

Planning Commission  
Monday, June 10, 2019 7:00 PM  
Council Chambers  
1369 25 Avenue  
Columbus, NE 68601

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

1. **Statement of Compliance with Open Meetings Act and roll call.**
2. **Minutes of May 13, 2019, meeting.**
3. **Public hearing - Application of McHanson Properties, LLC to rezone property at 2308 and 2312 4 Street from "R-2 (b)" (Urban-Family Residential District with an agricultural overlay district) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan.**
4. **Public hearing - Application of Bonfire, LLC for special use permit to allow a campground in a "B-2" (General Commercial District) zone located at 3518 South 9 Street.**
5. **Public hearing - Consider text amendments to Land Development Ordinance for the City of Columbus, Zoning Chapter, to change off-street parking requirements for residential use types.**
6. **Building report for May 2019.**
7. **Report of Nominating Committee.**
8. **Adjournment**

PLANNING COMMISSION  
May 13, 2019

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on May 13, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor, members of the City Council, and Planning Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and Roll Call:** Chair Lippert announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Bob Elsasser, Dennis Hirschbrunner, Kim Hoefler, John Lippert, Josh Mueller, and Brent Ogle. Members Chad Kucera and Fernando Lopez, Jr. were absent and excused. City staff members present included Community Development Director Dan Curtis and City Clerk Janelle Kline. Also present was Mayor James Bulkley.
2. **Minutes of April 8, 2019, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Ogle. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent.
3. **Public hearing – Application of Steve Lloyd Rentals, LLC to rezone property at 2503- 2511 5 Street from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan:** Clark Grant, on behalf of the applicant, explained where the property is located and stated that approval of this request will allow the applicant to build a duplex that extends over part of Lot 1. It was noted that if the property is sold in the future both lots would need to be sold together. No public testimony was heard. The public hearing closed with a motion by Hirschbrunner and a second by Elsasser. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent. A recommendation was made to the mayor and council to approve the rezoning application of Steve Lloyd Rentals, LLC and amend the Future Land Use Map of the Comprehensive Plan with a motion by Anderson and a second by Mueller as it is **REASON**. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent.
4. **Public hearing - Application of Scot Rosendahl for special use permit to allow a second floor single-family apartment in a "B-1" (Central Business**

**District) zone located at 2517 13 Street:** Clark Grant, on behalf of the applicant, explained that approval of this request will allow the second floor to be remodeled and used as an apartment. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent. A recommendation was made to the mayor and council to approve the special use permit application of Scot Rosendahl with a motion by Ogle and a second by Anderson as residential development in the downtown area is encouraged and this is a good use for the second floor. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent.

5. **Public hearing - Application of Foreman Lumber to rezone property at 3920 23 Street from "B-2" (General Commercial District) to "ML/C-1" (Limited Industrial District) and amend the Future Land Use Map of the Comprehensive Plan. (Applicant has withdrawn request.)** The public hearing was removed from the agenda per applicants request with a motion by Mueller and a second by Elsasser. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent.
6. **Public hearing - Application of Larry and Lois Mohrman to rezone property at 4281 78 Avenue from "RR" (Rural Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan:** Jaci Tessorf, on behalf of the applicant, stated that Lot 1 was previously rezoned and this request will rezone Lots 2 and 3. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Ogle. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent. A recommendation was made to the mayor and council to approve the rezoning application of Larry and Lois Mohrman and amend the Future Land Use Map of the Comprehensive Plan with a motion by Elsasser and a second by Hirschbrunner as it is a continuation of an existing B-2 zoning district. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent.
7. **Appointment of Nominating Committee for Chair and Vice Chair:** Chair Lippert appointed Members Elsasser and Anderson to serve as members of the Nominating Committee to bring nominations for Chair and Vice Chair to the June 10, 2019, Planning Commission meeting.
8. **Building reports for March and April, 2019:** It was noted that electrical inspections are now handled by the State of Nebraska and are not included on the building report. The building reports were approved as presented with a motion by Ogle and a second by Mueller. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted "Aye" and none voted "Nay". Kucera and Lopez were absent.

9. **Adjournment:** The meeting adjourned at 7:20 p.m. with a motion by Elsasser and a second by Hirschbrunner. Anderson, Elsasser, Hirschbrunner, Hoefler, Lippert, Mueller, and Ogle voted “Aye” and none voted “Nay”. Kucera and Lopez were absent.

OFFICE OF THE CITY CLERK  
: Janelle Kline

**NOTICE OF HEARING  
TO ALL PARTIES IN INTEREST AND CITIZENS OF  
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, June 10, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone a tract of land located on Lot 7, Block 220, Original City of Columbus, Nebraska, Platte County (2308 and 2312 4 Street) from "R-2 (b)" (Urban-Family Residential District with an agricultural overlay district) to "R-3" (Multiple-Family Residential District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 30 day of May, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 05:30:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

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**DATE:** June 5, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Rezoning Lot 7, Block 220, Original Columbus (2308/2312 4<sup>th</sup> Street)

**RECOMMENDATION:**

I recommend approval of this rezoning from R-2 (b) to R-3 and to amend the Future Land Use map accordingly with the condition that the only uses permitted are those listed under R-2 of Table 4-2 of the Land Development Ordinance.

**DISCUSSION:**

We have received an application to rezone the property located at 2308/2312 4<sup>th</sup> Street from R-2 to R-3, the applicant plans on constructing a 2-unit townhouse and if approved the R-3 zoning will allow 50% building coverage, the R-2 district limits building coverage to 35%. If approved the only use types permitted would be the same as R-2.

**FISCAL IMPACT:**

None

**ALTERNATIVE:**

Deny the Rezoning

**SIGNATURE:**

By: \_\_\_\_\_

Approved By: \_\_\_\_\_


# RE-ZONING APPLICATION

The following Application needs to be completed fully and submitted to the City Clerk's office at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered. Please complete the following:

Applicant's Name: MC Hanson Properties LLC  
Applicant's Address: PO, Box 353  
Columbus, NE 68601  
Applicant's Phone #: 402-564-5980  
Applicant's E-Mail: mark@muellersprinklers.com  
Property Owner: MC Hanson Properties LLC  
Address of Property: PO. Box 353 Columbus, NE. 68602

Legal Description of Property:

Lot, 7 Block 220 Original City of Columbus, NE  
Platte County T-17-R1E Sec 30 TR171E

**FILED**

Present Zoning Classification: R2

MAY 09 2019

Requested Zoning Classification: R3

**CITY CLERK  
COLUMBUS, NEBR.**

Description of the reason for the Re-zoning Application:

Need to have more building place for 2,500sqft  
4 bedroom 3 bath per unit, townhouse

Nature and operating characteristics of the proposed use:

(Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies).

~~Residential~~ For Rent and sale

I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated the 31 day of May, 2019

[Signature]  
Property Owner/Authorized Agent

**Attachment**

The reason for changing the zoning is that R-3 allows 50% of the lot while R-2 only allows 35%. The current footprint that I have is at 43%. I have also already built, without issue, a townhouse at 2416 & 2418 7<sup>th</sup> Street with this same footprint, for that reason I did not apply for a permit earlier. This design is made to accommodate a larger family at an affordable price range.



