

PLANNING COMMISSION

November 9, 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 Robert Hilger, Greg Aschoff, Pam Kabourek, Jim Vandenberg, Chairman Jim Masek, Alternate Member Brian Small, City Administrator Intern Raiko Martinez, City Clerk Tami Comte, and Deputy Clerk Lori Matchett.

Also, present was John Shepard of Marvin Planning Consultants.

Planning Commission member Pam Kabourek made a motion to accept the minutes of the October 12, 2024, meeting as presented. Robert Hilger 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 consideration of adopting the David City Zoning Ordinance, including the Official Zoning Map.

City Clerk Tami Comte informed the Planning Commission that City Administrator Intern Raiko Martinez, Building Inspector Gary Meister, and Deputy Clerk Lori Matchett met with John Shepard of Marving Planning Consultants about questions that they still had about the Zoning Ordinance and got answers and concerns taken care of. Out of that meeting there were four changes that they found needed to be corrected or information needing to be added to the Zoning Ordinance.

A. Restore definition of "Airport Zoning Board":

AIRPORT ZONING BOARD shall mean the Airport Advisory Board, or other such body appointed by the City Council to adopt, administer, and enforce airport zoning regulations applicable to the airport hazard area as per §3-304 of the Nebraska Revised Statutes.

B. Add definition of "Common Party Wall":

COMMON PARTY WALL shall mean a wall erected on a property boundary as a common support to structures on both sides.

C. Change Section 4.07.03(1)B: 1) The sidewalls of the building shall not exceed ~~17~~ 40 feet from the lower of the exterior grade or the interior floor and the overall height shall not exceed that set for each zoning district.

D. Delete Section 9.03.02(4) and renumber(5), leaving reference.

~~4. No solid fence shall be built within a triangle formed by the adjacent side lines of two intersecting streets and a line connecting points 40 feet on each leg from their point of intersection; or otherwise in any manner create a traffic hazard or obstruction to visibility. (See Section 4.04 Obstructions to Vision at Street intersections.)~~

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—5— No fence or vegetation shall be situated or constructed in such a way as to obstruct the vehicular traffic or otherwise create a traffic safety hazard. (See also Section 4.04 Obstructions to Vision at Street Intersections.)

Planning Commission member Greg Aschoff made a motion to recommend to the City Council the adoption of the David City Zoning Ordinance, including the Official Zoning Map, along with adding definitions for Airport Zoning Board and Common Party Wall, also changing Section 4.07.03 from 10 feet to 17 feet, and modifying Section 9.03.02 removing number 4 and then renumbering the remaining lines. Jim Masek 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.

Updated David City Zoning Ordinance is attached at the end of these minutes.

There being no further business to come before the Planning Commission, Planning Commission member Greg Aschoff made a motion to adjourn at 8:06 a.m. Jim Masek 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.

Minutes by Lori Matchett, Deputy City Clerk