT _____ SIDE _____ REAR _____

LOT DIMENSIONS 18x20

FOR COMMERCIAL OR INDUSTRIAL ACTIVITY:

FIRE MARSHAL PLAN REVIEW _____ ADA _____ SWPPP _____

ZONING _____ BUILDING HEIGHT _____ 2 SETS OF BLUEPRINTS OR PLANS SUBMITTED _____

AIRPORT ZONING HEIGHT REVIEW _____ IS A STATE ELECTRICAL PERMIT REQUIRED? _____

ESTIMATED COST _____

ELECTRICAL CONTRACTOR N/A WATER TAP/HOOK UP N/A

MECHANICAL CONTRACTOR N/A SEWER TAP/HOOK UP N/A

PLUMBING CONTRACTOR N/A

APPLICANTS SIGNATURE: leigh Edwards DATE: 10/10/25

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FOR OFFICIAL USE ONLY

ACTION

RETURNED FOR LACK OF INFORMATION DATE _____

APPROVED DENIED DATE _____
REASON FOR DENIAL: _____

FORWARDED TO: PLANNING COMMISSION DATE _____
 BOARD OF ADJUSTMENT DATE _____

ZONING ADMINISTRATOR'S SIGNATURE: _____

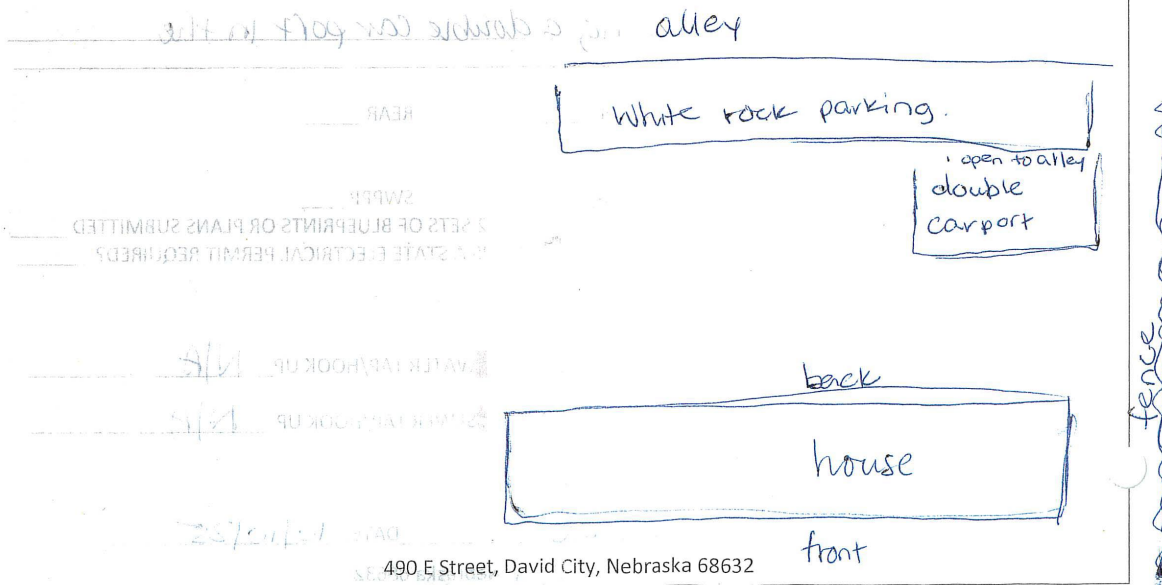
COPY TO COUNTY ASSESSOR DATE: _____

IMPORTANT NOTICE:

Applicants and property owners are solely responsible for the information submitted on the application. Information which is incorrect or inaccurate may be cause for rejection of the application. Zoning officials of the City of David City are not authorized to practice engineering, surveying, or architecture. Review of zoning applications by the City of David City is not construed as a substitute for architectural, engineering, surveying, or contractor's services. Applicants are encouraged to consult with a professional architect, engineer, surveyor, or contractor when in doubt. Applicants are responsible to comply with all zoning codes of the General Plan and all Ordinances of the City of David City and are cautioned to consult with an attorney when in doubt. No construction shall be started without an approved Building Permit. Applicants are encouraged to obtain certification from a State of Nebraska licensed surveyor to document compliance with zoning regulations. Surveys may be required at any time at the discretion of the City. Applicant must comply with all state electrical, fire, energy and building codes. Call diggers hotline before digging at 1-800-331-5666.