5th St

24th Ave

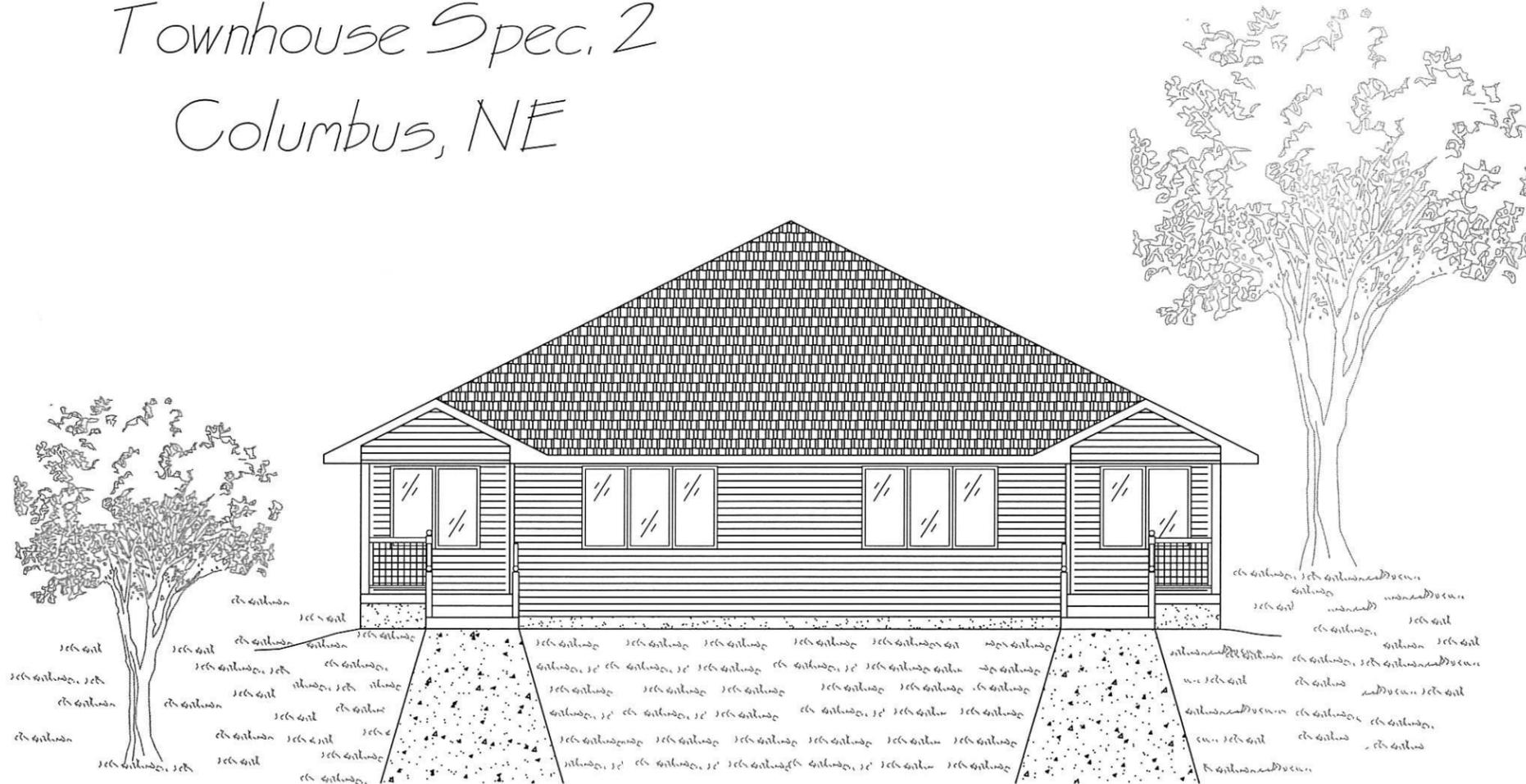
4th St

23rd Ave

© 2017 Google

43°25'14.21" N 97°21'22.90" W elev 1439 ft

*MC* Hanson Properties Inc.  
Townhouse Spec. 2  
Columbus, NE

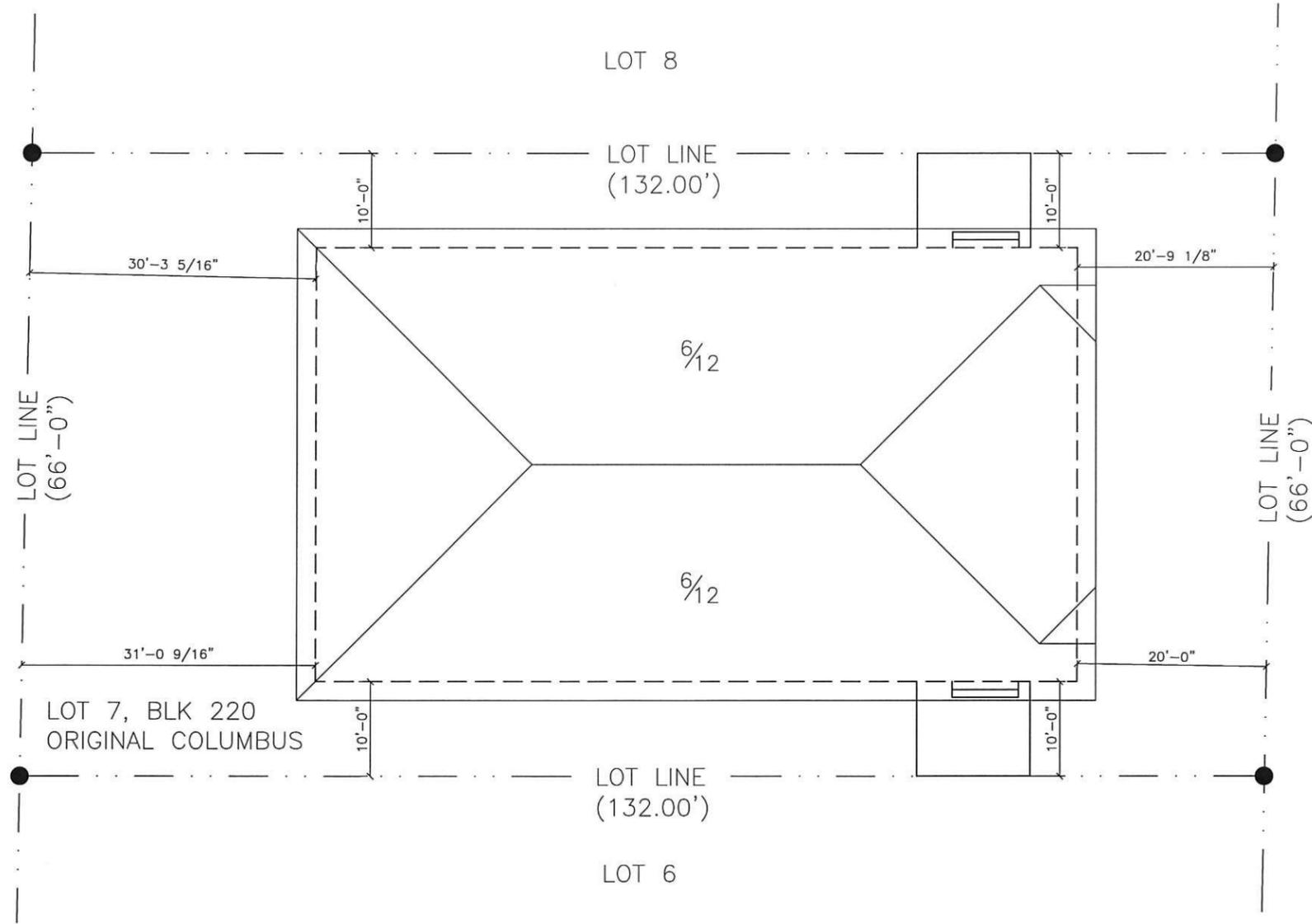


LOT 7, BLK 220  
ORIGINAL COLUMBUS

(4TH STREET, COLUMBUS, NEBRASKA)

