

## PLANNING COMMISSION

July 22, 2023

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: Planning Commission members Greg Aschoff, Jim Masek, Pam Kabourek, Jim Vandenberg, and Robert Hilger, City Clerk Tami Comte, and Deputy City Clerk Lori Matchett. City Attorney David Levy attended via zoom.

Also present were Building Inspector Gary Meister, City Council member and Liaison Keith Marvin, Council Member Bruce Meysenburg, Butler County Health Care Center CEO Don Naiberk, and Mary Lou Smith.

Chairman Jim Masek made a motion to accept the minutes of the June 12, 2023, meeting as presented. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Abstain, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Abstain: 1.

Planning Commission member Jim Masek made a motion to open the public hearing at 8:02 a.m. to consider the request from Michael Morgan for a conditional use permit to erect a metal garage located on the property legally described as David City Lots 8 & 9, Block 4, Original Town with a physical address of 719 5<sup>th</sup> Street. 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.

Building Inspector Gary Meister introduced himself and spoke to the Planning Commission in regard to metal buildings and zoning. Mike Morgan has received a variance from the Board of Zoning, and currently has an approved building permit.

Mike Morgan was not present at the public hearing. Deputy City Clerk Lori Matchett mailed the publication notice on June 21, 2023, to notify Mr. Morgan of the public hearing.

Discussion continued about the metal garage and requirements.

Mary Lou Smith introduced herself and asked a few questions about maintenance of the alley and who will be responsible for the removal of snow and where is the snow going to go? The City does not maintain alleys.

Since there are several questions that need to be answered by Mr. Morgan, the Planning Commission thought that it would be best to have Mr. Morgan come to the next Planning Commission meeting to answer the questions that have arisen.

Chairman Jim Masek made a motion to recess the public hearing to August 12, 2023, on the consideration of the request from Michael Morgan for a conditional use permit to erect a metal garage located on the property legally described as David City Lots 8 & 9, Block 4,

Original Town with a physical address of 719 5th Street. 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 Masek made a motion to table the conditional use permit request of Michael Morgan to erect a metal garage located on the property legally described as David City Lots 8 & 9, Block 4, Original Town with a physical address of 719 5th Street. 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.

Next item on the agenda was discussion/action regarding the Butler County Health Care Centers expansion plans.

Don Naiberk, CEO of the Butler County Health Care Center, introduced himself. Don stated that he sent letters to the three property owners to the south of the Witter Family Medicine Office and Hospital about how they would handle the street on 10<sup>th</sup> Street. Don met with two of the three property owners. The majority of the concerns were about parking lots and drainage and not vacating the street as long as it remained open. The attorneys are working on creating conditions for the street vacation and allowing the street to remain open. If the street is vacated, the hospital would be responsible for maintaining the streets.

Don Naiberk will fill out the paperwork to get the street vacation started and proceed with getting the street vacated.

There being no further business to come before the Planning Commission, Planning Commission Chairman Jim Masek made a motion to adjourn the meeting at 8:52 a.m. 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.