

PLANNING COMMISSION  
May 10, 2025  
8:00 AM

Chairman Jim Masek opened the meeting at 8:00 AM 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, please state their name and address.

Present: Planning Commission members Greg Aschoff, Jim Vandenberg, Robert Hilger and Jim Masek, Building Inspector Gary Meister, City Clerk Tami Comte, and Deputy Clerk Lori Matchett. Planning Commission member Pam Kabourek and City Administrator Intern Raiko Martinez were absent.

Also present: Chris Kozisek and Amy Slama.

Planning Commission member Greg Aschoff made a motion to accept the minutes of the February 8, 2025, meeting as presented. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Absent, 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 8:01 a.m. to consider amending the Official Zoning Map by changing the zoning classification from R1 – Residential Low Density to TA1 – Transitional Agricultural for the following real estate as requested by Chris Kozisek. A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N89°45'16"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1240.01 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2012-00487; THENCE N00°43'48"W ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 267.54 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2011-01521; THENCE N00°44'24"W ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 326.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°43'25"W, ON SAID NORTH LINE A DISTANCE OF 141.40 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2016-01446; THENCE N00°45'55"W ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 270.71 FEET; THENCE N88°48'23"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 23.36 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS PREVIOUSLY DESCRIBED IN ORDINANCE NUMBER 1296 AND RECORDED IN INSTRUMENT NUMBER 2018-01623; THENCE N00°43'16"W ON THE EAST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 379.05 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 2 OF KOZI ADDITION TO THE CITY OF DAVID CITY, BUTLER COUNTY, NEBRASKA; THENCE N89°09'24"E, ON THE SOUTH LINE OF LOT 3 OF SAID BLOCK 2, A DISTANCE OF 139.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°21'47"E, A DISTANCE OF 60.19 FEET TO THE SOUTHEAST CORNER OF SAID KOZI ADDITION; THENCE S00°48'58"E ON THE WEST LINE OF LOT 1, BLOCK 2, KOZI SECOND ADDITION TO THE CITY OF DAVID CITY, BUTLER COUNTY, NEBRASKA, A DISTANCE OF 25.06 FEET TO THE SOUTHWEST CORNER OF SAID KOZI SECOND ADDITION; THENCE N89°09'19"E ON THE SOUTH LINE OF SAID KOZI SECOND ADDITION, A DISTANCE OF 139.72 FEET; THENCE N89°16'43"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 60.21 FEET; THENCE N89°16'40"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 140.05 FEET TO THE SOUTHEAST CORNER OF SAID KOZI SECOND ADDITION; THENCE N13°43'09"E ON THE EAST LINE OF SAID KOZI SECOND ADDITION, A DISTANCE OF 241.35 FEET; THENCE N03°43'08"E CONTINUING ON SAID EAST LINE, A DISTANCE OF 336.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°59'29"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 190 FEET; THENCE SOUTH, 1158 FEET; THENCE EAST 599.9 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE

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S00°22'05"E ON SAID EAST LINE, A DISTANCE OF 639 FEET TO THE POINT OF BEGINNING, CONTAINING 29.8 ACRES, MORE OR LESS. Greg Aschoff seconded the motion. The motion carried.

Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1.

Chris Kozisek introduced himself and stated to the Planning Commission that they are in the process of selling Parcel D to Amy Slama. They are selling the lots in 10-acre tracks instead of having to do a subdivision.

City Clerk Tami Comte stated that she has been discussing the properties with City Administrator Alan Zavodny, and the current legal description and map state that the parcels along the west side of the survey are currently zoned R1. They would like to keep those lots as R1 since they are the back part of properties that are already classified as R1. City Clerk Tami Comte also asked Chris Kozisek how Parcels B, C, and E get access to their parcels.

Chris Kozisek stated that there would be an easement along the far east side, extending from A Street, that would run to Parcel C. It would be a sixty-six-foot easement that would come off A Street, right along the property edge. Chris Kozisek will have the easement recorded.

Building Inspector Gary Meister inquired about Parcel E with Chris Kozisek. Currently, the property is in a wetland area. There will be no building on Parcel E. Parcel E will not be sold; the Kozisek family will retain ownership of Parcel E. Chris Kozisek agreed with the rezoning of Parcels A, B, C, and D.