**SITE PLAN**

SCALE: 1/8" = 1'-0"



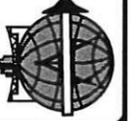
4th STREET

**GENERAL NOTES:**

- FINAL ROOF LINES (TO BE DETERMINED BY OWNER AND CONTRACTOR)
- FINAL ROOF SLOPES (TO BE DETERMINED BY OWNER AND CONTRACTOR)
- ALL OVERHANGS SHOWN 2'-0"

J & W RESIDENTIAL DRAFTING, L.L.C. is not an architectural or engineering firm, nor are its employees, architects or engineers. For building contractor should be available to assist you with filing and governmental compliance issues. The design appearing on these plans is the result of the efforts of J&W Residential Drafting L.L.C., however it is the responsibility of the owner and building contractor to comply with all applicable codes and regulations in relation to the use of these plans for the intended purpose of residences. In general, design, site, and release and agree to hold J&W Residential Drafting, L.L.C. and its members and employees harmless from any and all claims, demands, or legal actions which may arise from the use of or reference to these plans for any purpose.

HANSON PROPERTIES INC.  
COLUMBUS, NEBRASKA



J & W RESIDENTIAL DRAFTING, L.L.C.  
BRIAN JELINEK (402) 910-5779  
SHANE WELHOFF (402) 276-6638

Approved By:

**GENERAL NOTES:**

ALL INTERIOR WALLS ARE SHOWN  
3 1/2" THICK (2X4 STUD WALL WITH  
NO DRYWALL ON EITHER SIDE) UNLESS NOTED.

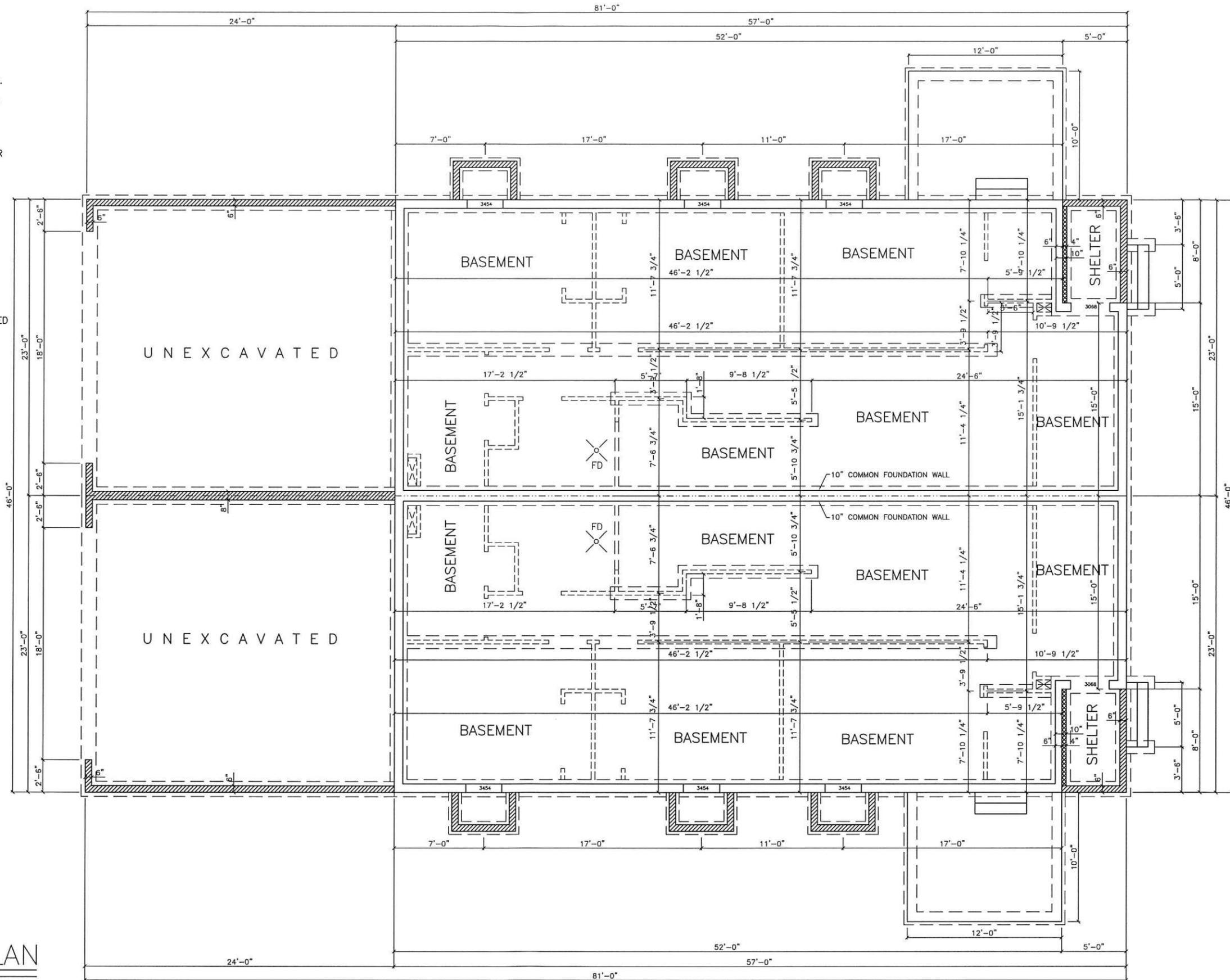
ALL FOUNDATION WALLS ARE SHOWN 8" THICK  
WITH 16" WIDE FOOTINGS UNDER THE WALLS.  
(SLAB-ON-GRADE CONSTRUCTION).

FINAL LOAD BEARING FOOTINGS, BEAM SIZES  
AND LOCATIONS TO BE DETERMINED BY OWNER  
AND CONTRACTOR

THE CONCRETE CONTRACTOR SHALL  
BE RESPONSIBLE FOR DETERMINING CONC.  
MIX, FOOTING & WALL SIZE, AMOUNT AND  
LOCATION OF REBAR AND OVERALL QUALITY  
AND WORKMANSHIP.

THE CONTRACTOR SHALL VERIFY W/CUSTOMER  
FLOOR DRAINS & WATER HEATER LOCATIONS  
AS WELL AS ANY ADDITIONAL PLUMBING THAT  
MAY NEED TO BE ROUGHED IN FOR FUTURE  
INSTALLATIONS.

NOTE: SPECIAL CONCRETE WALL THRU ROOF,  
TO PROVIDE FIRE BARRIER. TO BE DETERMINED  
BY OWNER AND CONTRACTOR.



**FOUNDATION PLAN**

SCALE: 1/8" = 1'-0"

J & W Residential Drafting, L.L.C. is not an architectural or engineering firm, nor are its employees, architects or engineers. Your building contractor should be available to assist you with all state and governmental compliance issues. The design appearing on these plans is the result of the efforts of J&W Residential Drafting, L.L.C. however, it is the responsibility of the owner and building contractor to comply with all applicable codes and regulations in relation to the design. The owner and building contractor accept these plans for the intended purposes of assistance. It is the responsibility of the owner and building contractor to hold J&W Residential Drafting, L.L.C. and its members and employees, harmless from any and all claims, demands, or legal actions which may arise from the use of or reference to these plans for any purpose.

