

**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, October 21, 2017 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 September 11, 2017 meeting;

4. Public hearing to consider amending the Land Use Plan Map by changing the zoning classification from MDR – Medium Density Residential, LDR – Low Density Residential and I - Industrial to FS – Flex Space for the following real estate:

The point of beginning (POB) is the southeast corner of a tract described as 29 15 3 PT NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres; thence, heading westerly along the south property line of said lot and continuing to the intersection with a tract referred to as 29 15 3 PT NW  $\frac{1}{4}$  28.91 Acres; thence, southerly to the northern southeast corner of said tract; thence, westerly from said point running parallel to the northern property line until intersecting with the creek; thence, southwesterly along the centerline of said creek and connecting to the lot referred to as Multi-purpose land in East Park Meadows Final Plat; thence, westerly along north property line of said lot in East Park Meadows Addition and continuing to the intersection with the southeast corner of a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  3.5 Acres ANNEX; thence, northerly along the east property line of said lot and a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres Annex to the intersection with the centerline of "A" Street; thence, easterly along said centerline to a point intersecting with the east property line of the initial tract referred to as 29 15 3 PT NW  $\frac{1}{4}$  6 Acres; thence, southerly to the POB.

5. Consideration of amending the Land Use Plan Map by changing the zoning classification from MDR – Medium Density Residential, LDR – Low Density Residential and I - Industrial to FS – Flex Space for the following real estate:

The point of beginning (POB) is the southeast corner of a tract described as 29 15 3 PT NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres; thence, heading westerly along the south property line of said lot and continuing to the intersection with a tract referred to as 29 15 3 PT NW  $\frac{1}{4}$  28.91 Acres; thence, southerly to the northern southeast corner of said tract; thence, westerly from said point running parallel to the northern property line until intersecting with the creek; thence, southwesterly along the centerline of said creek and connecting to the lot referred to as Multi-purpose land in East Park Meadows Final Plat; thence, westerly along north property line of said lot in East Park Meadows Addition and continuing to the intersection with the southeast corner of a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  3.5 Acres ANNEX; thence, northerly along the east property line of said lot and a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres Annex to the intersection with the centerline of "A" Street; thence, easterly along said centerline to a point intersecting with the east property line of the initial tract referred to as 29 15 3 PT NW  $\frac{1}{4}$

6 Acres; thence, southerly to the POB;

6. Public hearing to consider amending the Official Zoning Map by changing the zoning classification from I-1 Light Industrial, R-1 Single Family Residential and R-2 Two-Family Residential to FS – Flex Space Mixed Use District for the following real estate:

The point of beginning (POB) is the southeast corner of a tract described as 29 15 3 PT NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres; thence, heading westerly along the south property line of said lot and continuing to the intersection with a tract referred to as 29 15 3 PT NW  $\frac{1}{4}$  28.91 Acres; thence, southerly to the northern southeast corner of said tract; thence, westerly from said point running parallel to the northern property line until intersecting with the creek; thence, southwestwardly along the centerline of said creek and connecting to the lot referred to as Multi-purpose land in East Park Meadows Final Plat; thence, westerly along north property line of said lot in East Park Meadows Addition and continuing to the intersection with the southeast corner of a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  3.5 Acres ANNEX; thence, northerly along the east property line of said lot and a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres Annex to the intersection with the centerline of "A" Street; thence, easterly along said centerline to a point intersecting with the east property line of the initial tract referred to as 29 15 3 PT NW  $\frac{1}{4}$  6 Acres; thence, southerly to the POB;

7. Consideration of amending the Official Zoning Map by changing the zoning classification from I-1 Light Industrial, R-1 Single Family Residential and R-2 Two-Family Residential to FS – Flex Space Mixed Use District for the following real estate:

