

Planning Commission
Monday, November 10, 2025 6:00 PM
Columbus Community Building/Community Room
2500 14 Street
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 City Hall, 2500 14 Street, Columbus, Nebraska. For more information, call 402-562-4224 or visit our website at www.columbusne.us.

{{Name: Agenda Item Name}}

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

...4-1407. Act, how cited.

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

Source: Laws 2004, LB 821, § 34.

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.

Source: Laws 1975, LB 325, § 1; Laws 1996, LB 900, § 1071; Laws 2004, LB 821, § 35.

Annotations

- Nebraska's public meetings laws do not apply to school board deliberations pertaining solely to disputed adjudicative facts. *McQuinn v. Douglas Cty. Sch. Dist. No. 66*, 259 Neb. 720, 612 N.W.2d 198 (2000).
- The primary purpose of the public meetings law is to ensure that public policy is formulated at open meetings. *Marks v. Judicial Nominating Comm.*, 236 Neb. 429, 461 N.W.2d 551 (1990).
- The public meetings law is broadly interpreted and liberally construed to obtain the objective of openness in favor of the public, and provisions permitting closed sessions must be narrowly and strictly construed. *Grein v. Board of Education of Fremont*, 216 Neb. 158, 343 N.W.2d 718 (1984).
- Although a committee was a subcommittee of a natural resources district board, it was not subject to the Open Meetings Act because there was never a quorum of board members in attendance and the committee did not hold hearings, make policy, or take formal action on behalf of the board. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- A county board of equalization is a public body whose meetings shall be open to the public. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).

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, (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, and (iii) the Judicial Resources Commission or subcommittees or subgroups of the commission;

(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.

Source: Laws 1975, LB 325, § 2; Laws 1983, LB 43, § 1; Laws 1989, LB 429, § 42; Laws 1989, LB 311, § 14; Laws 1992, LB 1019, § 124; Laws 1993, LB 635, § 1; Laws 1996, LB 1044, § 978; Laws 1997, LB 798, § 37; Laws 2004, LB 821, § 36; Laws 2007, LB296, § 810; Laws 2011, LB366, § 2; Laws 2021, LB83, § 11; Laws 2022, LB922, § 12.

Annotations

- A township is a political subdivision, and as such, a township board is subject to the provisions of the public meetings laws. *Steenblock v. Elkhorn Township Bd.*, 245 Neb. 722, 515 N.W.2d 128 (1994).
- A county agricultural society is a public body to which the provisions of the Nebraska public meetings law are applicable. *Nixon v. Madison Co. Ag. Soc'y*, 217 Neb. 37, 348 N.W.2d 119 (1984).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943, and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).
- Although a committee was a subcommittee of a natural resources district board, it was not subject to the Open Meetings Act because there was never a quorum of board members in attendance and the committee did not hold hearings, make policy, or take formal action on behalf of the board. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- Although the Open Meetings Act does not define "subcommittee," a subcommittee is generally defined as a group within a committee to which the committee may refer business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- The Open Meetings Act does not require policymakers to remain ignorant of the issues they must decide until the moment the public is invited to comment on a proposed policy. By excluding nonquorum subgroups from the definition of a public body, the Legislature

has balanced the public's need to be heard on matters of public policy with a practical accommodation for a public body's need for information to conduct business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).

- As an administrative agency of the county, a county board of equalization is a public body. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- The electors of a township at their annual meeting are a public body under the Open Meetings Act. *State ex rel. Newman v. Columbus Township Bd.*, 15 Neb. App. 656, 735 N.W.2d 399 (2007).
- The meeting at issue in this case was a "meeting" within the parameters of subsection (2) of this section because it involved the discussion of public business, the formation of tentative policy, or the taking of any action of the public power district. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).
- Informational sessions in which the governmental body hears reports are briefings. *Johnson v. Nebraska Environmental Control Council*, 2 Neb. App. 263, 509 N.W.2d 21 (1993).

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.

Source: Laws 1975, LB 325, § 3; Laws 1983, LB 43, § 2; Laws 1985, LB 117, § 1; Laws 1992, LB 1019, § 125; Laws 1994, LB 621, § 1; Laws 1996, LB 900, § 1072; Laws 2004, LB 821, § 37; Laws 2004, LB 1179, § 1; Laws 2006, LB 898, § 1; Laws 2011, LB390, § 29; Laws 2012, LB995, § 17.