Please provide a building site plan sketch in the space below. Show any required setbacks, (buildable area), and north arrow. If addition space is need for your sketch, please use a sheet of notebook paper.

* Water Tap/Hook Up and Sewer Tap/Hook Up are separate from the building permit application; fees are charged accordingly and not part of this application



STANDARD CARPORTS 12' - 24'

STATES: AR, OK, MO, NE, IL, IN, IA, KS **NON CERTIFIED**



12x20	18x20	20x20	22x20	24x20
00	\$2,780	\$2,960	\$3,325	\$3,525
12x25	18x25	20x25	22x25	24x25
\$2,760	\$3,315	\$3,540	\$3,950	\$4,180
12x30	18x30	20x30	22x30	24x30
\$3,175	\$3,795	\$4,010	\$4,460	\$4,715
12x35	18x35	20x35	22x35	24x35
\$3,650	\$4,375	\$4,615	\$5,115	\$5,400
12x40	18x40	20x40	22x40	24x40
\$4,125	\$4,950	\$5,235	\$5,810	\$6,125

NOTE: BASE RAIL FRAME LENGTH'S ARE 20', 25', 30' ETC.

VERTICAL ROOF HAS NO OVERHANG ON FRONT OR BACK JUST ON SIDE EAVES.



Vertical Roof Style

LEG HEIGHT CHART

	20'L	25'L	30'L	35'L	40'L
7FT	\$85	\$145	\$230	\$315	\$400
8FT	\$170	\$260	\$352	\$443	\$535
9FT	\$280	\$375	\$475	\$572	\$670
10FT	\$390	\$490	\$598	\$700	\$804
11FT	\$500	\$610	\$720	\$828	\$940
12FT	\$610	\$725	\$844	\$956	\$1,075
13FT*	\$1,255	\$1,495	\$1,718	\$1,955	\$2,180
14FT*	\$1,395	\$1,650	\$1,885	\$2,135	\$2,340
15FT*	\$1,535	\$1,805	\$2,051	\$2,314	\$2,540
16FT*	\$1,675	\$1,958	\$2,217	\$2,495	\$2,735

*DOUBLE LEG AND BASE RAIL SYSTEM HEIGHTS 13FT-16FT

12x20	18x20	20x20	22x20	24x20
\$1,700	\$2,050	\$2,275	\$2,650	\$2,845
12x25	18x25	20x25	22x25	24x25
\$2,050	\$2,450	\$2,700	\$3,125	\$3,320
12x30	18x30	20x30	22x30	24x30
\$2,420	\$2,865	\$3,145	\$3,595	\$3,800
12x35	18x35	20x35	22x35	24x35
\$2,780	\$3,280	\$3,570	\$4,100	\$4,300
12x40	18x40	20x40	22x40	24x40
\$3,150	\$3,690	\$4,030	\$4,635	\$4,840

NOTE: BASE RAIL FRAME LENGTH'S ARE 20', 25', 30' ETC.

BOXED EAVE HAS 6" ROOF OVERHANG ON FRONT, BACK AND SIDE EAVES.