**HANSON PROPERTIES INC.**  
COLUMBUS, NEBRASKA

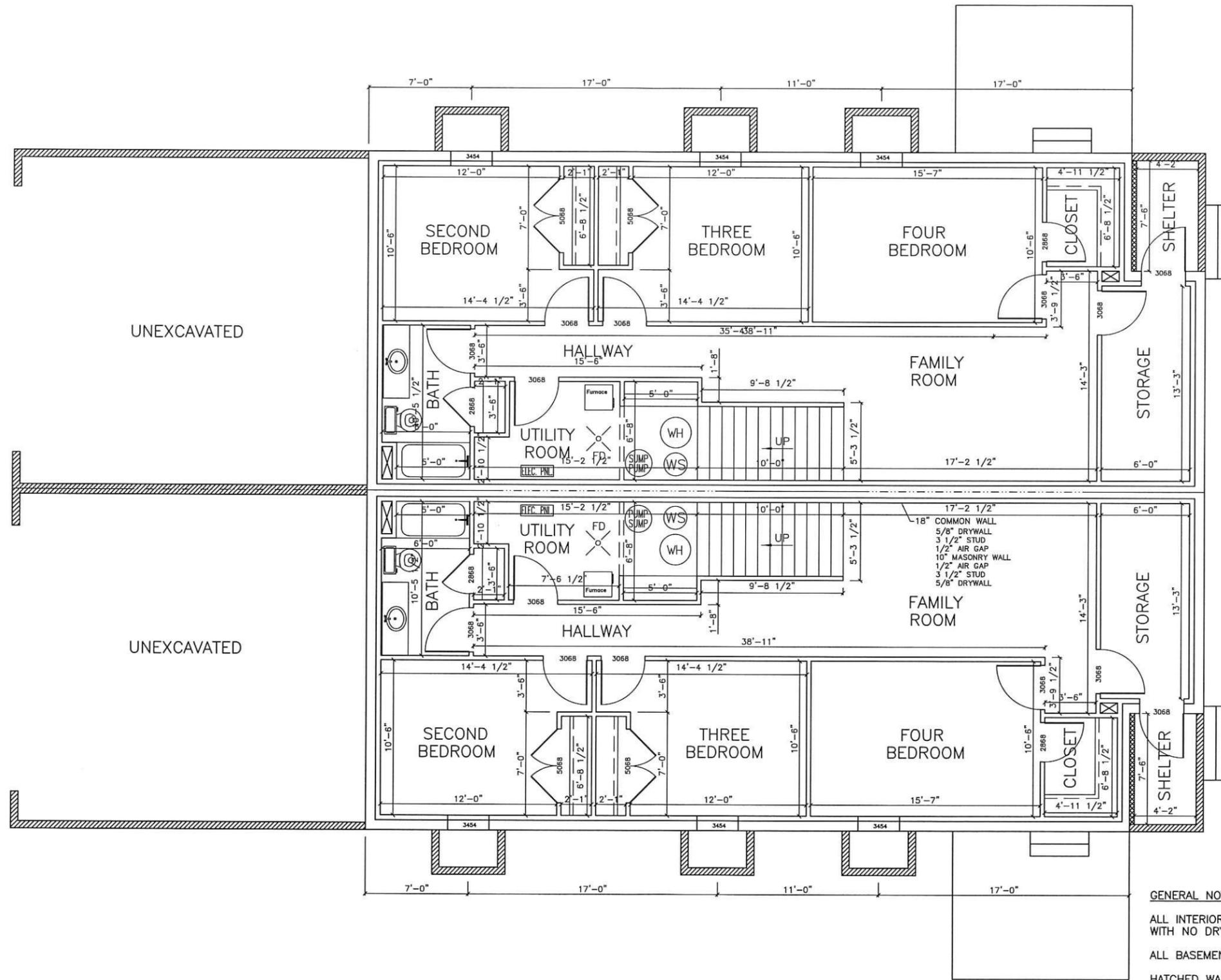


J & W RESIDENTIAL  
DRAFTING, L.L.C.  
BRIAN JELINEK (402) 910-5779  
SHANE WEHHOFF (402) 276-6838

Approved By:

# BASEMENT

SCALE: 1/8" = 1'-0"



**GENERAL NOTES:**

ALL INTERIOR WALLS ARE SHOWN 3 1/2" (2X4 STUD WALL WITH NO DRYWALL ON EITHER SIDE).

ALL BASEMENT EXTERIOR WALLS ARE SHOWN 8" THICK (U.N.).

HATCHED WALLS ARE FROST LINE FOOTINGS AND WALLS (NOT FULL HEIGHT 8'-0" WALLS)

THE CONTRACTOR SHALL VERIFY W/CUSTOMER FLOOR DRAINS & WATER HEATER LOCATIONS AS WELL AS ANY ADDITIONAL PLUMBING THAT MAY NEED TO BE ROUGHED IN FOR FUTURE INSTALLATIONS.

NOTE: SPECIAL CONCRETE WALL THRU ROOF, TO PROVIDE FIRE BARRIER. TO BE DETERMINED BY OWNER AND CONTRACTOR.

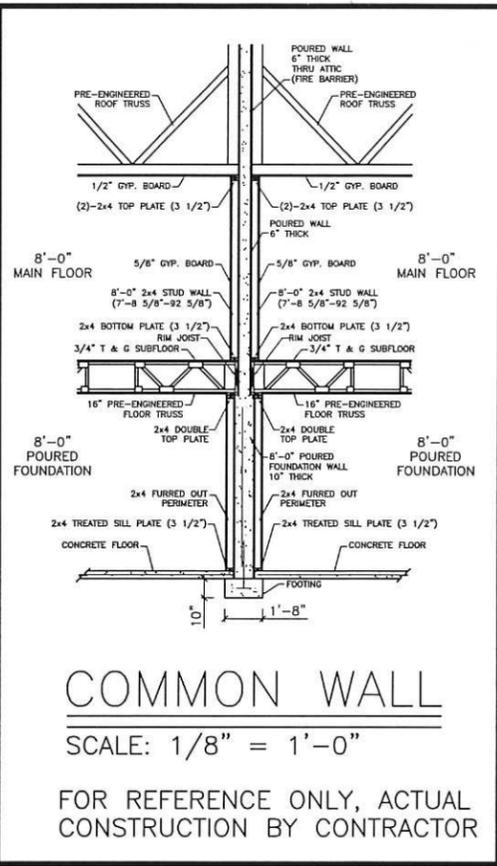
J & W Residential Drafting, L.L.C. is not responsible for the design or construction of the building. For various reasons, including but not limited to, the contractor's failure to follow the design, the contractor's failure to obtain necessary permits, or the contractor's failure to follow applicable codes and regulations, the contractor shall be held responsible for any and all claims, damages, or legal actions which may arise from the use of or reference to these plans for any purpose.

**HANSON PROPERTIES INC.**  
COLUMBUS, NEBRASKA

Approved By:

J & W RESIDENTIAL DRAFTING, L.L.C.  
BRIAN JELINEK (402) 910-5779  
SHANE WEHHOFF (402) 276-6836

PAGE: 3 OF: 6  
Date: NOVEMBER 9, 2018  
Name: HP-TS2.dwg



**GENERAL NOTES:**

ALL INTERIOR WALLS ARE SHOWN 3 1/2" (2X4 STUD WALL WITH NO DRYWALL ON EITHER SIDE).