Annotations

- There is no absolute discovery privilege for communications that occur during a closed session. *State ex rel. Upper Republican NRD v. District Judges*, 273 Neb. 148, 728 N.W.2d 275 (2007).
- If a person present at a meeting observes a public meetings law violation in the form of an improper closed session and fails to object, that person waives his or her right to object at a later date. *Wasikowski v. Nebraska Quality Jobs Bd.*, 264 Neb. 403, 648 N.W.2d 756 (2002).
- The public interest mentioned in this section is that shared by citizens in general and by the community at large concerning pecuniary or legal rights and liabilities. *Grein v. Board of Education*, 216 Neb. 158, 343 N.W.2d 718 (1984).
- Hearing in closed executive session was contrary to this section since there was no showing of necessity or reason under subdivision (1)(a), (b), or (c), but did not result in reversal of board decision. *Simonds v. Board of Examiners*, 213 Neb. 259, 329 N.W.2d 92

(1983).

- Negotiations for the purchase of land need not be conducted at an open meeting but the deliberations of a city council as to whether an offer to purchase real estate should be made should take place in an open meeting. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- Public meeting law was not violated where the Board of Regents of the University of Nebraska voted to hold a closed session to consider the university president's resignation, and also discussed the appointment of an interim president during such session. *Meyer v. Board of Regents*, 1 Neb. App. 893, 510 N.W.2d 450 (1993).

84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; virtual conferencing authorized; requirements; emergency meeting without notice; appearance before public body; applicability of section.

(1)(a) Except as provided in subsection (9) of this section, 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 committees, such notice shall be given by:

(A)(I) Publication in a newspaper of general circulation within the public body's jurisdiction that is finalized for printing prior to the time and date of the meeting, (II) posting on such newspaper's website, if available, and (III) posting on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers. Such notice shall be placed in the newspaper and on the websites by the newspaper; or

(B)(I) Posting to the newspaper's website, if available, and (II) posting to a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers if no edition of a newspaper of general circulation within the public body's jurisdiction is to be finalized for printing prior to the time and date of the meeting. Such notice shall be placed in the newspaper and on the websites by the newspaper.

(ii) In the case of the governing body of a city of the second class or village, any advisory committee of such governing body, or the governing body of a rural or suburban fire protection district, such notice shall be given by:

(A)(I) Publication in a newspaper of general circulation within the public body's jurisdiction that is finalized for printing prior to the time and date of the meeting, (II) posting on such newspaper's website, if available, and (III) posting on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers. Such notice shall be placed in the newspaper and on the websites by the newspaper;

(B)(I) Posting to the newspaper's website, if available, and (II) posting on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers if no edition of a newspaper of general circulation within the public body's jurisdiction is to be finalized for printing prior to the time and date of the meeting. Such notice shall be placed in the newspaper and on the websites by the newspaper; or

(C) Posting written notice in three conspicuous public places in such city, village, or district.

Such notice shall be posted by the public body 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.

(iv) In case of refusal, neglect, or inability of the newspaper to publish the notice, the public body shall (A) post such notice on its website, if available, (B) request the newspaper submit a post on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers, and (C) post such notice in a conspicuous public place in such public body's jurisdiction. The public body shall keep a written record of such posting pursuant to subdivision (1)(b)(iv)(A) and (C) of this section and a written record of the request to the newspaper pursuant to subdivision (1)(b)(iv)(B) of this section. The record of such posting shall be evidence that such posting was done as required and shall be sufficient to fulfill the requirement of publication.

(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; and
- (xiii) A natural resources district.

(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, subsection (1) of section 70-1014, subsection (2) of section 70-1014.02, 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 (A) an organization created under the Interlocal Cooperation Act that sells electricity or natural gas, (B) an organization created under the Municipal Cooperative Financing Act, (C) a governing body of a risk management pool and any advisory committee of such governing body, or (D) any advisory committee of any state entity created in response to the Opioid Prevention and Treatment Act, such organization, governing body, or committee 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.

