

**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, July 10, 2021, at 8:00 a.m.** in the meeting room of the City Office Building, 557 4th Street, David City, Nebraska.

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

1. Notify the public of the "Open Meetings Act" posted on the east wall of the meeting room;
2. Roll Call;
3. Acceptance of the minutes of the June 12, 2021 meeting;
4. Public Hearing to consider annexing the Holoubek and Ledon properties located in Lots 6 and 7, David City Land and Lot Company's Suburban lots, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 T15N R3E of the 6th P.M., Butler County, Nebraska, described as follows:

Beginning at the northeast corner of lot 8 in said David City Land and Lot Company's Suburban Lots; thence N89°43'00"E on the North line of said Lots 6 and 7, a distance of 638.12 feet to the Northeast corner of said Lot 6; thence S00°20'16"W on the East line of said Lot 6, a distance of 796.95 feet to the North line of Sypal East Addition to the City of David City, Nebraska, also being the North line of the City of David City's existing corporate limits; thence N89°30'38"W on said North lines, a distance of 447.27 feet to the Northwest corner of said Sypal East Addition; thence S00°33'20"W on the East line of said Sypal East Addition and the West line of said corporate limits, a distance of 149.37 feet; thence N89°27'22"W on said North corporate limits line, a distance of 191.23 feet to the East line of said Lot 8 and the East line of said corporate limits; thence N00°23'53"E on said East lines, a distance of 937.53 feet to the point of beginning, containing 12.7 acres, more or less;

5. Consideration of annexing the Holoubek and Ledon properties located in Lots 6 and 7, David City Land and Lot Company's Suburban lots, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 T15N R3E of the 6th P.M., Butler County, Nebraska, described as follows:

Beginning at the northeast corner of lot 8 in said David City Land and Lot Company's Suburban Lots; thence N89°43'00"E on the North line of said Lots 6 and 7, a distance of 638.12 feet to the Northeast corner of said Lot 6; thence S00°20'16"W on the East line of said Lot 6, a distance of 796.95 feet to the North line of Sypal East Addition to the City of David City, Nebraska, also being the North line of the City of David City's existing corporate limits; thence N89°30'38"W on said North lines, a distance of 447.27 feet to the Northwest corner of said Sypal East Addition; thence S00°33'20"W on the East line of said Sypal East Addition and the West line of said corporate limits, a distance of 149.37 feet; thence N89°27'22"W on said North corporate limits line, a distance of 191.23 feet to the East line of said Lot 8 and the East line of said corporate limits; thence N00°23'53"E on said East lines, a distance of 937.53 feet to the point of beginning, containing 12.7 acres, more or less;

6. Public hearing to consider amending the Future Land Use Plan Map by changing the zoning classification from FS – Flex Space to I – Industrial for the following real estate as requested by Timpte Inc.:

SE1/4 NW1/4 of Section 18, Township 15 N, Range 3 E of the Sixth P.M., Butler County, Nebraska, described as follows:

Commencing at the Southeast corner of the Northwest Quarter (NW1/4) of the said Section Eighteen (18); thence along the South line of the Northwest Quarter (NW1/4) of said Section Eighteen (18), S88°20'22"W, a distance of 41.07 feet to West right of way of Highway 15; thence continuing on the South line of the Northwest Quarter (NW1/4) of said Section Eighteen (18) for the next two (2) courses, S88°03'46"W, a distance of 324.80 feet to the point of beginning; thence S88°03'01"W, a distance of 953.55 feet; thence N01°56'22"W, a distance of 800.00 feet; thence N88°02'58"E, a distance of 940.00 feet; thence S01°49'16"E, a distance of 478.45 feet; thence N88°09'27"E, a distance of 15.35 feet; thence S01°47'41"E, a distance of 321.54 feet to the point of beginning;

7. Consideration of amending the Future Land Use Plan Map by changing the zoning classification from FS – Flex Space to I – Industrial for the following real estate as requested by Timpte Inc.

SE1/4 NW1/4 of Section 18, Township 15 N, Range 3 E of the Sixth P.M., Butler County, Nebraska, as described above;

8. Public Hearing to consider amending the Official Zoning Map by changing the zoning classification from FS – Flex Space to I-2 – Heavy Industrial for the following real estate as requested by Timpte Inc.:

SE1/4 NW1/4 of Section 18, Township 15 N, Range 3 E of the Sixth P.M., Butler County, Nebraska, described as follows:

Commencing at the Southeast corner of the Northwest Quarter (NW1/4) of the said Section Eighteen (18); thence along the South line of the Northwest Quarter (NW1/4) of said Section Eighteen (18), S88°20'22"W, a distance of 41.07 feet to West right of way of Highway 15; thence continuing on the South line of the Northwest Quarter (NW1/4) of said Section Eighteen (18) for the next two (2) courses, S88°03'46"W, a distance of 324.80 feet to the point of beginning; thence S88°03'01"W, a distance of 953.55 feet; thence N01°56'22"W, a distance of 800.00 feet; thence N88°02'58"E, a distance of 940.00 feet; thence S01°49'16"E, a distance of 478.45 feet; thence N88°09'27"E, a distance of 15.35 feet; thence S01°47'41"E, a distance of 321.54 feet to the point of beginning;

9. Consideration of amending the Official Zoning Map by changing the zoning classification from FS – Flex Space to I-2 – Heavy Industrial for the following real estate as requested by Timpte Inc.:

SE1/4 NW1/4 of Section 18, Township 15 N, Range 3 E of the Sixth P.M., Butler County, Nebraska, as described above;

10. Discussion of Building Permit # 6723 and the use of metal structures in residential zones;
11. Adjourn.