ALL EXTERIOR WALLS ARE SHOWN 6" THICK. (2"x6" STUD FRAMING WITH 1/2" EXTERIOR SHEETING).

8'-0" CEILINGS THROUGH OUT FIRST FLOOR. (UNLESS NOTED)

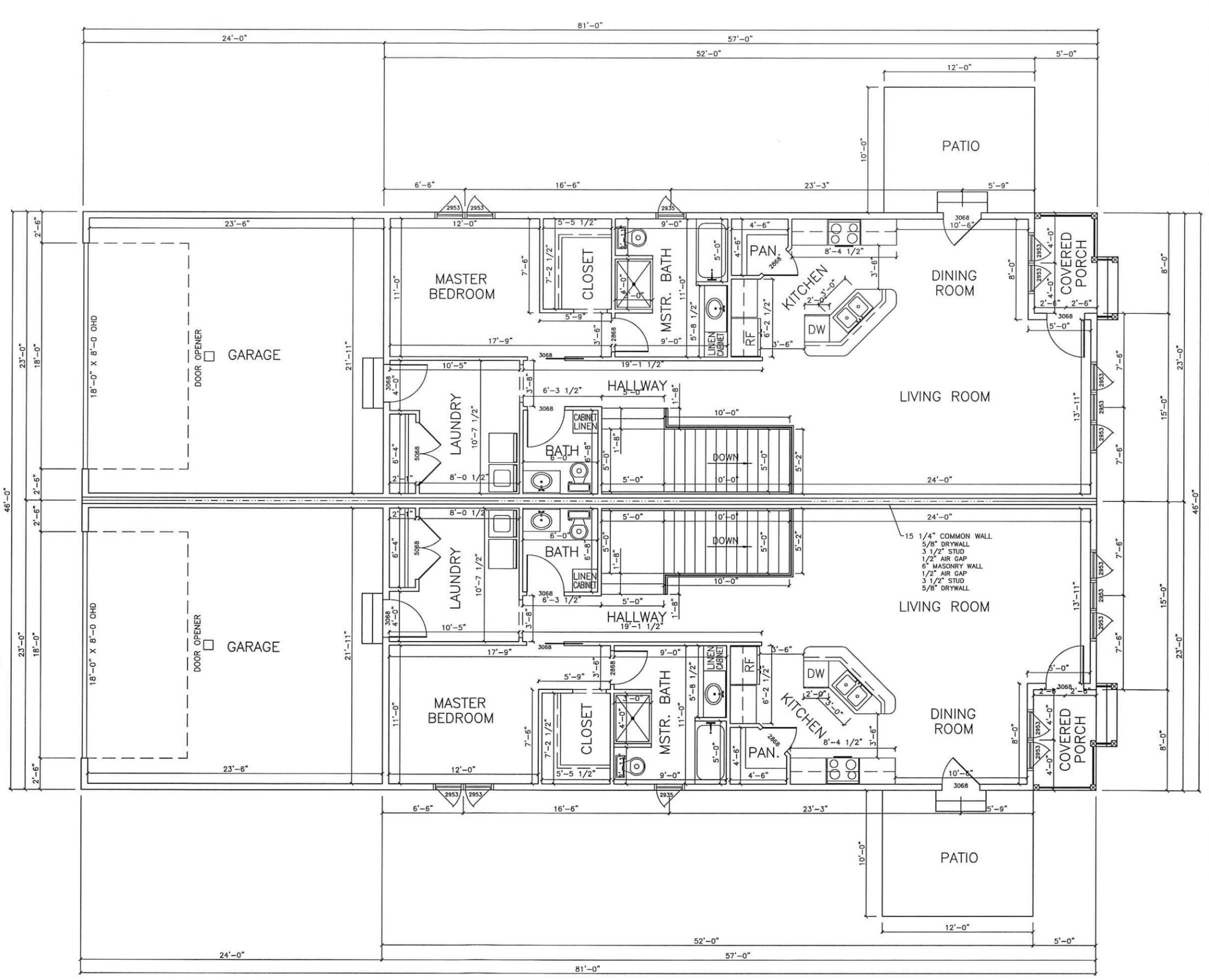
NOTE: SPECIAL CONCRETE WALL THRU ROOF, TO PROVIDE FIRE BARRIER. TO BE DETERMINED BY OWNER AND CONTRACTOR.

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

TOTAL LIVING SQ. FT. = 2542.00  
TOTAL GARAGE SQ. FT. = 1104.00

SIDE ONE LIVING SQ. FT. = 1271.00  
SIDE ONE GARAGE SQ. FT. = 552.00

SIDE TWO LIVING SQ. FT. = 1271.00  
SIDE TWO GARAGE SQ. FT. = 552.00



PAGE: 4 OF: 6

Date: NOVEMBER 9, 2018

Name: HP-TS2.dwg

J & W RESIDENTIAL DRAFTING, LLC.

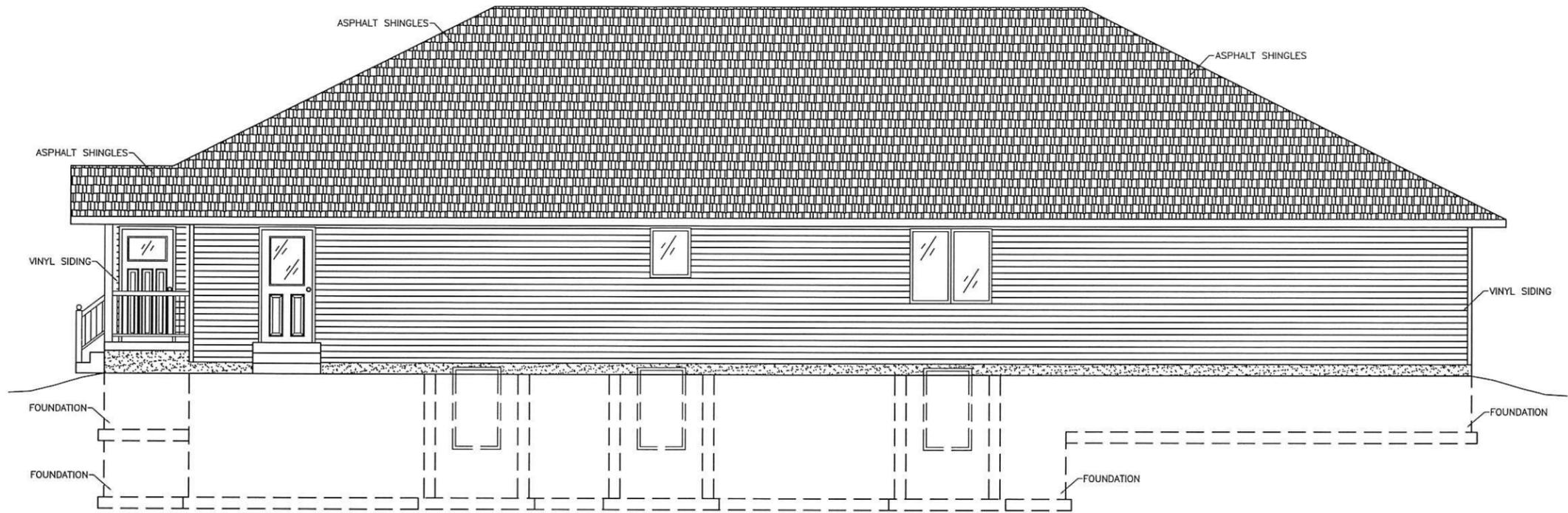
BRIAN HEINEK (402) 910-5778  
SHANE WEDHOFF (402) 276-6838