(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 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 subsection (5) of section 84-1413.

(8) In addition to any other statutory authorization for virtual conferencing, any public body not listed in subdivision (2)(a) of this section may hold a meeting by virtual conferencing if:

(a) The purpose of the virtual meeting is to discuss items that are scheduled to be discussed or acted upon at a subsequent non-virtual open meeting of the public body;

(b) No action is taken by the public body at the virtual meeting; and

(c) The public body complies with subdivisions (2)(b)(i) and (ii) of this section.

(9) This section does not apply to a meeting of the Nebraska Power Review Board or a public power district, a public power and irrigation district, an electric membership association, an electric cooperative company, a municipality having a generation and distribution system, or a registered group of municipalities if such meeting is subject to section 70-1034.

Source: Laws 1975, LB 325, § 4; Laws 1983, LB 43, § 3; Laws 1987, LB 663, § 25; Laws 1993, LB 635, § 2; Laws 1996, LB 469, § 6; Laws 1996, LB 1161, § 1; Laws 1999, LB 47, § 2; Laws 1999, LB 87, § 100; Laws 1999, LB 461, § 1; Laws 2000, LB 968, § 85; Laws 2004, LB 821, § 38; Laws 2004, LB 1179, § 2; Laws 2006, LB 898, § 2; Laws 2007, LB199, § 9; Laws 2009, LB361, § 2; Laws 2012, LB735, § 1; Laws 2013, LB510, § 1; Laws 2017, LB318, § 1; Laws 2019, LB212, § 5; Laws 2020, LB148, § 3; Laws 2021, LB83, § 12; Laws 2022, LB742, § 1;

Laws 2022, LB908, § 1; Laws 2022, LB922, § 13; Laws 2024, LB287, § 74;
Laws 2024, LB399, § 4; Laws 2024, LB1370, § 8; Laws 2025, LB521, § 82.

Operative Date: May 31, 2025

Cross References

- **Emergency Management Act**, see section 81-829.36.
- **Intergovernmental Risk Management Act**, see section 44-4301.
- **Interlocal Cooperation Act**, see section 13-801.
- **Joint Public Agency Act**, see section 13-2501.
- **Municipal Cooperative Financing Act**, see section 18-2401.
- **Opioid Prevention and Treatment Act**, see section 71-2485.

Annotations

- Under subsection (1) of this section, the Legislature has imposed only two conditions on the public body's notification method of a public meeting: (1) It must give reasonable advance publicized notice of the time and place of each meeting and (2) it must be recorded in the public body's minutes. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- An emergency is "(a)ny event or occasional combination of circumstances which calls for immediate action or remedy; pressing necessity; exigency; a sudden or unexpected happening; an unforeseen occurrence or condition." *Steenblock v. Elkhorn Township Bd.*, 245 Neb. 722, 515 N.W.2d 128 (1994).
- An agenda which gives reasonable notice of the matters to be considered at a meeting of a city council complies with the requirements of this section. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- When notice is required, a notice of a special meeting of a city council posted in three public places at 10:00 p.m. on the day preceding the meeting is not reasonable advance publicized notice of a meeting as is required by this section. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- Teacher waived right to object to lack of public notice in board of education employment hearing by voluntary participation in the hearing without objection. *Alexander v. School Dist. No. 17*, 197 Neb. 251, 248 N.W.2d 335 (1976).
- A county board of commissioners and a county board of equalization are not required to give separate notices when the notice states only the time and place that the boards meet and directs a citizen to where the agendas for each board can be found. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- A county board of equalization is a public body which is required to give advanced publicized notice of its meetings. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- Notice of recessed and reconvened meetings must be given in the same fashion as the original meeting. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- True notice of a meeting is not given by burying such in the minutes of a prior board proceeding. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- An agenda notice which merely stated "work order reports" was an inadequate notice under this section because it did not give interested persons knowledge that plans for a 345 kv transmission line through the district was going to be discussed and voted upon at the meeting. Inadequate agenda notice under this section meant there was a substantial

violation of the public meeting laws; however, later actions by the board of directors cured the defects in notice, and such actions were in substantial compliance with the statute. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

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. Except for closed sessions called pursuant to section 84-1410, a public body shall allow members of the public an opportunity to speak at each meeting.