Boxed Eave Style

CLOSE BOTH SIDES CHART

	20'L	25'L	30'L	35'L	40'L
6FT	\$550	\$690	\$840	\$1,000	\$1,170
7FT	\$680	\$830	\$990	\$1,160	\$1,340
8FT	\$810	\$970	\$1,140	\$1,320	\$1,510
9FT	\$940	\$1,110	\$1,290	\$1,480	\$1,680
10FT	\$1,070	\$1,250	\$1,440	\$1,640	\$1,850
11FT	\$1,200	\$1,390	\$1,590	\$1,800	\$2,020
12FT	\$1,330	\$1,530	\$1,740	\$1,960	\$2,190
13FT	\$1,460	\$1,670	\$1,890	\$2,120	\$2,360
14FT	\$1,590	\$1,810	\$2,040	\$2,280	\$2,530
15FT	\$1,720	\$1,950	\$2,190	\$2,440	\$2,700
16FT	\$1,850	\$2,090	\$2,340	\$2,600	\$2,870

ADD 60% FOR VERTICAL SIDES

REFLECTIVE INSULATION (BOTH SIDES) ADD ON:
 Multiply leg height by length by 2.
 EX. 21' long x 6' tall 6x21= 126 sf x 2 =252 sf x 2.50
 = \$630.00 both sides

CLOSE ONE END CHART

	12'W	18'W	20'W	22'W	24'W
6FT	\$550	\$716	\$780	\$875	\$1,043
7FT	\$650	\$816	\$880	\$975	\$1,143
8FT	\$750	\$916	\$980	\$1,075	\$1,243
9FT	\$850	\$1,015	\$1,080	\$1,175	\$1,343
10FT	\$950	\$1,116	\$1,180	\$1,275	\$1,443
11FT	\$1,050	\$1,216	\$1,280	\$1,375	\$1,543
12FT	\$1,150	\$1,316	\$1,380	\$1,475	\$1,643
13FT	\$1,300	\$1,466	\$1,530	\$1,625	\$1,793
14FT	\$1,400	\$1,566	\$1,630	\$1,725	\$1,893
15FT	\$1,500	\$1,666	\$1,760	\$1,825	\$1,993
16FT	\$1,600	\$1,766	\$1,830	\$1,925	\$2,093

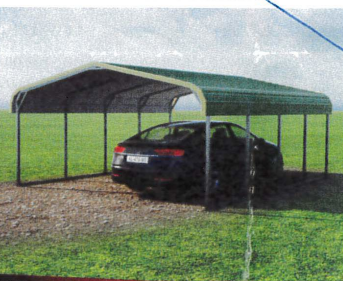
ADD 40% FOR VERTICAL ENDS

REFLECTIVE INSULATION (PER END) ADD ON:
 Add 3' to leg height multiply by width
 EX. 12' wide x 6' tall 9x12= 108 sf x 2.50
 = \$270.00 per end

12x20	18x20	20x20	22x20	24x20
\$1,500	\$1,835	\$2,050	\$2,420	\$2,610
12x25	18x25	20x25	22x25	24x25
\$1,840	\$2,230	\$2,475	\$2,890	\$3,095
12x30	18x30	20x30	22x30	24x30
\$2,185	\$2,630	\$2,910	\$3,350	\$3,565
12x35	18x35	20x35	22x35	24x35
\$2,525	\$3,035	\$3,320	\$3,830	\$4,050
12x40	18x40	20x40	22x40	24x40
\$2,865	\$3,450	\$3,770	\$4,355	\$4,580

NOTE: BASE RAIL FRAME LENGTH'S ARE 20', 25', 30' ETC.

REGULAR STYLE HAS 6" ROOF OVERHANG ON FRONT AND BACK.



Regular Style

STANDARD FEATURES:

14 Gauge frame, 6ft Std legs, 29 Gauge roofing, maximum rafter/ column spacing 5' on center or less, braces on all center rafters and on top corner posts, 4 ft welded trusses on 22'-24' wide carports. Single leg system for buildings 6'-12' tall, double leg system for building 13'-16' ft tall legs.

