

Planning Commission
Monday, June 13, 2022 7:00 PM
Council Chambers
1369 25 Avenue
Columbus, NE 68601

The Mayor and City Council reserve the right to go into closed session as per Section 84-1410 of the Nebraska Revised Statutes. A current agenda is on file at the office of the city clerk at City Hall, 2424 14 Street, Columbus, Nebraska. For more information, call 402-562-4224 or visit our website at www.columbusne.us.

- 1. Statement of Compliance with Open Meetings Act and roll call.**

Open Meetings Act

Neb. Rev. Stat. § 84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

Neb. Rev. Stat. § 84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

Neb. Rev. Stat. § 84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions; and

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Virtual conferencing means conducting or participating in a meeting electronically or telephonically with interaction among the participants subject to subsection (2) of section 84-1412.

Neb. Rev. Stat. § 84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such

individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;

(c) Investigative proceedings regarding allegations of criminal misconduct;

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the

members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

Neb. Rev. Stat. § 84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; virtual meetings authorized; emergency meeting without notice; appearance before public body.

(1)(a) Each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (1)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(c) In addition to a method of notice required by subdivision (1)(b)(i) or (ii) of this section, such notice may also be provided by any other appropriate method designated by such public body or such advisory committee.

(d) Each public body shall record the methods and dates of such notice in its minutes.

(e) Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the

meeting. Except for items of an emergency nature, the agenda shall not be altered later than (i) twenty-four hours before the scheduled commencement of the meeting or (ii) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

(i) A state agency, state board, state commission, state council, or state committee, or an advisory committee of any such state entity;

(ii) An organization, including the governing body, created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act;

(iii) The governing body of a public power district having a chartered territory of more than one county in this state;

(iv) The governing body of a public power and irrigation district having a chartered territory of more than one county in this state;

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

(vii) An organization, including the governing body, of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act;

(viii) A community college board of governors;

(ix) The Nebraska Brand Committee;

(x) A local public health department;

(xi) A metropolitan utilities district;

(xii) A regional metropolitan transit authority;

(xiii) A natural resources district; and

(xiv) The Judicial Resources Commission.

(b) The requirements for holding a meeting by means of virtual conferencing are as follows:

(i) Reasonable advance publicized notice is given as provided in subsection (1) of this section, including providing access to a dial-in number or link to the virtual conference;

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as

would be provided if virtual conferencing was not used;

(iii) At least one copy of all documents being considered at the meeting is available at any physical site open to the public where individuals may attend the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act; and

(iv) Except as otherwise provided in this subdivision or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, the organization may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing. The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by virtual conferencing if the governing body's quarterly meetings are not held by virtual conferencing.

(3) Virtual conferencing, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness to appear before the public body by means of virtual conferencing.

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

(b) The public body shall provide access by providing a dial-in
Open Meetings Act

number or a link to the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act. Reasonable arrangements shall be made to accommodate the public's right to hear and speak at the meeting and record the meeting. Subsection (4) of this section shall be complied with in conducting such meetings.

(c) The nature of the emergency shall be stated in the minutes. Complete minutes of such meeting specifying the nature of the emergency and any formal action taken at the meeting shall be made available for inspection as provided in subsections (5) and (6) of section 84-1413.

Neb. Rev. Stat. § 84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, a camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings, including meetings held by virtual conferencing. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body shall require any member of the public desiring to address the body to identify himself or herself, including an address and the name of any organization represented by such person unless the address requirement is waived to protect the security of the individual.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making virtual conferencing available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act; and

(f) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) Each public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at a meeting.

(8) Public bodies shall make available at the meeting or the in-state location for virtual conferencing as required by subdivision (6)(c) of this section, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting, either in paper or electronic form. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

Neb. Rev. Stat. § 84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

(7) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available on such entity's public web site the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the web site at least twenty-four hours before the meeting of

the governing body. Minutes shall be placed on the web site at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public web site for at least six months.

Neb. Rev. Stat. § 84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Neb. Rev. Stat. § 84-1415. Open Meetings Act; requirements; waiver; validity of action.

No motion, resolution, rule, regulation, ordinance, or formal action made, adopted, passed, or taken at a meeting as defined in section 84-1409 of a public body as defined in such section shall be invalidated because such motion, resolution, rule, regulation, ordinance, or formal action was made, adopted, passed, or taken at a meeting or meetings on or after March 17, 2020, and on or before April 30, 2021, pursuant to a Governor's Executive Order which waived certain requirements of the Open Meetings Act.

2. Minutes of May 9, 2022, meeting.

PLANNING COMMISSION
May 9, 2022

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on May 9, 2022, 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 on April 27, 2022, 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 members of the 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 Lopez announced that a copy of the Open Meetings Act is available at this meeting. Present were Members Steve Anderson, Colleen Bray, Bob Elsasser, Melissa Goc, Kim Hoefler, Tom Lange, Fernando Lopez, Jr., and Josh Mueller. Member Tom Pillen was absent and excused. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, and Assistant City Clerk Robin Efta.
2. **Minutes of April 11, 2022, meeting:** The minutes were approved as presented with a motion by Mueller and a second by Bray. Anderson, Bray, Elsasser, Goc, Hoefler, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.
3. **Public hearing - Application of Joseph Frei for preliminary plat of Rumely Tracks Subdivision (413 Apache Street and 416 Comanche Street):** Joseph Frei, 413 Apache Street, stated the plan is to incorporate the back lot into the existing lot for one parcel to construct a garage. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Goc, Hoefler, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent. A recommendation was made with a motion by Elsasser and a second by Mueller to approve the preliminary plat of Rumely Tracks Subdivision as it is amenable with the adjacent land use and is in accordance with the Unified Land Development Ordinance. Anderson, Bray, Elsasser, Goc, Hoefler, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.
4. **Public hearing - Application of Joseph Frei for final plat of Rumely Tracks Subdivision (413 Apache Street and 416 Comanche Street):** No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lange. Anderson, Bray, Elsasser, Goc, Hoefler, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent. A recommendation was made with a motion by Mueller and a second by Lange to approve the final

plat of Rumely Tracks Subdivision as it is consistent with the preliminary plat. Anderson, Bray, Elsasser, Goc, Hoefer, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.

5. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Office Park Addition (48 Avenue and 43 Street):** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, stated that the plat consists of four lots and water, sewer, paving, and storm sewer will be extended. He noted the applicant will be requesting rezoning of the property to "B-2" and explained they are working on a long-term drainage plan for the area. In response to Bret Kumpf, 3930 48 Avenue, Bogus explained that anything allowed in a "B-2" zoning district would be permitted. Zwingman noted that the developer has tentative plans to construct a dental and medical office on a portion of the property. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Bray, Elsasser, Goc, Hoefer, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent. A recommendation was made with a motion by Goc and a second by Bray to approve the preliminary plat of Meadow Ridge Office Addition as it is amendable with the adjacent land use and is in accordance with the Unified Land Development Ordinance. Anderson, Bray, Elsasser, Goc, Hoefer, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.
6. **Public hearing - Application of Meadow Ridge Properties, LLC for final plat and development agreement of Meadow Ridge Office Park Addition (48 Avenue and 43 Street):** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, was available for questions. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Goc, Hoefer, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent. A recommendation was made with a motion by Elsasser and a second by Lange to approve the final plat and development agreement of Meadow Ridge Office Park Addition as it is consistent with the preliminary plat. Anderson, Bray, Elsasser, Goc, Hoefer, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.
- 6.A. **Public hearing - Determine whether the portion of Meadow Ridge Office Park Addition not within corporate city limits should be included:** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, described the location and surrounding zoning districts and noted that a portion of the property is outside the corporate city limits. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Goc, Hoefer, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent. A recommendation was made with a motion by Mueller and a second by Lange to include within the corporate city limits the portion of Meadow Ridge Office Park Addition not previously included. Anderson, Bray, Elsasser, Goc, Hoefer, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.