**HANSON PROPERTIES INC.**  
COLUMBUS, NEBRASKA

Approved By:

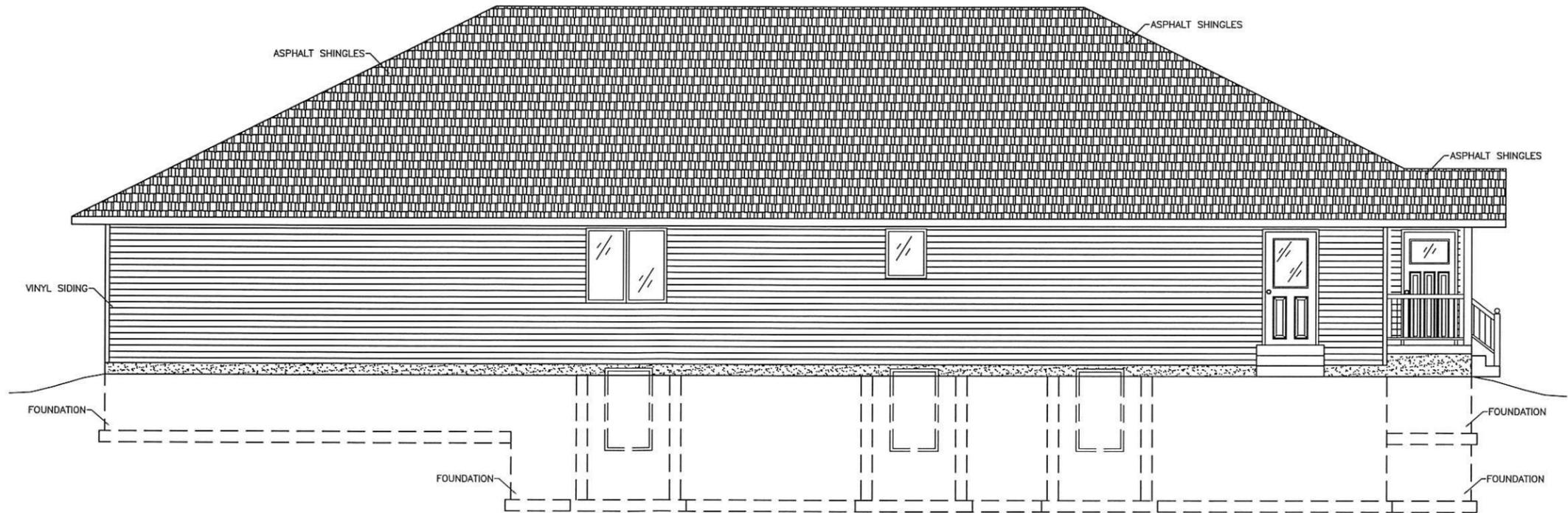
J & W Residential Drafting, LLC is not an architectural or engineering firm, nor are its employees, architects or engineers. Your building contractor should be available to assist you with all applicable codes and regulations in relation to the use of these plans. The design appearing on these plans is the result of the efforts of J & W Residential Drafting, LLC, however, it is the responsibility of the owner and building contractor to comply with all applicable codes and regulations in relation to the use of these plans. Building contractors should refer to these plans for the intended purpose of assistance in general design only, and are not to be used for any other purpose. J & W Residential Drafting, LLC is not responsible for any claims, demands, or legal actions which may arise from the use of or reference to these plans for any purpose.





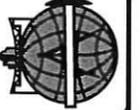
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



J & W Residential Drafting, L.L.C. is not an architectural or engineering firm, nor are its employees, architects or engineers. Your building contractor should be available to assist you with siting and governmental compliance issues. The design appearing on these plans is the result of the efforts of J&W Residential Drafting, L.L.C., however, it is the responsibility of the owner and building contractor to comply with all applicable codes and regulations in relation to the use of these drawings. Contractor accept these plans for the intended purpose of assistance in general design only, and release and agree to hold J&W Residential Drafting, L.L.C. and its employees from the use of or reference to these plans for any purpose, claims, demands, or legal actions which may arise from the use of or reference to these plans for any purpose.

**NOTICE OF HEARING  
TO ALL PARTIES IN INTEREST AND CITIZENS OF  
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, June 10, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a Special Use Permit to allow a campground on the following described real estate in an "B-2" (General Commercial District) zone: a tract of land located in Lots 7, 8, & 9 of the SE1/4 of Section 25, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the southeast corner of said SE1/4; thence N 00°04'57" E, 607.80 ft. on the east line of said SE1/4; thence N 46°29'05" W, 187.91 ft. to the west right-of-way line of U.S. Highway No. 30 and the point of beginning; thence N 46°29'05" W, 512.80 ft.; thence S 73°05'00" W, 369.69 ft.; thence S 19°42'32" W, 276.58 ft.; thence S 23°38'47" E, 617.23 ft. to the north right-of-way line of said highway; thence northeasterly 834.30 ft. on a 1096.28 ft. radius curve concaved to the northwest, long chord bears N 44°33'09" E, 814.31 ft. on the said highway right-of-way line to the point of beginning, containing 11.62 acres more or less (3518 South 9 Street) and at said time and place you may appear and be heard.

Dated this 30 day of May, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 05:30:19  
Two Affidavits of Publication

SPECIAL USE PERMIT APPLICATION

MAY 03 2019

CITY CLERK  
COLUMBUS, NEBR.

The following Application needs to be completed fully and submitted to the City Clerk's office at least twenty-one (21) calendar days before the Planning Commission Meeting. The Application will be considered. Please complete the following:

Applicant's Name: Bonfire LLC / Lance Lehr  
 Applicant's Address: 312 Morton Rd  
Columbus, NE 68601  
 Applicant's Phone #: 402-270-8000  
 Applicant's E-Mail: tbonetruckstop@hotmail.com  
 Property Owner: Lance Lehr  
 Address of Property: 3518 S 9th St  
Columbus, NE 68601  
 Legal Description of Property:

25 17 1W PT Lots 7-8-9

Description of the nature and operating characteristics of the proposed use:

campground

Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated the 2nd day of May, 2019

