

PLANNING COMMISSION
February 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 introduced themselves before speaking to the commission.

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

Also present: Charlie, Kristi and Jacob Emsweiler, Phillip Holland and Mark Holoubek.

Planning Commission member Pam Kabourek made a motion to accept the minutes of the January 10, 2026, meeting as presented. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Abstain (Without Conflict), Robert Hilger: Absent, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 3, Nay: 0, Absent: 1, Abstain (Without Conflict): 1

Charlie Emsweiler introduced himself. Charlie is proposing an agricultural processing facility to render tallow (animal fat) into a cooking oil-type product. The process uses raw animal fat/suet, ground and heated to at least 180 degrees Fahrenheit. At that time, the moisture is removed to make the product shelf-stable. The product is then packaged in various formats. Operation will be fully automated at the new facility, using sensors, moisture testers, and automatic valves; non-conforming products will be automatically recirculated through the dryer. Charlie chose David City to be closer to home and family. He sees David City as a good community for this expansion. Charlie is estimating water usage and discharge at approximately 30,000 to 50,000 gallons per month, based on comparisons with his Wahoo facility and square footage. Effluent water will go through a buried septic tank/grease trap before reaching the city sewer. The tank will catch floating grease, fat, and oil. It will then be pumped out of the tank by a professional pumping company. Charlie has requested BOD testing at his Wahoo facility and expects results soon and will share them with the city once they are available.

Planning Commission member Pam Kabourek made a motion to approve the conditional use permit for an Agricultural Processing Facility. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Absent, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1



PAID
DEC 19 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:

18.15.3 David City Lot 1 Tallow Acres Subdiv (1.86 AC)

DESCRIPTION OF THE PROJECT:

Process tallow (beef fat) to a ready-to-eat form, or for use in cosmetics

Christa Emserich
Applicant's Signature

FOR CITY USE ONLY

Date received: 12/19/25 By: [Signature]

Fee Paid: Yes \$ 100.00 No

Hearing Date: January 15th, 2026

Hearing Notice Published: Yes No

Adjoining Landowners Notified Yes No

Action Taken: Approved Conditional Use Permit for an Agricultural processing Facility.

Motion made by Pam Kabourek, seconded by Greg Aschoff. Motion carried.

Vandenberg: Yea, Aschoff: Yea, Masek: Yea, Kabourek: Yea, Hilger: Absent.
Nay: 0, Yea: 4, Absent: 1

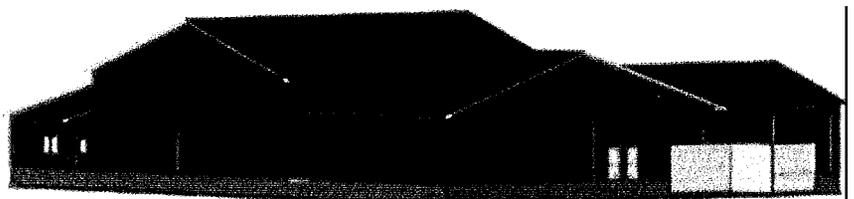


E&H Industries is on track to become a state-of-the-art facility for producing shelf-stable food-grade beef tallow used for natural cooking oil, soaps, candles, and skin care.

This tallow will be marketed nation-wide and used for order fulfillment for our current local customers such as Cornhusker Kitchen, Piedmontese, Hy-Vee, B&R stores and Buresh Meats.

Why build in David City?

We live here! The tallow production that we have been doing in Wahoo has outgrown our current building and future demand is high.

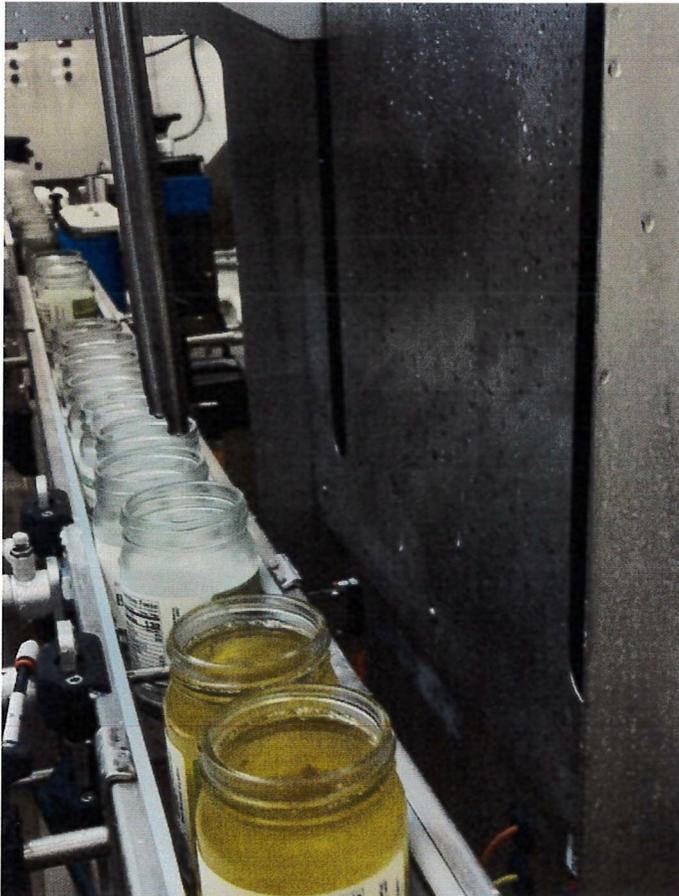


Facility Output Information

We expect to produce approximately 30,000 to 50,000 gallons of discharge water per month.

There will be an underground grease trap/septic tank to catch any grease particles that may go down the drain during sanitation (clean up) at the end of the day. It will be pumped by a professional service and disposed of by them.

BOD testing has been done in Wahoo and expected results for the David City facility will be approximately 1/3 of that based on production and facility size.



The Process:

Raw beef tallow product arrives at the facility for processing. The solid tallow is cooked down or "rendered" and then filled into jars or bulk quantities to be shipped to customers. The cooking does not produce any rancid or offensive odors. We are currently performing this process in Wahoo. The end result is a shelf stable food grade product.

What is Tallow?

Beef tallow is a rendered form of beef fat, typically made from the suet (fat surrounding the kidneys) of cattle. When slowly cooked, suet melts down into a liquid fat that, once cooled, solidifies into a creamy, shelf-stable substance known as tallow.

Historically, tallow was widely used for cooking, making candles and even skin care before being replaced by vegetable oils and synthetic products. With a high smoke point and rich flavor, beef tallow is once again being celebrated for its many uses.

Tallow is typically used for cooking at high temperatures such as deep frying and roasting. It can even be used to season cast-iron pans.

Tallow is also highly moisturizing and packed with Vitamins A, D & K, safe for virtually all skin types, and is a natural remedy for dry, cracked or irritated skin conditions.

CONDITIONAL USE PERMIT

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

DATE: March 14, 2026

APPLICANT: E & H Tallow (Charlie Emsweiler)

LEGAL DESCRIPTION: 18 15 3 David City Lot 1 Tallow Acres Subdivision (1.86 Acres)
David City, Butler County, Nebraska

Motion to approve the conditional use permit for 18 15 3 David City Lot 1 Tallow Acres Subdivision (1.86 Acres) for an Agricultural Processing Facility.

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



Spencer Matlock

CITY CLERK / DEPUTY CLERK

There being no further business to come before the Planning Commission. Chairman Jim Masek made a motion to adjourn at 8:32 a.m. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Absent, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1.

Minutes by Lori Matchett, City Clerk