- 7. Public hearing - Application of Meadow Ridge Properties, LLC to rezone property located at 48 Avenue and 43 Street from "RR" (Rural Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan:** No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Anderson. Anderson, Bray, Elsasser, Goc, Hoefler, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent. A recommendation was made with a motion by Bray and a second by Anderson to approve the rezoning application of Meadow Ridge Properties, LLC and amend the Future Land Use Map as it is amendable with the Unified Land Development Ordinance. Anderson, Bray, Elsasser, Goc, Hoefler, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.
- 8. Building report for April 2022:** The building report was approved as presented with a motion by Elsasser and a second by Lange. Anderson, Bray, Elsasser, Goc, Hoefler, Lange, Lopez, and Mueller voted "Aye" and none voted "Nay". Pillen was absent.
- 9. Appointment of Nominating Committee for chair and vice chair:** Chair Lopez appointed Members Hoefler and Goc to serve as members of the Nominating Committee to bring nominations for chair and vice chair to the June 13, 2022, meeting.
- 10. Adjournment:** The meeting adjourned at 7:36 p.m.

OFFICE OF THE CITY CLERK
: Robin Efta

- 3. Public hearing - Application of Ferguson Properties, Inc. and Brian T. Insuiger for special use permit to allow building coverage to be increased from 40 percent to 50 percent in an "R-2" (Two-Family Residential District) zone in vicinity of 25 Avenue and 38 Street.**

**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 13, 2022, at 7 p.m. on the application for a Special Use Permit to allow the building coverage to be increased from 40 percent to 50 percent on the following described real estate in an "R-2" (Two-Family Residential District) zone: Lots 10 and 11, Deerfield Park Townhouse Addition to the City of Columbus, Platte County, Nebraska, (vicinity of 25 Avenue and 38 Street) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 06:02:22
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: 06/07/2022
FROM: Building and Engineering Departments
TO: City Administrator Tara Vasicek
RE: Special Use Permit to allow increased building coverage in an R-2 zone

RECOMMENDATION:

Recommend approval of the Special Use Permit to allow building coverage to be increased from 40 percent to 50 percent in an R-2 zone in the vicinity of 25 Avenue and 38 Street. This area has been developed for townhomes and the increase in building coverage is permitted with Special Use Permit approval.

DISCUSSION:

An application was received for a Special Use Permit to allow building coverage to be increased from 40 percent to 50 percent in an R-2 zone.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: Andrew J. Woehrer

By: Richard J. Bogus

Approved By: 

SPECIAL USE PERMIT APPLICATION

An application for a Special Use Permit may be filed with the Community Development Director's Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Director's Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

APPLICANT/PROPERTY OWNER NAME: Ferguson Properties, Inc. and Brian T. Insuiger

APPLICANT MAILING ADDRESS: 3154 18th Ave., Suite #9

APPLICANT PHONE NUMBER: 402-910-3228

APPLICANT EMAIL ADDRESS: jpferg@frontier.com

LEGAL REPRESENTATION FIRM/ATTORNEY: Clark J. Grant

ATTORNEY PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL ADDRESS: clark@grantattorney.com

ADDRESS OF PROPERTY: 2411 38th Street, Columbus, NE and Lots to the east

LEGAL DESCRIPTION OF PROPERTY:

Lots 10 and 11. Deerfield Park Townhouse Addition to the City of Columbus, Platte County, Nebraska. (To become Lot 1 through 4, Deerfield Park Townhouse First Subdivision, a Minor Subdivision to the City of Columbus, Platte County, Nebraska)

PRESENT ZONING CLASSIFICATION: R-2 (Two-Family Residential)

DESCRIPTION OF THE REASON FOR THE SPECIAL USE PERMIT APPLICATION:

To increase the maximum building coverage from 40% to 50%

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

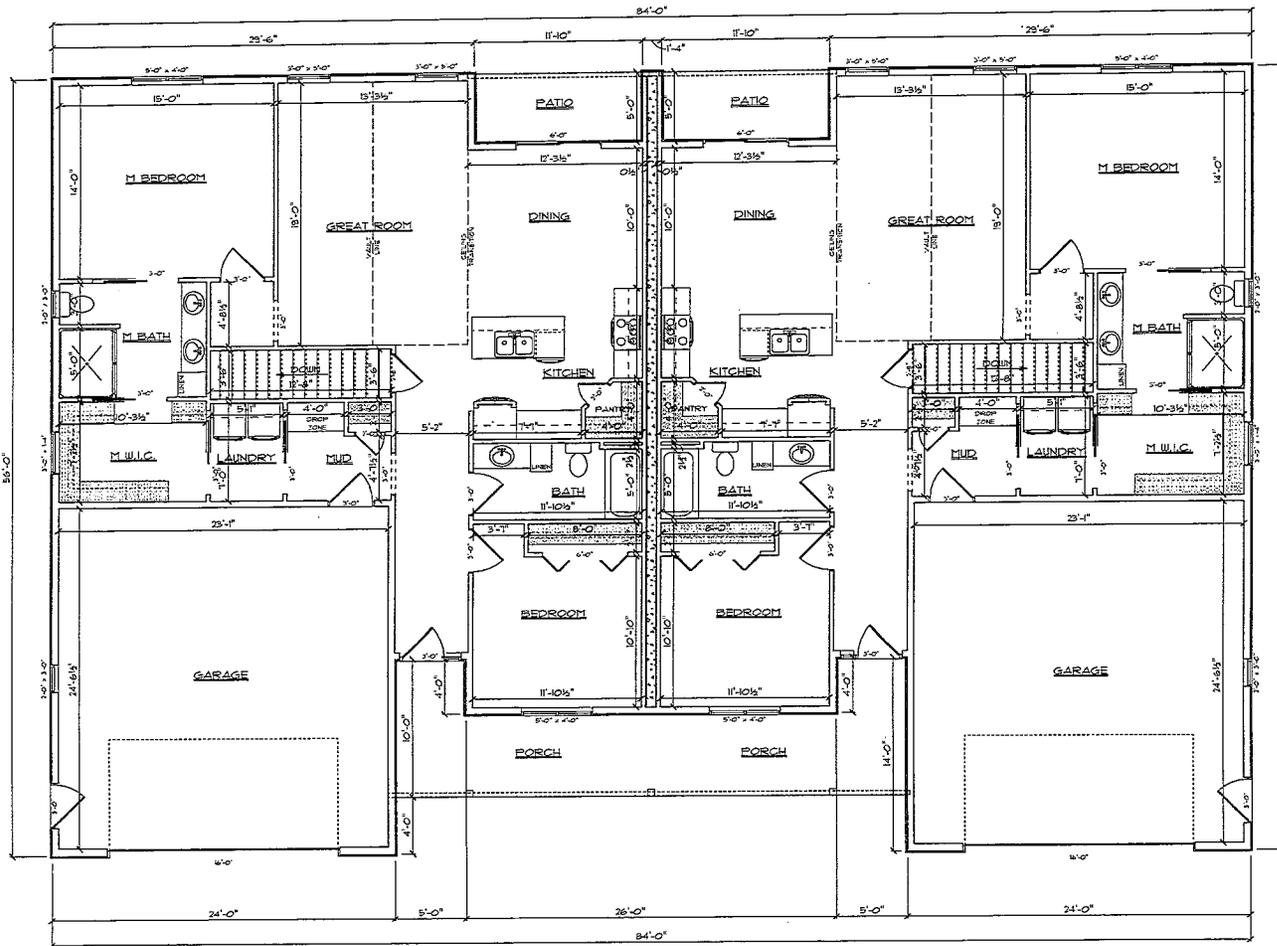
See attached building plans and Plat.