Customer must supply lull lift for buildings 13'-16' tall leg height.

ROOF REFLECTIVE INSULATION ADD ON:
 Add 2' to width and multiply by length. EX. 12' wide x 21' long (14x21= 294 sf x rate = \$ 735.00)
 R Value 14.7
\$2.50 SF 95% Reflectivity Helps reduce building condensation

- Free Installation On Your Level Lot
- Financing Available / Rent To Own Available
- Engineer Plans Available Call 877-494-2997
- Rebar Anchors Included /Concrete Anchors Included

STANDARD CARPORTS 12'-24' WIDE OPTIONS

		20'L	25'L	30'L	35'L	40'L
12 GAUGE FRAME	12'W-18'W	\$600	\$650	\$700	\$750	\$800
UPGRADE	20'W-24'W	\$775	\$880	\$980	\$1,090	\$1,190
3FT BRACES		\$72	\$86	\$101	\$115	\$130
MOBILE HOME ANCHORS		\$120	\$120	\$180	\$180	\$240
Labor Fees		20'L	25'L	30'L	35'L	40'L
Build over fee		\$150	\$175	\$200	\$250	\$300
Cut leg fee		\$175	\$200	\$250	\$300	\$350

3' brace upgrade recommended for buildings 8' and higher. Extra support recommended for buildings 10'-12' Tall Legs to prevent swaying.

***30 Day Workmanship warranty** on all Buildings, effective day of Installation.
***20 Year limited warranty** on 12 Gauge framing materials assuming regular care and maintenance given to building.

We strongly recommend you to purchase vertical roofs on buildings 31ft or longer to prevent leaks.

Add \$100.00 Trip Fee on any purchase less than \$500.00

Connection fees valid only if you are purchasing 2 buildings at the same time (not on existing buildings)

Connecting end to end. \$100.00
 Connecting side to side. \$150.00

CONCRETE DIMENSIONS

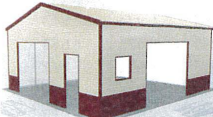
In reference to frame size

Ex. 12'Wx20'L building frame size. Make pad 12'8"Wx20'8"L.

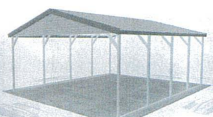
Make the extra 4" all around slope away from the building edge to run off water.

EXTRA FRAME BOW	WELDED TRUSSES	EXTRA BRACES	GARAGE DOORS	*GABLE END
12'-20' WIDE \$252 EA.	4' LONG \$32.00 EA.	2' LONG \$14.00 EA.	6'WX6'H \$704.00 EA.	12'-20' WIDE \$288.00 EA.
22'-24' WIDE \$312 EA.	5' LONG \$50.00 EA.	3' LONG \$22.00 EA.	8'WX7'H \$848.00 EA.	22'-24' WIDE \$396.00 EA.
ADD \$10.00 FOR EACH ADDITIONAL HEIGHT.	8' LONG \$94.00 EA.		9'WX7'H \$920.00 EA.	*CARPORT PEAK ENCLOSED
MOBILE HOME ANCHORS	ASPHALT ANCHORS	WINDOWS white with grids	10'WX8'H \$992.00 EA.	**EXTENDED GABLE
3/4"X30" \$30.00 EA.	3/4"X30" \$30.00 EA.	24"X36" \$190.00 EA.	10'WX10'H \$1,064.00 EA.	12'-20' WIDE \$504.00 EA.
WALK IN DOOR left outswing	EXTRA PANELS 36" wide		12'WX12'H \$2,304.00 EA.	22'-24' WIDE \$540.00 EA.
36"X80" \$515.00 EA.	21' LONG \$130.00 EA.	*36" LONG \$216.00 EA.	ADD \$100.00 SIDE DOOR FEE (PER EACH DOOR) BUILDING MUST BE 1' TALLER TO INSTALL DOOR ON SIDE.	**GABLE PLUS 3' PANEL
ADD \$50.00 SIDE FEE (IF FRAME HEADER BAR IS NEEDED ADD \$100)	26' LONG \$158.00 EA.	*41" LONG \$259.00 EA.	ELECTRIC DOOR OPENER \$950.00 EACH	ADD 40% FOR VERTICAL GABLES
BUILDING MUST BE A MIN OF 7FT TALL TO INSTALL DOOR ON SIDE.	31' LONG \$187.00 EA.	*NOT A CONTINUOUS PANEL.	RECOMMENDED 10-12' TALL ON CONCRETE OR GROUND.	EXTRA SUPPORTS \$100.00 EACH
EXTRA L TRIM	EXTRA J TRIM	45° TRIM KIT		
\$1.25 (PER FT)	\$1.12 (PER FT)	\$99.00 EA. MUST CLOSE END OR SIDE FIRST.		