Lance Lehr  
 Property Owner/Authorized Agent

Floodway Zoned AE

Flood Plain - Zone AE

Floodway - Zone AE

Flood Plain - Zone AE

Flood Plain - Zone AE

Floodway - Zone AE

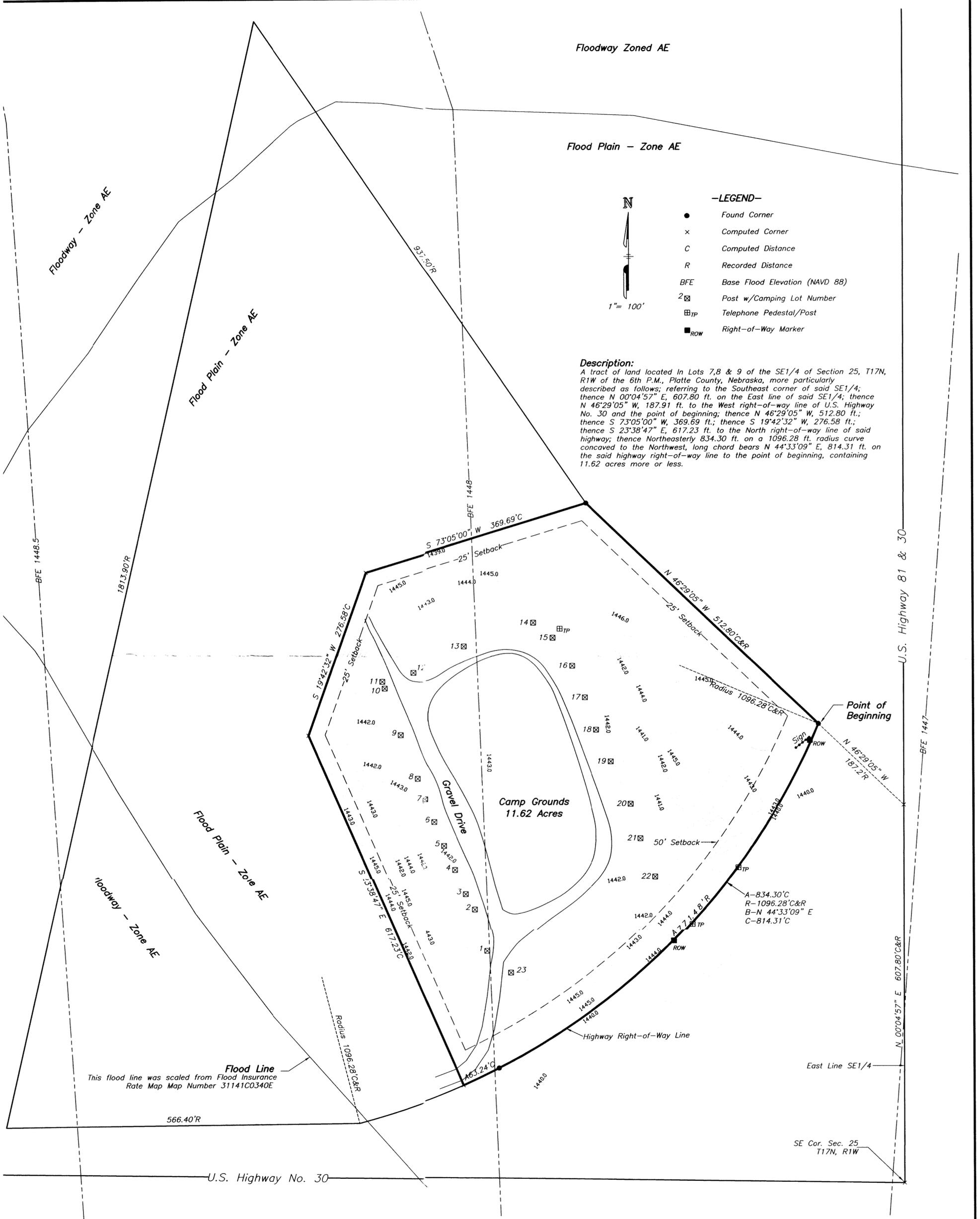


**-LEGEND-**

- Found Corner
- × Computed Corner
- C Computed Distance
- R Recorded Distance
- BFE Base Flood Elevation (NAVD 88)
- 2 Post w/Camping Lot Number
- TP Telephone Pedestal/Post
- ROW Right-of-Way Marker

**Description:**

A tract of land located in Lots 7, 8 & 9 of the SE1/4 of Section 25, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows; referring to the Southeast corner of said SE1/4; thence N 00°04'57" E, 607.80 ft. on the East line of said SE1/4; thence N 46°29'05" W, 187.91 ft. to the West right-of-way line of U.S. Highway No. 30 and the point of beginning; thence N 46°29'05" W, 512.80 ft.; thence S 73°05'00" W, 369.69 ft.; thence S 19°42'32" W, 276.58 ft.; thence S 23°38'47" E, 617.23 ft. to the North right-of-way line of said highway; thence Northeastly 834.30 ft. on a 1096.28 ft. radius curve concave to the Northwest, long chord bears N 44°33'09" E, 814.31 ft. on the said highway right-of-way line to the point of beginning, containing 11.62 acres more or less.



**Flood Line**  
 This flood line was scaled from Flood Insurance  
 Rate Map Map Number 31141C0340E

**Flood Plain Notes:**

The base flood elevations and the measured contour elevations are referenced to the North American Vertical Datum of 1988 (NAVD 88).

**TOPO SURVEY - BONFIRE, LLC**  
**PART SECTION 25, T17N, R1W**  
**PLATTE COUNTY, NEBRASKA**

TAT DRAWN	TA TREMEL SURVEYED	01/11/2019 DATE
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No. 1 Driftwood Drive - Columbus, NE 68601  
 Phone (402) 563-4589 - Fax (402) 563-3922

**CITY OF COLUMBUS  
MEMORANDUM**

---

**DATE:** June 6, 2019  
**FROM:** Dan Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Bonfire Campground Special Use Permit

**RECOMMENDATION:**

Staff does not recommend approval of this Special Use Permit however if the Planning Commission and City Council believe this is a good Use for the property we request the following conditions be added as part of the approval.

1. Campground rental is limited to 7 days.
2. Liability Insurance Coverage to be provided and updated annually.
3. Screening from the road with 6' to 8' evergreen trees (double row staggered)
4. No storage allowed at all.
5. No skirting of any kind.
6. Number of units permitted needs to be part of the ordinance.
7. Sewage system other than city sewer needs NDEQ approval.
8. The owner grants the City the right to close the entrance and cause the property to be vacated by the occupants if the conditions are not followed.

**DISCUSSION:**

We have received an application for a Special Use permit for the Bonfire campground located at 3518 South 9<sup>th</sup> Street. We have been trying to either abate this campground or obtain Special Use permit approval since 2017.

**FISCAL IMPACT:**

None

**ALTERNATIVE:**

Approve the Special Use permit

**SIGNATURE:**

By:  \_\_\_\_\_

Approved By:  \_\_\_\_\_



The City of **Columbus**

**COMMUNITY DEVELOPMENT**

Office (402) 562-4239 • Fax (402) 562-4265

October 5, 2017

Lance Lehr  
4018 West Hwy 30  
Columbus, NE 68601

RE: BONFIRE Campground Zoning and Flood Plain Requirements

Lance;

The property you are using for the BONFIRE Campground (Tract located in Sec. 25, TS-17- R1W) is located in the B-2 zoning district. Campgrounds located within B-2 districts are required to have Special Use Permit approval. Please contact our office to go over Special Use permit approval requirements and flood plain approval that is required. I am enclosing a copy of the zoning requirements for campgrounds for your review.

Daniel Curtis  
Community Development Director  
City of Columbus



The City of **Columbus**

**COMMUNITY DEVELOPMENT**  
Office (402) 562-4239 • Fax (402) 562-4265

March 2, 2018

Lance Lehr  
4018 West Hwy 30  
Columbus, NE 68601

RE: BONFIRE Campground Zoning and Flood Plain Requirements

Lance;

The property you are using for the BONFIRE Campground (Tract located in Sec. 25, TS-17- R1W) is located in the B-2 zoning district. Campgrounds located within B-2 districts are required to have Special Use Permit approval. Please contact our office to go over Special Use permit approval requirements and flood plain approval that is required. I am enclosing a copy of the zoning requirements for campgrounds for your review.

Please file for a Special Use Permit by 4-1-2018 or discontinue the use as a campground.