I hereby apply for a Special Use Permit and have paid the \$500 application fee.

DATED THIS 16 DAY OF May, 2022



Owner or Owner's Representative



MAIN FLOOR PLAN
NOTE: 9'-0" CEILING UNLESS NOTED

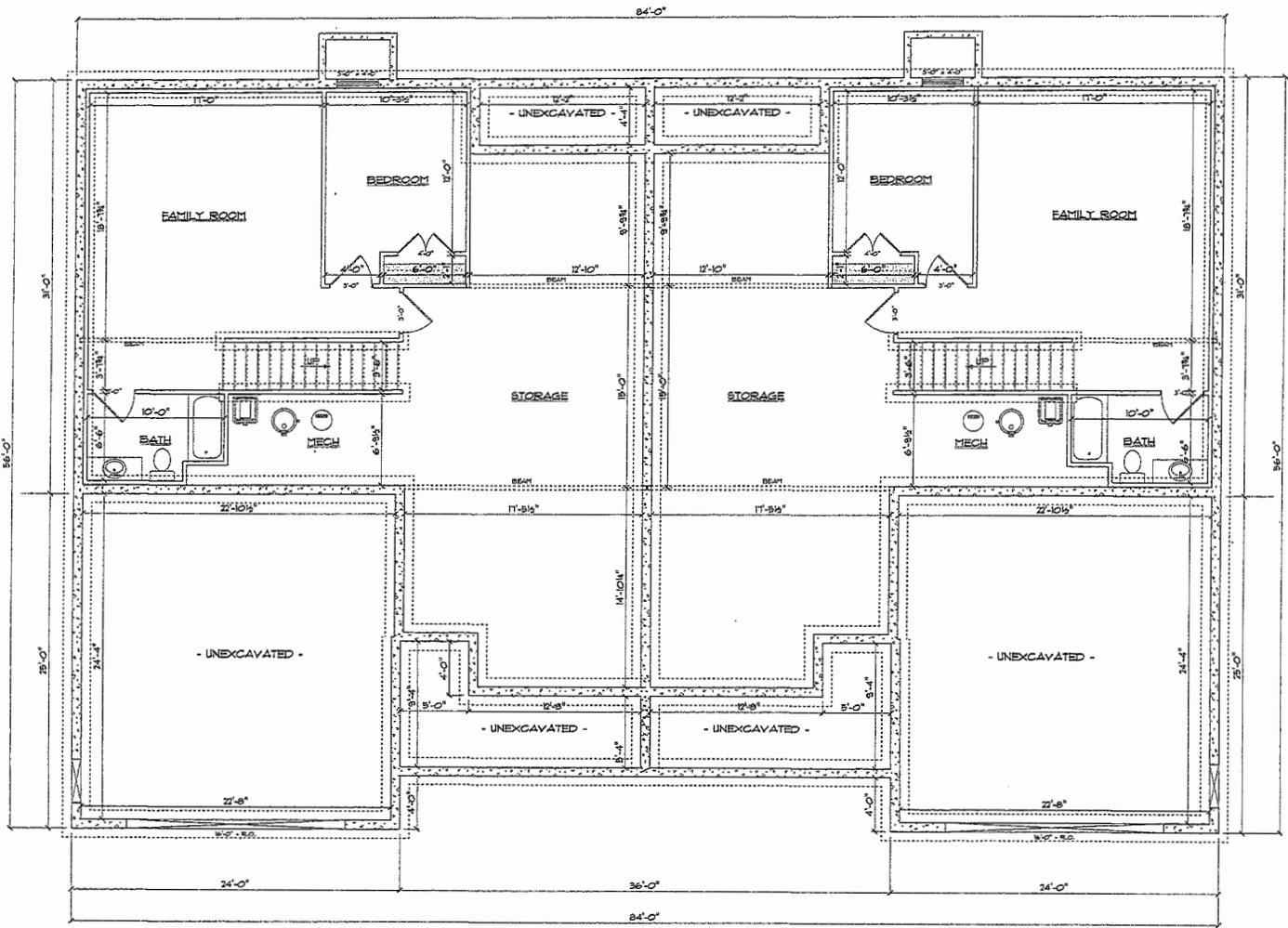
AREA SCHEDULE	
NAME	AREA
DWELLING UNIT	1171 S.F.
Garage Area	2071 S.F.

HLZ designs
COLUMBUS, NE 68601
HLZdesigns@outlook.com
402-370-9303



THESE DRAWINGS, PROPERTY OF HLZ DESIGNS, CREATED FOR MATERIAL ESTIMATING PURPOSES AND ARE NOT DESIGNED TO SATISFY CURRENT GOVERNING BUILDING AND STRUCTURE REGULATIONS, SITE CONDITIONS AND ALL OTHER RELEVANT REGULATIONS. HLZ DESIGNS ASSUMES NO RESPONSIBILITY FOR CLAIMS OR DAMAGES ARISING FROM ERRORS, OMISSIONS, DEFICIENCIES OR DEFECTS OF THE DRAWINGS.

