

PLANNING COMMISSION

April 13, 2024

8:00 AM

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, please state their name and address.

Present: Planning Commission members Pam Kabourek, Jim Vandenberg, Robert Hilger, Jim Masek, Alternate Brian Small, Interim City Administrator/City Clerk Tami Comte, and Deputy City Clerk Lori Matchett. Planning Commission member Greg Aschoff was absent.

Also, present were Building Inspector Gary Meister, and Aaron Ross from Riverway Properties.

Planning Commission member Pam Kabourek made a motion to accept the minutes of the March 9, 2024, meeting as presented. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0, Absent: 1.

Chairman Jim Masek made a motion to open the public hearing at 8:02 a.m. to consider the request from Aaron Ross of Riverway Properties, LLC for a conditional use permit to convert the property at 19 15 3 David City E 45' of Lots 16-18, Block 19, Original Town, David City, physical address of 340 E Street, from a duplex to a triplex. Brian Small seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0, Absent: 1.

Aaron Ross of Riverway Properties, LLC introduced himself and said that he wants to convert the current duplex into a triplex. There are currently three entry points on the current property. The floorplan would be for a one-bedroom, one-bath rental. It would maintain the same footprint that is currently there. There is on-street parking and additional space at the back of the property for off-street parking.

Building Inspector Gary Meister introduced himself. Gary has inspected the property; the property was previously in violation of several codes. Mr. Ross recently purchased the property and wants to get the property up to date and the code violations remedied. Gary has looked at the proposed layout that Mr. Ross would like to have for the property. Gary will be working with Mr. Ross on completing the building permit application and making sure that a permit is filed correctly.

Mr. Ross stated that the units will be approximately 670 sq. feet. He currently has one small apartment at the Wolfe Building that is about the same size and currently has a waiting list of people that are wanting to rent that size of unit.

Chairman Jim Masek made a motion to close the public hearing at 8:12 a.m. to consider the request from Aaron Ross of Riverway Properties, LLC for a conditional use permit to convert the property at 19 15 3 David City E 45' of Lots 16-18, Block 19, Original Town, David City, physical address of 340 E Street, from a duplex to a triplex. Brian Small seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0, Absent: 1.

Planning Commission member Pam Kabourek made a motion to approve the conditional use permit application of Aaron Ross of Riverway Properties, LLC. Robert Hilger seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0, Absent: 1.

CONDITIONAL USE PERMIT

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

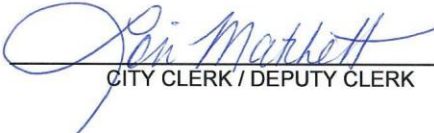
DATE: April 13, 2024

APPLICANT: Aaron Ross of Riverway Properties, LLC

LEGAL DESCRIPTION: 19 15 3 David City E 45' of Lots 16 -18, Block 19, Original Town, with a physical address of 340 E Street, David City, NE

Motion to approve the conditional use permit to convert the current property into a triplex.

PASSED & APPROVED BY THE PLANNING COMMISSION ON APRIL 13, 2024.


CITY CLERK / DEPUTY CLERK





PAID

MAR - 8 2024

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:

340 E St, David City
19 15 3 David City E 45' OF LOTS 16-18
Blk 19 ORIG TOWN (APT 340 EST)

DESCRIPTION OF THE PROJECT:

Change from being a duplex into a
triplex.

[Signature]
 Applicant's Signature

FOR CITY USE ONLY

Date received: 3/8/24 By: *[Signature]*
 Fee Paid: Yes \$ 100.00 No
 Hearing Date: April 13, 2024
 Hearing Notice Published: Yes No
 Adjoining Landowners Notified Yes No
 Action Taken: Approved by Planning Commission on April 13, 2024.

Planning Commission member Pam Kabourek made a motion to approve the conditional use permit application of Aaron Ross of Riverway Properties, LLC. Robert Hilger seconded the motion. The motion carried. Greg Aschoff; Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0, Absent: 1.

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There being no further business to come before the Planning Commission, Planning Commission Chairman Jim Masek made a motion to adjourn the meeting at 8:14 a.m. Brian Small seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Brian Small: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0, Absent: 1.

Minutes by Lori Matchett, Deputy City Clerk