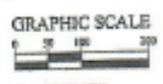
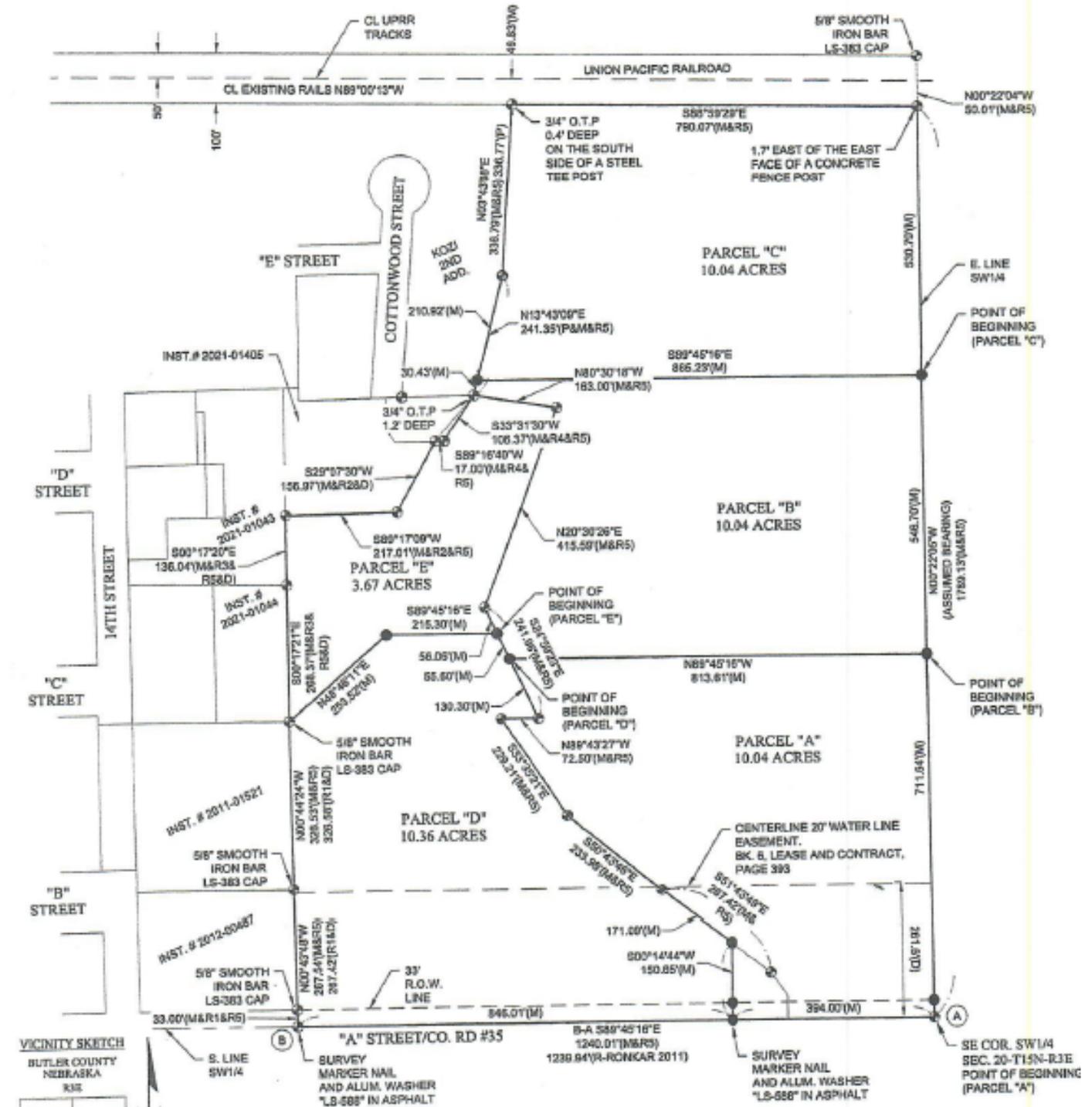
Chairman Jim Masek made a motion to close the public hearing at 8:18 a.m. to consider amending the Official Zoning Map. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1.

Planning Commission member Greg Aschoff made a motion to recommend to the City Council the amendment to Official Zoning Map by changing the zoning classification from R1 – Residential Low Density to TA1 – Transitional Agricultural for the Kozisek Additions Parcels A, B, C, & D and meets & bounds descriptions on the Survey Record dated March 7, 2025, completed by Brian Foral. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1.

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# SURVEY RECORD

## KOZISEK



NOTE: ALL BEARINGS ARE ASSUMED.

- LEGEND**
- MEASUREMENT FOUND
  - MEASUREMENT SET
  - CALCULATED POINT
  - BEARING DISTANCE

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

*[Signature]* 3-7-2025

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There being no further business to come before the Planning Commission, Chairman Jim Masek made a motion to adjourn at 8:22 a.m. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Absent, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1.

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Minutes by Lori Matchett, Deputy City Clerk