FERGUSON TOWNHOUSE 2
-(-) BULLEEPS



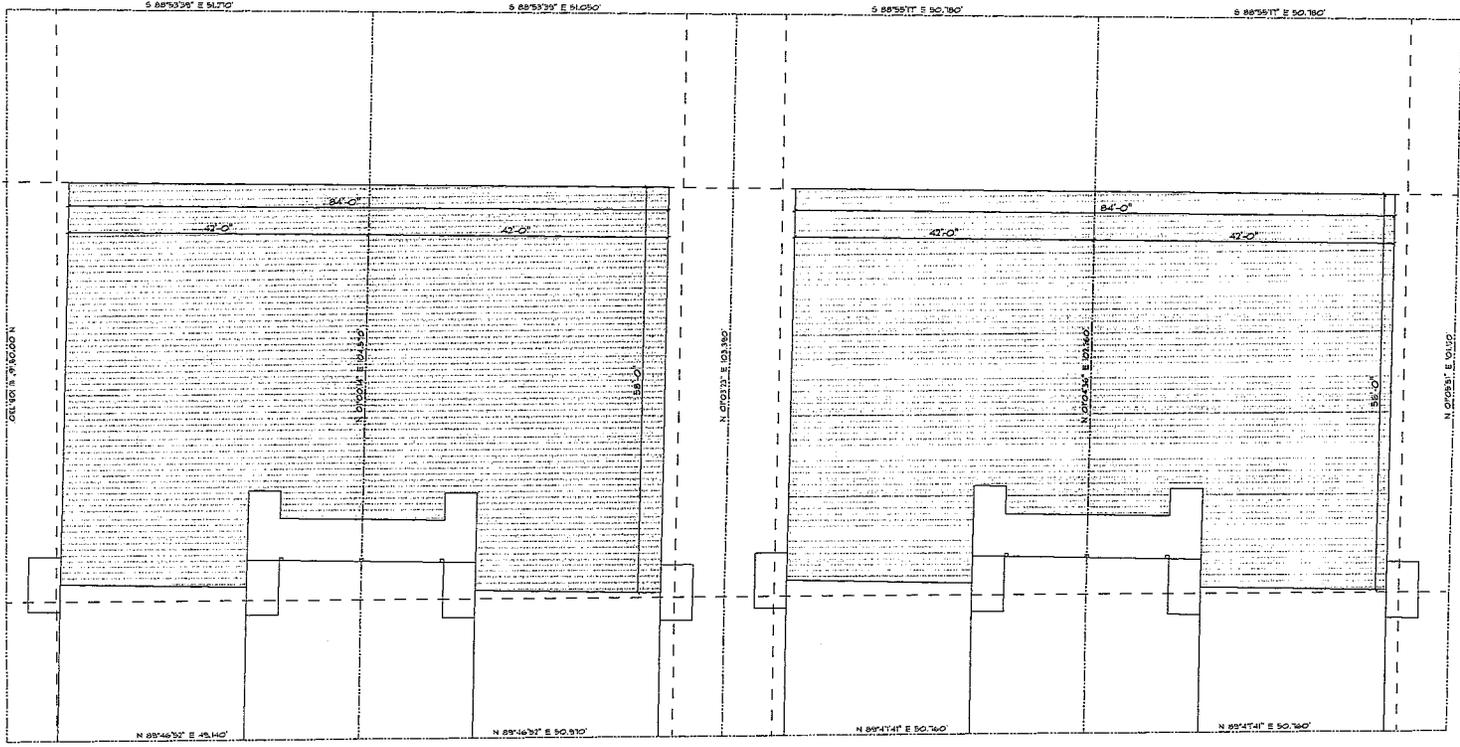
FOUNDATION PLAN
 NOTE: 9'-0" CEILINGS UNLESS NOTED

THESE DRAWINGS ARE PROPERTY OF HLZ DESIGNS. CREATED FOR THE EXCLUSIVE USE OF THE CLIENT. NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HLZ DESIGNS. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF HLZ DESIGNS IS STRICTLY PROHIBITED. HLZ DESIGNS ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS, DEFICIENCIES OR DEFECTS OF THE DRAWINGS.

FERGUSON TOWNHOUSE 2
 A&A BUILDERS

SCALE: 1/4" = 1'-0"	DATE: 01/20/2023
DRAWN BY: J.L.	PROJECT: 2301
CHECKED BY: J.L.	DATE: 01/20/2023

HLZ
 HLZ DESIGNS
 COLUMBUS, NE 68601
 HLZdesigns@outlook.com
 402-370-8393



THESE DRAWINGS PROPERTY OF HLZ DESIGNS CREATED FOR MATERIAL ESTIMATING PURPOSES AND ARE NOT DESIGNED TO SATISFY CURRENT GOVERNING BUILDING CODES AND REGULATIONS. HLZ DESIGNS ASSUMES NO RESPONSIBILITY FOR CLAIMS OR DAMAGES ARISING FROM ERRORS, OMISSIONS, DEFICIENCIES OR DEFECTS OF THE DRAWINGS.

FERGUSON TOWNHOUSE 2
 -4- BUILDERS

DATE	1/27/2023
PROJECT	FERGUSON TOWNHOUSE 2
SCALE	AS SHOWN
DESIGNED BY	HLZ DESIGNS
CHECKED BY	HLZ DESIGNS

HLZ designs
 COLUMBUS, NE 68901
 HLZdesigns@outlook.com
 402.370.8803



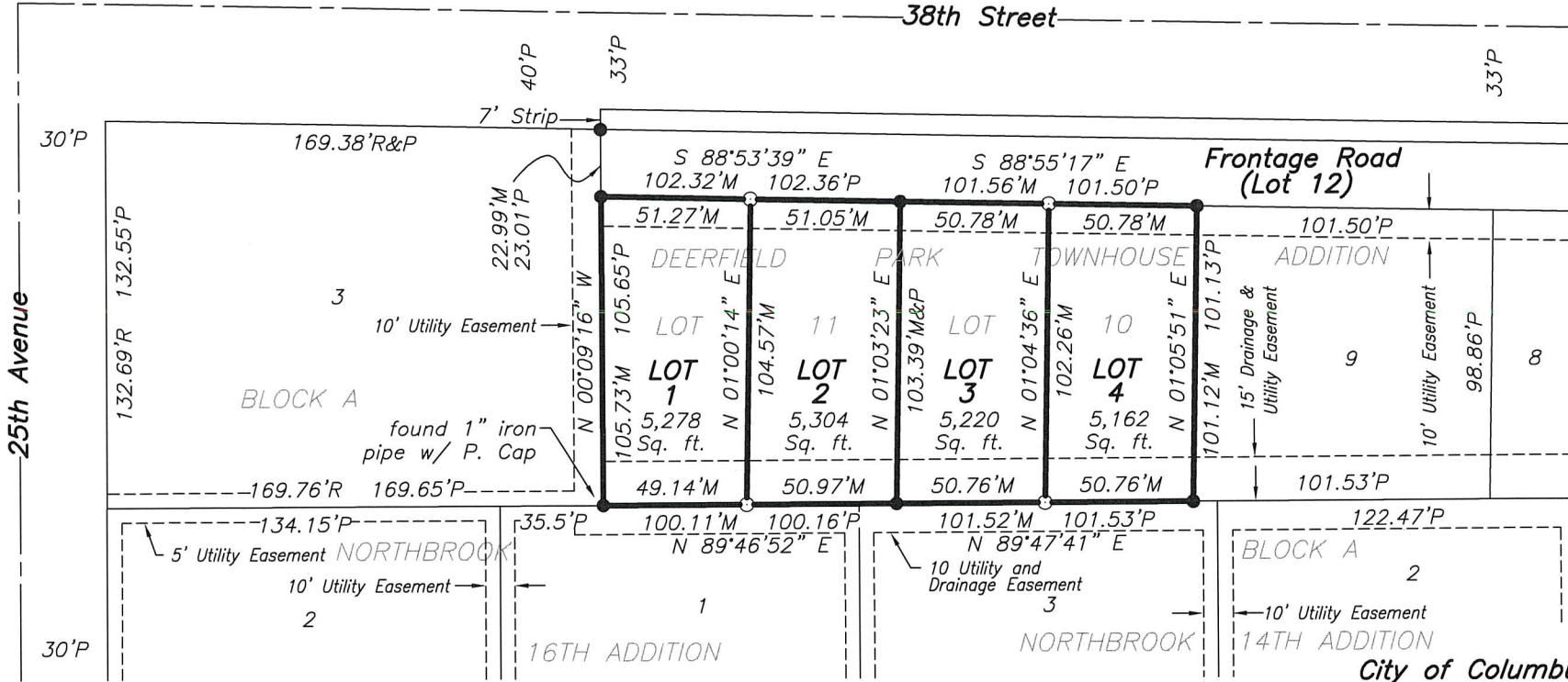
Present and Proposed Zoning: R2
 FIRM: Zone X, Map Number: 31141C0330E
 Effective Date: April 19, 2010

DEERFIELD PARK TOWNHOUSE FIRST SUBDIVISION

a Minor Subdivision of Lots 10 and 11, Deerfield Park Townhouse Addition,
 to the City of Columbus, Platte County, Nebraska.

Owner:
 Ferguson Properties Inc.
 3154 18th Avenue #9
 Columbus, NE 68601
 (402) 563-0199

Surveyor:
 Tremel Surveying Inc.
 #1 Driftwood Drive
 Columbus, NE 68601



-Legend-

- Found 5/8" rebar w/ P. Cap recorded by J.V. Berry, L.S. #535 (Unless Otherwise Noted)
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- M Measured this Survey
- R Recorded Measurement J.V. Berry, L.S. #535
- P Plat Measurement



Note: All Bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W.

Description:
 Lots 10 and 11, Deerfield Park Townhouse Addition to the City of Columbus, Platte County, Nebraska containing 0.48 acres more or less.

Surveyor's Statement:
 I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 December 30, 2021



City of Columbus Approval:
 This Plat of Deerfield Park Townhouse First Subdivision, a Minor Subdivision of Lots 10 and 11, Deerfield Park Townhouse Addition to the City of Columbus, Platte County, Nebraska, approved by the City of Columbus,
 this ____ day of _____, _____.