Daniel Curtis  
Community Development Director  
City of Columbus

**NOTICE OF HEARING  
TO ALL PARTIES IN INTEREST AND CITIZENS OF  
COLUMBUS, NEBRASKA**

You are hereby notified that the Planning Commission of the City of Columbus, Nebraska, has set Monday, June 10, 2019, at 7:00 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, as the time and place for a public hearing on a proposed Text Amendment to the Zoning Chapter of the Land Development Ordinance for the City of Columbus and at said time and place you may appear and be heard. Said Text Amendment proposes to amend Table 9-1 of Article 9 of the Land Development Ordinance to change the Off Street Parking Requirements (Residential Use Types) for Multi-Family Residential to 2 spaces per dwelling unit with 2 or more bedrooms; 1.5 spaces for 1 bedroom dwelling units; and 1 space per 2 dwelling units for elderly housing.

Dated this 30 day of May, 2019.

CITY OF COLUMBUS, NEBRASKA  
BY: Janelle Kline  
City Clerk

Publish: 05:30:19  
Two Affidavits of Publication

# CITY OF COLUMBUS MEMORANDUM

**DATE:** May 22, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Zoning Code Text Amendment

**RECOMMENDATION:**

I recommend amending Table 9-1 Off-Street Parking Requirements (Residential Use Types) Multi-Family Residential to read; 2 spaces per dwelling unit with 2 or more bedrooms, 1.5 spaces for 1 bedroom dwelling units and 1 space per 2 dwelling units for elderly housing.

**DISCUSSION:**

The recommended change would apply to 1 bedroom apartments as part of a multi-family apartment building and allow 1.5 parking stalls per dwelling unit. Kendig Keast our LDO consultant completed Fremont's Land Development ordinance with 1.5 parking stalls as the criteria for all multi-family units. The current standards date back to 1995 and does not take into consideration 1 bedroom units.

*City of Fremont*

Table 11-803.02.01. Parking for Residential and Commercial Use of the Home	
Land Use	Required Off-Street Parking Spaces
<b>Residential Uses</b>	
Accessory Dwelling Unit	1 space per BR <sup>1</sup>
Manufactured Home	2 spaces per DU
Mobile Home Park / Mobile Home Subdivision	See Subsection 11-803.04., <i>Special Studies</i>
Multifamily Dwelling	1.5 spaces per DU
Single-Family Attached Dwelling (i.e. duplexes, or two-family dwellings, and townhouses)	2 spaces per DU
Single-Family Detached Dwelling (i.e. one-family dwelling)	2 spaces per DU
<b>Commercial Use of the Home</b>	

**SIGNATURE:**

By: 

Approved By: \_\_\_\_\_

CITY OF COLUMBUS  
BUILDING DEPARTMENT REPORT May 2019

BUILDING PERMITS	Current Month 2019			Current Month 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
<b>Business/Industry</b>						
Addition	1	679,577	1,855.45	1	36,852	234.26
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
<b>New</b>	<b>4</b>	<b>19,770,883</b>	<b>39,207.90</b>	<b>1</b>	<b>335,000</b>	<b>1,106.25</b>
Repairs/Remodel	3	25,097,633	2,774.33	1	2,000,000	4,331.25
<b>Duplex/Townhouse (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>2</b>	<b>428,740</b>	<b>1,416.22</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Garage/Utility</b>						
Addition	0	0	0.00	0	0	0.00
New	4	49,324	327.83	4	135,066	724.83
<b>Multiple Family (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Residence</b>						
Addition	3	49,654.00	424.18	4	168,820	657.94
Alteration	0	0	0.00	0	0	0.00
Deck	2	8,000	71.00	0	0	0.00
Fence	16	39,360	400.00	16	19,550	400.00
Miscellaneous (Other)	2	40,500	245.00	1	600	25.00
<b>* New Residence</b>	<b>2</b>	<b>545,024</b>	<b>1,672.05</b>	<b>7</b>	<b>1,919,419</b>	<b>5,780.02</b>
<b>* New HUD Residence</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	5	148,500	740.00	1	12,000	82.50
<b>Public Owned New</b>	<b>1</b>	<b>316,900</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	5	25,300	125.00	4	1,000	75.00
Electrical	0	0	0.00	38	1,054,650	5,065.00
Miscellaneous (Other)	14	36,500	229.00	6	15,000	102.00
Move Building	0	0	0.00	1	10,000	25.00
Plumbing	16	1,485,500	1,087.00	5	40,500	338.00
Signs	6	21,650	180.00	11	8,900	275.00
<b>TOTAL</b>	<b>84</b>	<b>48,314,305.00</b>	<b>49,338.74</b>	<b>103</b>	<b>6,186,096.60</b>	<b>20,638.27</b>

BUILDING PERMITS	Year to Date 2019			Year to Date 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
<b>Business/Industry</b>						
Addition	5	37,316,798	55,604.25	4	6,448,572	13601.06
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	0	0	0.00	1	700	31.25
<b>New</b>	<b>8</b>	<b>26,030,883</b>	<b>52,189.15</b>	<b>6</b>	<b>7,430,200</b>	<b>1594.62</b>
Repairs/Remodel	12	26,682,544	7,356.99	9	3,069,453	8639.98
<b>Duplex/Townhouse (New)</b>	<b>4</b>	<b>870,656</b>	<b>2,861.65</b>	<b>5</b>	<b>1,129,943</b>	<b>3668.35</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Garage/Utility</b>						
Addition	0	0	0.00	0	0	0.00
New	6	62,216	414.79	9	265,693	1503.48
<b>Multiple Family (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Residence (*See "New" Residences Below)</b>						
Addition	9	175,864	999.68	10	305,571	1494.08
Alteration	0	0	0.00	0	0	0.00
Deck	10	54,400	429.50	3	9,400	113.25
Fence	41	100,951	1,025.00	35	58,378	875.00
Miscellaneous (Other)	2	40,500	245.00	9	244,400	1376.40
<b>* New Residence</b>	<b>26</b>	<b>6,397,345</b>	<b>20,146.86</b>	<b>17</b>	<b>5,006,512</b>	<b>14875.45</b>
<b>* New HUD Residence</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	17	390,980	2,026.88	8	249,251	952.32
<b>Public Owned</b>	<b>5</b>	<b>9,667,400</b>	<b>2,265.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	16	95,600	400.00	8	2,500	175.00
Electrical	0	0	0.00	79	1,753,250	9405.00
Miscellaneous (Other)	14	36,500	229.00	8	20,000	136.00
Move Building	2	5,000	53.80	13	95,000	325.00
Plumbing	89	3,643,000	5,216.00	32	265,300	3153.00
Signs	18	121,650	485.00	21	107,900	525.00
<b>TOTAL</b>	<b>284</b>	<b>111,692,287.04</b>	<b>151,948.55</b>	<b>277</b>	<b>26,462,022.60</b>	<b>62,444.24</b>

**CITY OF COLUMBUS  
BUILDING DEPARTMENT REPORT  
MAY 2019**

**CURRENT MONTH 2019**

**CURRENT MONTH 2018**

**YEAR TO DATE**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>43</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	26
FOUNDATION	8
FRAMING	43
MISCELLANEOUS	53
FINAL	28

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>38</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	10
FOUNDATION	4
FRAMING	36
MISCELLANEOUS	14
FINAL	20

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>125</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	64
FOUNDATION	23
FRAMING	169
MISCELLANEOUS	188
FINAL	114

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>16</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	21
MISCELLANEOUS	8
ROUGH IN	40
FINAL	14

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>5</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	17
MISCELLANEOUS	5
ROUGH IN	27
FINAL	17

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>89</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	63
MISCELLANEOUS	66
ROUGH IN	167
FINAL	90

Respectfully Submitted,



Daniel Curtis  
Community Development Director