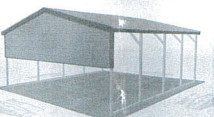
FRAME OUTS



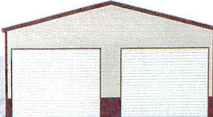
GABLE END



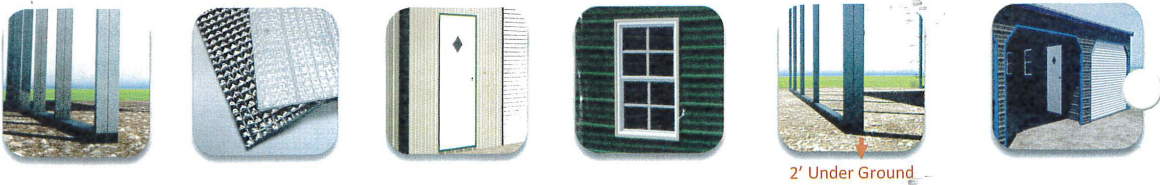
EXTENDED GABLE END



GARAGE DOORS



FRAME OUTS WINDOW \$80.00 EACH WALK DOOR \$90.00 EACH
DOOR FRAME OUTS 6'W-12'W ON END \$150.00 EACH 6'W-12'W ON SIDE \$200.00 EACH
 13'W-16'W ON END \$300.00 EACH 13'W-16'W ON SIDE \$400.00 EACH
 ON ENDS: MUST CLOSE FIRST FOR FRAME OUTS, IF NO PANELS WANTED ON END (FRAME END ONLY) DISCOUNT 20% FROM CLOSED END PRICE.
16FT WIDE MAX ON END AND SIDE DOOR OPENINGS





PAID
APR - 3 2026
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:

30 15 3 David City S 75' of lot 2 & N 1/2 of lot
3 BLK 6 miles 5th AP
132 S. 5th Street

DESCRIPTION OF THE PROJECT:

2 car car port light tan

[Signature]
 Applicant's Signature

FOR CITY USE ONLY

Date received: 4/3/26 By: [Signature]
 Fee Paid: Yes \$ 100.00 No
 Hearing Date: May 23, 2026
 Hearing Notice Published: Yes No
 Adjoining Landowners Notified Yes No
 Action Taken: Planning Commission member Robert Hilger made motion to
approve the conditional use permit of Leigh Edwards, seconded by Jim Marez.
Motion carried. Yea: 3, Nay: 0, Absent: 2

CONDITIONAL USE PERMIT

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

DATE: May 23, 2026

APPLICANT: Leigh Edwards

LEGAL DESCRIPTION: 30 15 3 David City S 25' of Lot 2 & n1/3 of Lot 3, Block 6, Miles 5th Addition (132 S. 5th Street).

Motion to approve the conditional use permit for Leigh Edwards to build a carport.

PASSED & APPROVED BY THE PLANNING COMMISSION ON MAY 23, 2026.