 City Administrator

 City Clerk

DEERFIELD PARK TOWNHOUSE FIRST SUBD. A MINOR SUBDIVISION			
MGT DRAWN	MGT SURVEYED	DATE 12/30/2021	
			No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4589 - Fax (402) 563-3922

4. **Public hearing - Application of Columbus Community Hospital, Inc. to rezone property located at 3912 38 Street from "UC" (Urban Commercial District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan. (A request was received to continue this public hearing to July 11, 2022.)**



June 13, 2022

RE: Rezoning of Lot 1, Discoverer Third Subdivision

Dear Planning Commission Members and City Council Members:

We were scheduled to attend hearings with the PC and CC on June 13th and June 20th, respectively, regarding the Hospital's request to rezone the Wellness Center/Fieldhouse lot. However, we did not meet the requirement to notify owners within 300 feet of our property of this occurrence within the 10-day notice period. Therefore, at this time we are asking for a continuation of both meetings to July.

If possible and granted, we will satisfy the rezoning requirements in the next few weeks and would be available for the PC and CC meetings on July 11th and July 18th, respectively.

We appreciate your consideration of this request and look forward to visiting with you in July.

Should you have any questions please do not hesitate to call. I can be reached at (402) 562-3353.

Sincerely,

Scott E. Messersmith
VP of Operations

P. O. B o x 1 8 0 0 □ C o l u m b u s , N e b
r a s k a 6 8 6 0 2 - 1 8 0 0 □ P h : 4 0 2 -
5 6 4 - 7 1 1 8

**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 13, 2022, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lot 1, Discoverer Third Subdivision, to the City of Columbus, Platte County, Nebraska (3912 38 Street) from "UC" (Urban Commercial District) to "B-2" (General Commercial 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.

City of Columbus, Nebraska
Janelle Kline, City Clerk

Publish: 06:02:22
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: 06/07/2022

FROM: Building and Engineering Departments

TO: City Administrator Tara Vasicek

RE: Columbus Community Hospital rezoning from UC to B-2 to allow for proposed building height.

RECOMMENDATION:

Recommend approval of the rezoning from "UC" (Urban Commercial District) to "B-2" (General Commercial District) and amend the Future Land Use Map, as it is amenable with the Unified Land Development Ordinance and compatible with adjacent zoning to the west.

DISCUSSION:

An application was received to rezone from UC to B-2. The purpose of the rezoning is to allow for proposed building height on the proposed expansion of the existing YMCA wellness center including an indoor soccer field and athletic training facility. B-2 zoning allows the height needed for the Fieldhouse.

FISCAL IMPACT:

None

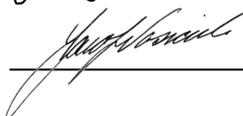
ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: Andrew J. Woehrer

By: Richard J. Bogus

Approved By: 

LOST CREEK PARKWAY

R-R
SP.08-18

R-R

B-2

UC

O
SP18-02

41ST AVE.

DISCOVERER DRIVE

UC

UC

40TH ST.

DISCOVERER DRIVE

38TH AVE.

R-R

38TH STREET

B-2

UC

39TH AVE.

UC

UC

AVE.

37TH ST.

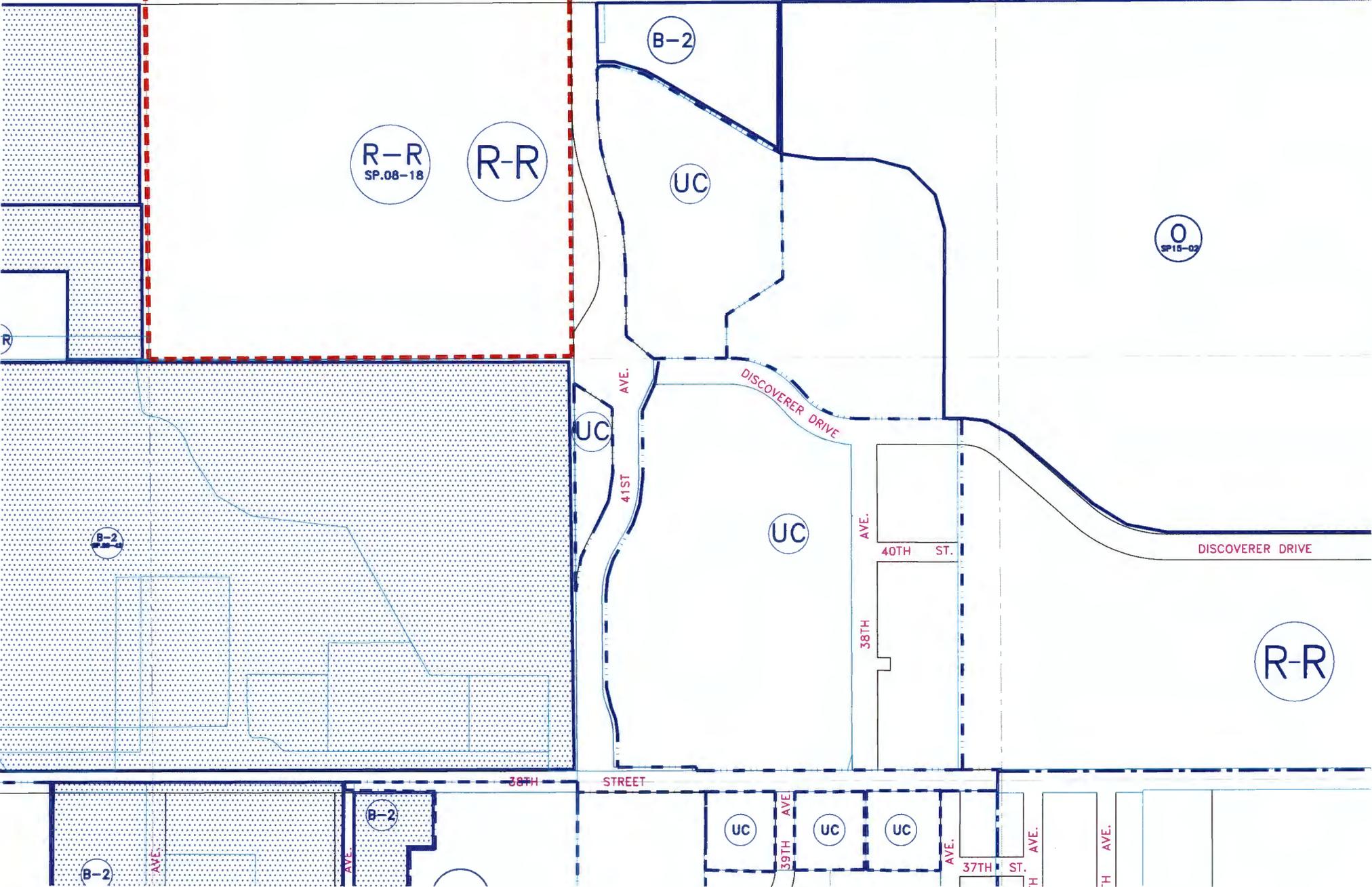
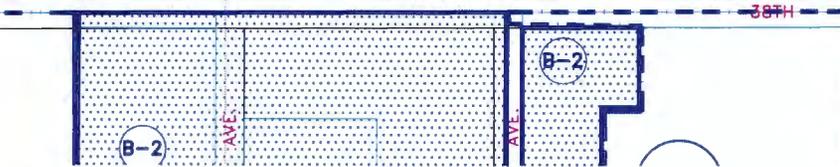
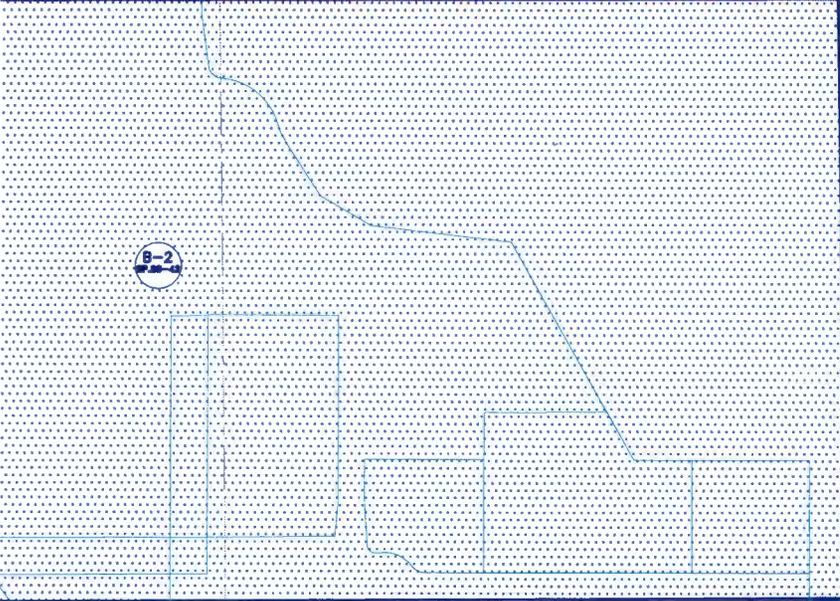
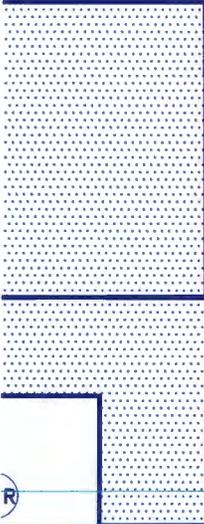
H AVE.