The point of beginning (POB) is the southeast corner of a tract described as 29 15 3 PT NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres; thence, heading westerly along the south property line of said lot and continuing to the intersection with a tract referred to as 29 15 3 PT NW  $\frac{1}{4}$  28.91 Acres; thence, southerly to the northern southeast corner of said tract; thence, westerly from said point running parallel to the northern property line until intersecting with the creek; thence, southwestwardly along the centerline of said creek and connecting to the lot referred to as Multi-purpose land in East Park Meadows Final Plat; thence, westerly along north property line of said lot in East Park Meadows Addition and continuing to the intersection with the southeast corner of a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  3.5 Acres ANNEX; thence, northerly along the east property line of said lot and a lot referred to as David City 29 15 3 PT NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  6 Acres Annex to the intersection with the centerline of "A" Street; thence, easterly along said centerline to a point intersecting with the east property line of the initial tract referred to as 29 15 3 PT NW  $\frac{1}{4}$  6 Acres; thence, southerly to the POB;

8. Public hearing to consider the request of Daryl Glodowski for a conditional use permit to erect a truck terminal in FS (Flex Space);
9. Consideration of the request of Daryl Glodowski for a conditional use permit to erect a truck terminal in FS (Flex Space);
10. Public Hearing to consider the Final Plat of Zegers 1<sup>st</sup> Addition located in the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 30, T15N, R3E of the 6<sup>th</sup> P.M., Butler County, Nebraska, legally described as follows:

Commencing at the northeast corner of said Southwest  $\frac{1}{4}$ , and assuming the east line of said Southwest  $\frac{1}{4}$  to have a bearing of N 00°59'17"W; thence N 89°40'57" W, 75.71 feet on the North line of said Southwest  $\frac{1}{4}$ , to the Point of Beginning, said point being on the westerly right-of-way line of Nebraska highway No. 15; thence S 00°55'30" E, 1334.83 feet on said westerly Highway Right-of-Way line; thence S 09°25'22" E, 202.41 feet on said westerly Highway Right-of-Way line; thence S 01°04'43" E, 12.86 feet on said westerly Highway Right-of-Way line; thence S 89°23'46" W, 296.24 feet; thence S 00°15'37" W, 213.37 feet; thence S 89°48'29" W, 245.44 feet to a point on the easterly Right-of-Way line of the Burlington Northern Railroad; thence northerly 1804 feet, more or less on said easterly Railroad Right-of Way line to a point on the North line of said Southwest  $\frac{1}{4}$ ; thence N 89°45'02" E on said North line, 836.59 feet to the Point of Beginning.

11. Consideration of the Final Plat of Zegers 1<sup>st</sup> Addition located in the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 30, T15N, R3E of the 6<sup>th</sup> P.M., Butler County, Nebraska, legally described as follows:

Commencing at the northeast corner of said Southwest  $\frac{1}{4}$ , and assuming the east line of said Southwest  $\frac{1}{4}$  to have a bearing of N 00°59'17"W; thence N 89°40'57" W, 75.71 feet on the North line of said Southwest  $\frac{1}{4}$ , to the Point of Beginning, said point being on the westerly right-of-way line of Nebraska highway No. 15; thence S 00°55'30" E, 1334.83 feet on said westerly Highway Right-of-Way line; thence S 09°25'22" E, 202.41 feet on said westerly Highway Right-of-Way line; thence S 01°04'43" E, 12.86 feet on said westerly Highway Right-of-Way line; thence S 89°23'46" W, 296.24 feet; thence S 00°15'37" W, 213.37 feet; thence S 89°48'29" W, 245.44 feet to a point on the easterly Right-of-Way line of the Burlington Northern Railroad; thence northerly 1804 feet, more or less on said easterly Railroad Right-of Way line to a point on the North line of said Southwest  $\frac{1}{4}$ ; thence N 89°45'02" E on said North line, 836.59 feet to the Point of Beginning.

12. Discussion concerning accessory buildings.
13. Discussion concerning the fence ordinance.
14. Discussion concerning the proposed zoning permit fees.
15. Adjourn.

All interested persons are invited and encouraged to attend said Public Hearing.

The agenda is available for public inspection in the office of the City Clerk during regular office hours.

Tami Comte  
Deputy City Clerk