Leigh Edwards

CITY CLERK / INTERIM DEPUTY CLERK

Planning Commission member Jim Masek made a motion to open the public hearing at 8:40 a.m. for the consideration of the request of Kent Thomsen for a conditional use permit to have a 2-car garage (all metal structure) in the backyard at 19 15 3 David City Lots 2 & 3, Block 2, Land & Lot Add (1480 N. 9th Street). Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Building Inspector Gary Meister explained that Kent has been approved for a foundation-only permit. He stated that if the proposed metal building is not approved, Kent intends to proceed with constructing a wood structure instead.

Brian Styskal questioned whether the proposed foundation met the required concrete specifications. Gary confirmed that the foundation plans comply with all applicable specifications and requirements.

Planning Commission member Jim Masek made a motion to close the public hearing at 8:45 a.m. for the consideration of the request of Kent Thomsen for a conditional use permit to have a 2-car garage (all metal structure) in the backyard at 19 15 3 David City Lots 2 & 3, Block 2, Land & Lot Add (1480 N. 9th Street). Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Planning Commission member Jim Masek made a motion to approve the conditional use permit of Kent Thomsen for a conditional use permit to have a 2-car garage (all metal structure) in the backyard at 19 15 3 David City Lots 2 & 3, Block 2, Land & Lot Add (1480 N. 9th Street). Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

PAID

MAR - 6 2026

CITY OF DAVID CITY
DAVID CITY UTILITIES



PERMIT # 7450

BUILDING PERMIT APPLICATION

DATE 3-6-26

FEE \$75.00

PROPERTY OWNER'S NAME Kent & Alice Thomson

OWNER'S ADDRESS 1480 N. 9th St. David City

OWNER'S PHONE NO. 308-991-2538

*CONTRACTOR _____

*CONTRACTOR ADDRESS: _____

*CONT. PHONE NO. _____

*EMAIL ADDRESS: _____

*CONTRACTOR - Address will be used for Electric and Water Meter becomes sole user of utilities. meowner

Please call Kent
when permit is
ready 😊

Conditional
Use Permit!

LEGAL DESCRIPTION OF WORKSITE: 1480 N

- | | |
|--|---|
| <input type="checkbox"/> COMMERCIAL/INDUSTRIAL | <input type="checkbox"/> AGRICULTURE |
| <input checked="" type="checkbox"/> GARAGE/STORAGE | <input type="checkbox"/> RESIDENTIAL |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> DECK/PATIO |
| <input type="checkbox"/> SIGN | <input type="checkbox"/> FENCE |
| | <input type="checkbox"/> DRIVE/SIDEWALK |

DESCRIBE YOUR PROPOSED WORK: footings, floor, steel building

SETBACKS REQUIRED: -- FRONT 10' SIDE 6' REAR _____

LOT DIMENSIONS _____

FOR COMMERCIAL OR INDUSTRIAL ACTIVITY:

FIRE MARSHAL PLAN REVIEW _____ ADA _____

ZONING _____ BUILDING HEIGHT 15'

AIRPORT ZONING HEIGHT REVIEW _____

SWPPP _____

2 SETS OF BLUEPRINTS OR PLANS SUBMITTED _____

IS A STATE ELECTRICAL PERMIT REQUIRED? _____

ESTIMATED COST \$ 37,500.00

ELECTRICAL CONTRACTOR local Eric P.

uphead doors Kate Scott
*WATER TAP/HOOK UP None

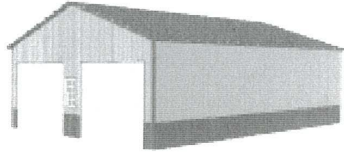
Concrete
MECHANICAL CONTRACTOR Tahnee Thiem