H AVE.

B-2

AVE.

AVE.



REZONING APPLICATION

An application for a rezoning may be filed with the Community Development Director's Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Director's Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

APPLICANT/PROPERTY OWNER NAME: _____

APPLICANT MAILING ADDRESS: _____

APPLICANT PHONE NUMBER: _____

APPLICANT EMAIL ADDRESS: _____

ATTORNEY/FIRM: _____

ATTORNEY PHONE NUMBER: _____

ATTORNEY E-MAIL ADDRESS: _____

ADDRESS OF PROPERTY TO BE REZONED: _____

LEGAL DESCRIPTION OF PROPERTY:

PRESENT ZONING CLASSIFICATION: _____

REQUESTED ZONING CLASSIFICATION: _____

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

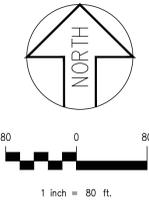
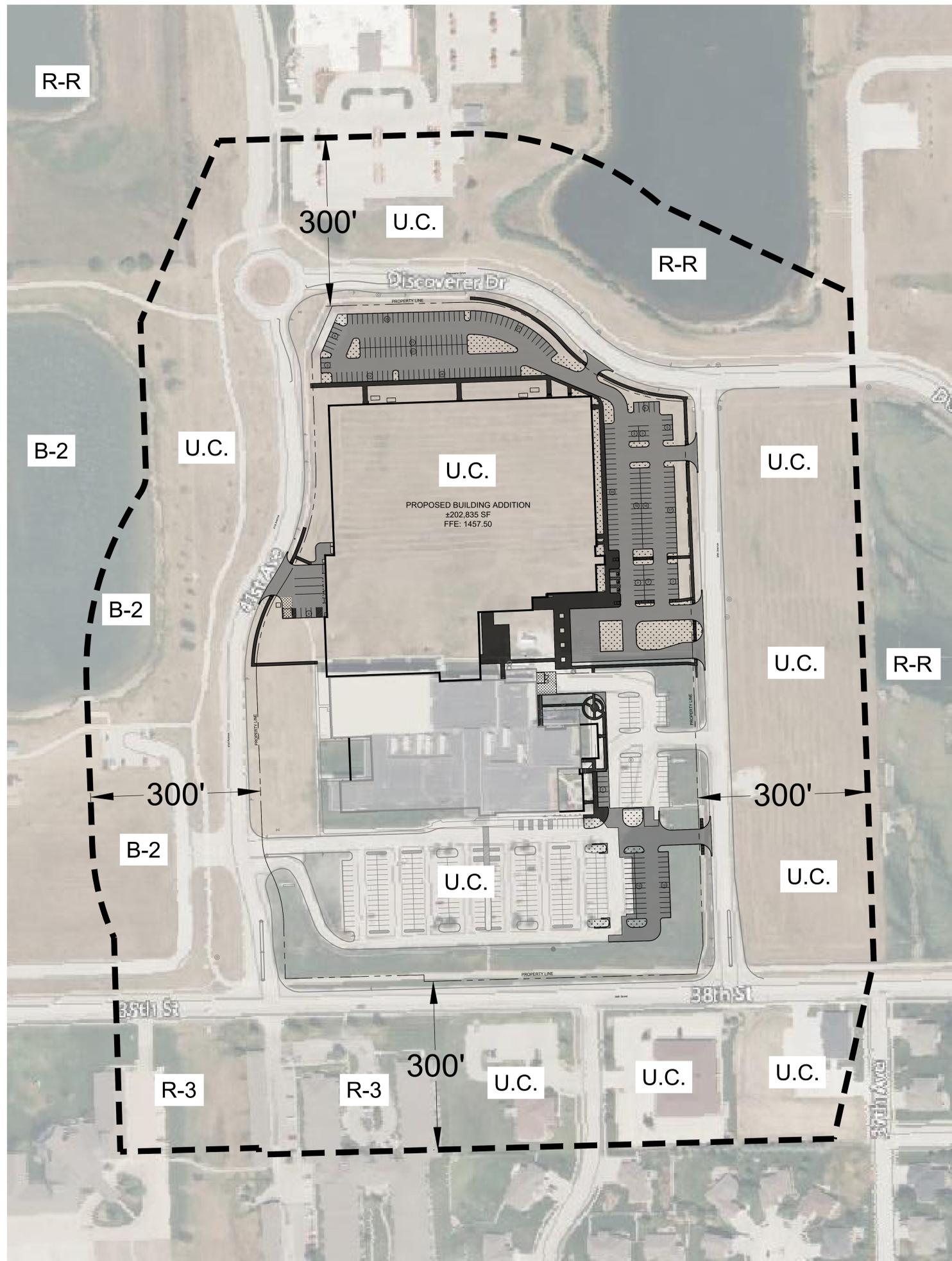
I hereby apply for a Rezoning Application and have paid the \$500 application fee.

DATED THIS _____ DAY OF _____, _____.



Owner or Owner's Representative

LISTED DRAWINGS SCALE IS UNLESS INDICATED OTHERWISE. 3/4" = 1' FORMAT
 8/20/2023 9:35:33 AM

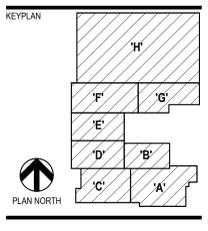


ZONING NOTES
 ZONED: UC (URBAN COMMERCIAL)
 PROPOSED USE: COMMERCIAL RECREATIONAL (PERMITTED)
 PROPOSED RE-ZONE TO: B-2
 SURROUNDING ZONES CALLED OUT ON PLAN VIEW.

ARCHITECT OF RECORD:
TSP Architecture
 Engineering
 Planning
 TSP, Inc.
 3906 Farnam Street
 Omaha, NE 68131
 (402) 493-8997
 www.teamtsp.com

DESIGN ARCHITECT:
Kahler Slater

CONSULTANTS



PROJECT TITLE
COLUMBUS
 COMMUNITY HOSPITAL
 COLUMBUS
 COMMUNITY HOSPITAL
 FIELDHOUSE &
 WELLNESS CENTER
 ADDITION
 3912 38th Street,
 COLUMBUS, NEBRASKA 68601

ISSUES
IN PROGRESS
NOT FOR CONSTRUCTION

ISSUE DATE	DATE	DESCRIPTION
5/19/2022		CWS
21-2020		SMB

SHEET TITLE
SITE LAYOUT - RE-ZONING EXHIBIT

SHEET NUMBER
C1.0



BID PACKAGE 2

5. **Public hearing - Application of Hornbacher House Moving, Inc., on behalf of Nick Larson, to move house from 3920 20 Street to 2416 5 Street.**

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 13, 2022, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a permit to move a house from 3920 20 Street to 2416 5 Street on July 1, 2022, at 10 a.m. and at said time and place you may appear and be heard. Moving route is from 3920 20 Street to 19 Street, east to Gruenther Drive, north to 20 Street, east to 23 Avenue, south to 8 Street, west to 25 Avenue, south to 2416 5 Street.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 06:02:22
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: 06/07/2022
FROM: Building and Engineering Departments
TO: City Administrator Tara Vasicek
RE: Hornbacher House Moving to move house from 3920 20 Street to 2416 5 Street for Nick Larson/St. Isidore Church.

RECOMMENDATION:

Approve request - Recommend approval of the permit to move a house from 3920 20 Street to 2416 5 Street. The house has been inspected and is suitable for moving. The house will be updated including egress windows, smoke detectors, plumbing, and electrical.

DISCUSSION:

An application has been received from Hornbacher House Moving to move a house from 3920 20 Street to 2416 5 Street.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: Andrew J. Woehrer

By: Richard J. Bogus

Approved By: 

CITY OF COLUMBUS
APPLICATION FOR BUILDING MOVING

A PERMIT IS HEREBY REQUESTED TO MOVE THE FOLLOWING BUILDING OR STRUCTURE OUT OF, WITHIN OR THROUGH THE CITY OF COLUMBUS, IN ACCORDANCE WITH TITLE XI, CHAPTER 114 OF THE COLUMBUS CITY CODE, ANY CHANGES FROM THE APPROVED MOVING DATE AND TIME MUST BE SUBMITTED IN WRITING TO THE BUILDING OFFICIAL.

BUILDING MOVER AND EQUIPMENT

NAME Hornbacher House Moving, Inc.
ADDRESS 1212 Road 15
CITY York, STATE NE ZIP 68467
TELEPHONE (402) 362-6262 Cell (402) 362-9162
LICENSED YES NO INSURED: X YES NO
(Per Section 114.05 of Columbus City Code)
TYPE OF EQUIPMENT TO BE USED IN MOVING: Dollies

Please attach a certificate from the County Treasurer showing that all taxes and special assessments then due against the building and lot on which the building stands have been paid. Check if attached.

BUILDING TO BE MOVED

DESCRIPTION OF THE BUILDING: Frame House
CURRENT ADDRESS OF BUILDING: 3920 20th Street
CURRENT LEGAL DESCRIPTION: LOT NO. BLOCK NO.
ADDITION/SUBDIVISION
FLOOR AREA (Sq. Feet) 998 Sq. Ft.

A photograph of the building is required. Check if attached.

LOCATION TO BE MOVED TO

ADDRESS: 2416 5th Street
LEGAL DESCRIPTION: LOT NO. 6 BLOCK NO. 197 ADDITION/SUBDIVISION Original
LOT SIZE: 66 X 13.2 = 871.2 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1

PROPOSED USE OF THE BUILDING AT THE NEW SITE: Residence

BUILDING OWNER

NAME Nick Larson
ADDRESS 81 Cottonwood Drive
CITY Columbus STATE NE ZIP 68601
TELEPHONE (402) 304-2245

MOVING DATE Sept 1

DATE: May 30, 2022 TIME WHICH THE BUILDING WILL BE MOVED: 10:00 A.M.

LENGTH OF TIME REQUIRED FOR MOVING: 4 Hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 17' FEET 6" INCHES

Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building. The notices required under Section 114.12 shall include the proposed request to exceed the height limitation and shall set forth the loaded height of the building to be moved. After public hearings before each such body, the Planning Commission and the City Council shall take such action as set forth in Section 114.08. The Planning Commission and the Mayor and City Council shall take into consideration those factors set forth in Sections 114.14 and 114.15 of the City Code.

WIDTH (Including any overhang or extension): 28' FEET 9" INCHES

The maximum width is the narrowest street or road width on the designated route. The street or road width shall be defined as the maintained surface. The width includes the eaves or any other extension of the building.

In addition, the following documents must accompany this application:

1. A signed statement from electric, telephone and cable companies and also from any railroad, telegraph or other utility company that has lines crossing the proposed route that said move meets with their approval. If said move will interfere with said utility company, the signed statement must contain the nature and duration of the interference, the portions of the City to be affected and whether said utility company has approved the move.
2. Certification from the Police Chief or designee that he or his designee has reviewed the date, time, and route along with any recommendations for the move.
3. Verification that the Building Official has inspected the building to determine the feasibility of moving it and compliance with Chapter 14 of the City Code once relocated, and that following such inspection he has approved the building for the move subject to a list of what, if any, changes, alterations or corrections need to be made to the building once relocated. The building permit obtained for said relocated building shall require said list of changes, alterations or corrections to be complied with.
4. Verification that the Building Official has ascertained that the size, condition, proposed use and proposed construction, alterations are in accordance with the Zoning Regulations of the City.
5. Verification that a building permit has been applied for and approved for the relocated building.
6. A signed statement from a tree service insured and registered with the City of Columbus as provided for in Section 96-11 of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery.

NOTICE OF MOVING ROUTE

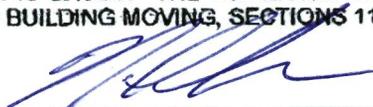
- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before the scheduled move and shall contain the designated moving route and include notification that electrical power to the businesses or residences along the moving route may be affected by the move. The notice shall contain the name, address and telephone number of the following: the building owner, the building mover, and the utility companies. The notice shall also set forth the date of the move, an alternate date for such move, and a time frame within which the move is to take place.
- (B) The applicant shall be responsible for filing an Affidavit of Publication provided by the Columbus Telegram with the City Clerk. The affidavit shall be filed before the move commences and shall verify that the notice requirement of this section has been complied with.

INDEMNIFICATION AND HOLD HARMLESS

By signing and submitting this application, as the building mover I understand and agree that should my permit/license be granted: I shall fully protect the City for damages sustained to persons or property, resulting from the moving of any building or parts thereof within the City and shall indemnify and keep the City harmless from any and all suits, costs, judgments, exactions, executions and liabilities as to personal injuries or property damage in connection with, or related to, either directly or indirectly, any building move or the issuance of such permit/license.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS OF THE CITY CODE REGULATING BUILDING MOVING, SECTIONS 114.01 TO 114.25.