*SEWER TAP/HOOK UP None

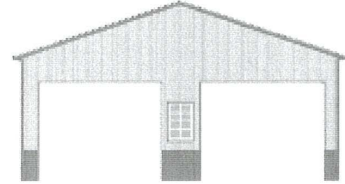
PLUMBING CONTRACTOR None

APPLICANTS SIGNATURE: Kent Thomson DATE: 3-6-26

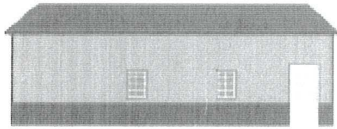
Building Images



Perspective View



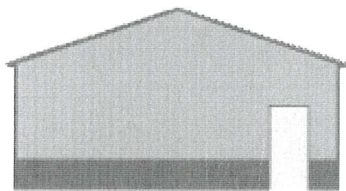
Front



Left Side

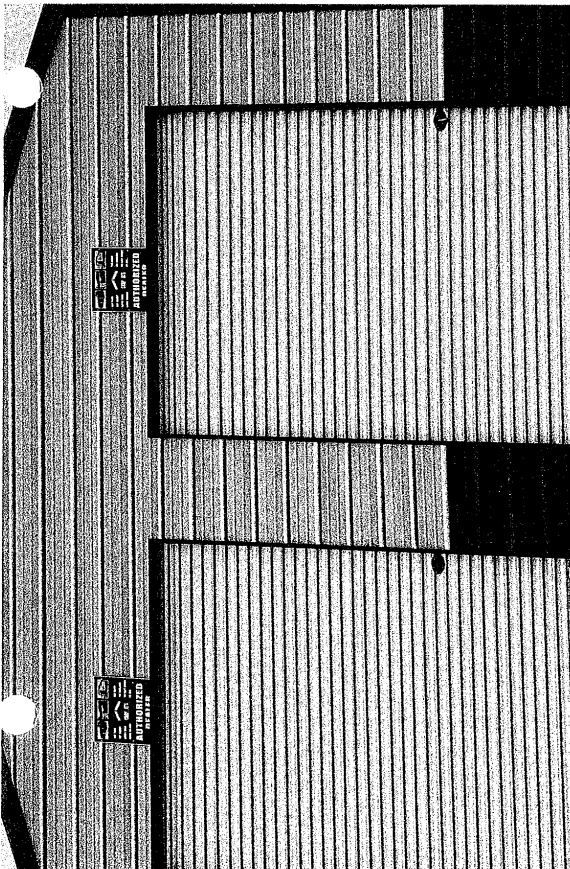


Right Side



Back

Northwest metals
16697 W. State Highway F
Bethany, Missouri
64424





PAID

MAR 30 2026

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:

1480 N. 9th Street
David City

19 15 3 David City Lots 2 & 3 Block & Land & Lot Add

DESCRIPTION OF THE PROJECT:

2 car garage in the backyard
all metal structure.

26 x 35

Tan & brown same color as house

Kent Thomsen
Applicant's Signature

FOR CITY USE ONLY

Date received: 3/30/26 By: Michelle Meyenburg

Fee Paid: Yes \$ 100.00 No

Hearing Date: May 23, 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 Kent Thomsen, seconded by Jim Vandenberg.
motion carried. Yea: 3, Nay: 0, Absent: 2

CONDITIONAL USE PERMIT

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

DATE: May 23, 2026

APPLICANT: Kent Thomsen

LEGAL DESCRIPTION: 19 15 3 David City Lots 2 & 3, Block 2, Land & Lot Add (1480 N. 9th Street).

Motion to approve the conditional use permit for Kent Thomsen to build a 2-car garage (all metal structure).

PASSED & APPROVED BY THE PLANNING COMMISSION ON MAY 23, 2026.



A handwritten signature in blue ink, appearing to read "Sarah Thomsen".

CITY CLERK / INTERIM DEPUTY CLERK

Planning Commission Minutes

May 23, 2026

Page # 16

Planning Commission member Jim Masek made a motion to adjourn at 8:47 a.m. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 2

Minutes by Rachel Kahnk, Interim Deputy Clerk