DATE 5-19-22



 OWNER OF BUILDING (Signature Required)

FEES _____

Dale Hornbacher

 BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Ken J... 5-19-22

CONDITION SATISFACTORY FOR MOVING: YES R3 NO _____

 BUILDING INSPECTOR

PLANNING COMMISSION APPROVED _____ DENIED _____ DATE _____

CITY COUNCIL APPROVED _____ DENIED _____ DATE _____

PERMIT NO. _____ ISSUED _____

WORK COMPLETED DATE: _____

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 114.12 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 114.12 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: <u>Don [Signature]</u>	<u>5-8-22</u>
ELECTRICAL: <u>Salvy Cooper</u>	<u>5-3-22</u>
CABLE TV: <u>[Signature]</u>	<u>5-11-22</u>
NATURAL GAS: <u>[Signature]</u>	<u>4-29-22</u>
POLICE DEPARTMENT: <u>[Signature]</u>	<u>5-18-22</u>
STREET DEPARTMENT: <u>[Signature]</u>	<u>4-29-22</u>
FIRE DEPARTMENT: <u>[Signature]</u>	<u>4-29-22</u>
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:	
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:	
<u>A110 [Signature]</u>	<u>05/13/22</u>
<u>UP # 221370282</u>	
COUNTY SHERIFF DEPARTMENT <u>[Signature]</u>	

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. **Posted Notice:** Notice shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period of time and in the event any sign is removed, the applicant to make sure the signs remain posted for the ten day period of time and in the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

3. **Notice of Publication:** At least ten days before the date of the hearing the City Clerk, at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route. **Notice by Personal Service or Mail.** The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the request for moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing.

4. **Affidavit of Compliance.** The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office.

Nebraska Tree Works will trim any necessary
tree branches for the house moving
From 3920 20th St to 5th St and 25th Ave So
as to not damage the tree.

Barley C. Johnson

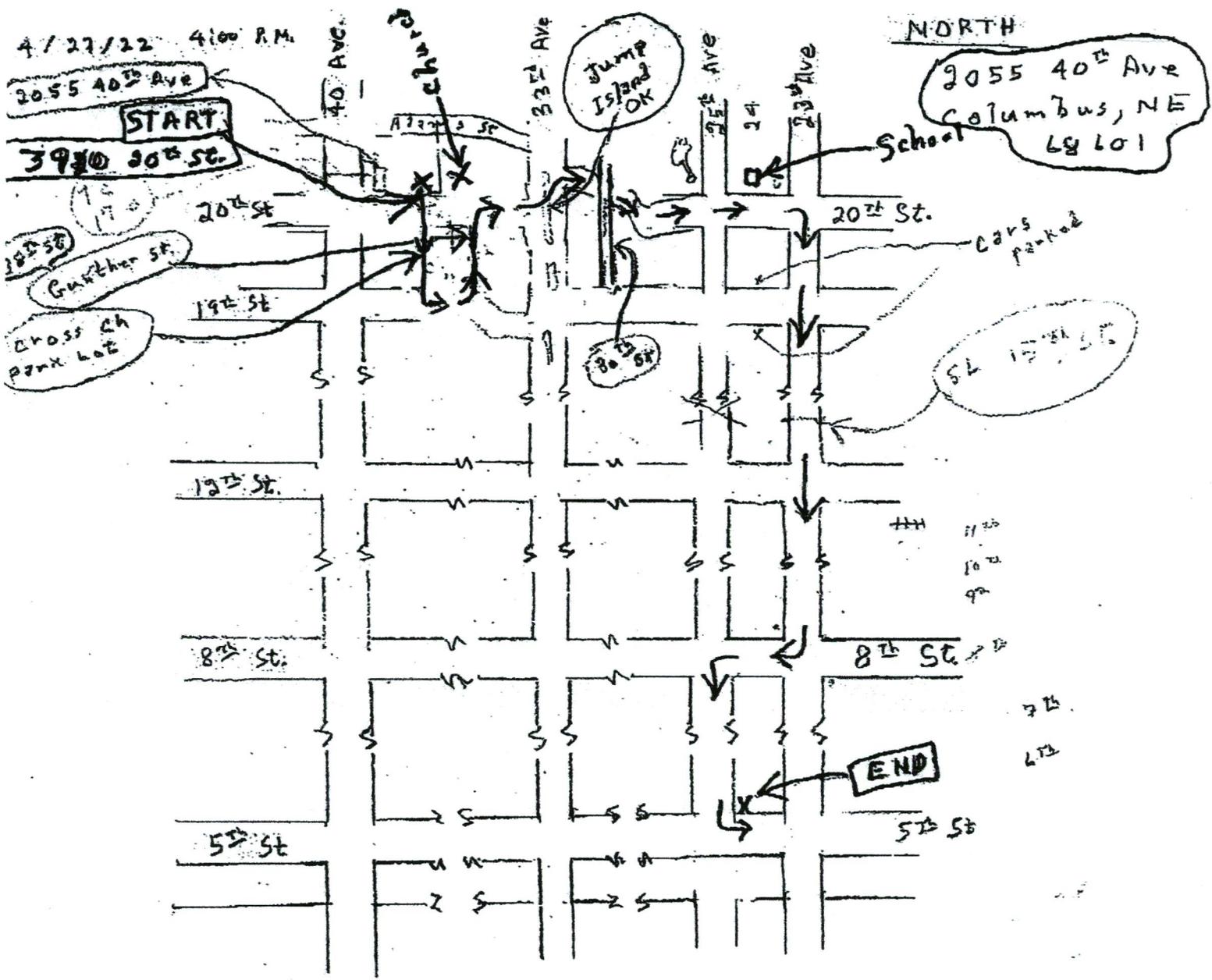
Starting at 3920 20th Street travel across St Isidore's parking lot and onto 19th Street. Travel east on 19th Street to Gruenther Drive, turn north on Gruenther Drive to 20th Street, turn east on 20th Street crossing 33rd Avenue and continuing to 23rd Avenue. Turn south on 23rd Avenue to 8th Street, turn west on 8th Street to 25th Avenue, turn south on 25th Avenue to 5th Street, ending at 2416 5th Street.

4/27/22 4:00 P.M.

2055 40th Ave
START
3920 20th St.

NORTH

2055 40th Ave
Columbus, NE
68601



Nick Larson (402) 304-2245

81 Cottonwood Dr. Columbus. 68601

22-41

city of Columbus Street Map

START: 3920 20th St.

END : 5th St. & 25th Ave.

6. **Building report for May 2022.**

City of Columbus
Building Department Monthly Report

06/01/2022

	May 2022			May 2021		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structure	6	\$1338.01	\$210200.00	7	\$902.51	\$167800.00
Com Addition	4	\$3430.84	\$852452.00	1	\$768.75	\$200000.00
Com Alteration	1	\$308.00	\$46000.00	2	\$221.25	\$30000.00
Com New Construction	2	\$14272.51	\$6400000.00	0	\$0.00	\$0.00
Com Plumbing	2	\$130.00	\$20000.00	0	\$0.00	\$0.00
Deck	4	\$212.64	\$22600.00	5	\$173.80	\$23380.00
Demolition	1	\$27.50	\$500.00	1	\$25.00	\$8000.00
Fence	15	\$422.50	\$53109.00	20	\$500.00	\$54472.00
Gas Piping	1	\$30.00	\$0.00	0	\$0.00	\$0.00
Res Addition	1	\$108.39	\$14917.00	3	\$406.42	\$71093.00
Res Alteration	7	\$948.66	\$168050.00	8	\$840.91	\$143076.00
Res New Construction	4	\$5694.60	\$2016065.00	11	\$9774.95	\$3368155.00
Res Plumbing	47	\$1682.00	\$107000.00	18	\$455.00	\$47600.00
Res Pool	2	\$410.26	\$75400.00	0	\$0.00	\$0.00
Residential Construction	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Signs	1	\$177.00	\$4500.00	13	\$390.00	\$41800.00
Sprinklers	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Water Softner/RO	0	\$0.00	\$0.00	0	\$0.00	\$0.00
YEAR TOTAL	98	\$29,192.91	\$9,990,793.00	89	\$14,458.59	\$4,155,376.00

Population: All Records
Permit.DateIssued Between 5/1/2021 12:00:00 AM
AND 5/31/2022 12:00:00 AM

7. **Report of Nominating Committee.**

8. **Adjournment.**