(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.

(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 instate 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.

Source: Laws 1975, LB 325, § 5; Laws 1983, LB 43, § 4; Laws 1985, LB 117, § 2; Laws 1987, LB 324, § 5; Laws 1996, LB 900, § 1073; Laws 2001, LB 250, § 2; Laws 2004, LB 821, § 39; Laws 2006, LB 898, § 3; Laws 2008, LB962, § 1; Laws 2021, LB83, § 13; Laws 2024, LB43, § 21.

Annotations

- To preserve an objection that a public body failed to make documents available at a public meeting as required by subsection (8) of this section, a person who attends a public meeting must not only object to the violation, but must make that objection to the public body or to a member of the public body. *Stoetzel & Sons v. City of Hastings*, 265 Neb. 637, 658 N.W.2d 636 (2003).

84-1413. Meetings; minutes; roll call vote; secret ballot; when; agenda and minutes; required on website; 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 or kept as an electronic record and shall be 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 or keeping the minutes is absent due to a serious illness or emergency.

(6) 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 website the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the website at least twenty-four hours before the meeting of the governing body. Minutes shall be placed on the website 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 website for at least six months.

Source: Laws 1975, LB 325, § 6; Laws 1978, LB 609, § 3; Laws 1979, LB 86, § 9; Laws 1987, LB 663, § 26; Laws 2005, LB 501, § 1; Laws 2009, LB361, § 3; Laws 2015, LB365, § 2; Laws 2016, LB876, § 1; Laws 2021, LB83, § 14; Laws 2022, LB742, § 2.

Annotations

- Under prior law, if a person present at a meeting observes and fails to object to an alleged public meetings laws violation in the form of a failure to conduct rollcall votes before taking actions on questions or motions pending, that person waives his or her right to object at a later date. *Hauser v. Nebraska Police Stds. Adv. Council*, 264 Neb. 944, 653 N.W.2d 240 (2002).
- Subsection (2) of this section does not require the record to state that the vote was by roll call, but requires only that the record show if and how each member voted. Neither does the statute set a time limit for recording the results of a vote, after which no corrections of the record can be made. If no intervening rights of third persons have arisen, a board of county commissioners has power to correct the record of the proceedings had at a previous meeting so as to make them speak the truth, particularly where the correction supplies some omitted fact or action and is done not to contradict or change the original record but to have the record show that a certain action was taken or thing done, which the original record fails to show. *State ex rel. Schuler v. Dunbar*, 214 Neb. 85, 333 N.W.2d 652 (1983).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943, and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).
- There is no requirement that a public body make a record of where notice was published or posted. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).

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.

Source: Laws 1975, LB 325, § 9; Laws 1977, LB 39, § 318; Laws 1983, LB 43, § 5; Laws 1992, LB 1019, § 126; Laws 1994, LB 621, § 2; Laws 1996, LB 900, § 1074; Laws 2004, LB 821, § 40; Laws 2006, LB 898, § 4.

Annotations

- The Legislature has granted standing to a broad scope of its citizens for the very limited purpose of challenging meetings allegedly in violation of the Open Meetings Act, so that they may help police the public policy embodied by the act. *Schauer v. Grooms*, 280 Neb. 426, 786 N.W.2d 909 (2010).
- Any citizen of the state may commence an action to declare a public body's action void. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- The reading of ordinances constitutes a formal action under subsection (1) of this section. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- If a person present at a meeting observes a public meetings law violation in the form of an improper closed session and fails to object, that person waives his or her right to object at a later date. *Wasikowski v. Nebraska Quality Jobs Bd.*, 264 Neb. 403, 648 N.W.2d 756 (2002).
- Under the Public Meetings Act, a county lacks capacity to maintain an action to declare its official conduct "void" for noncompliance with the act. *County of York v. Johnson*, 230 Neb. 403, 432 N.W.2d 215 (1988).
- When a petitioner under this section is successful in the district court, that court may allow attorney fees. *Tracy Corp. II v. Nebraska Pub. Serv. Comm.*, 218 Neb. 900, 360 N.W.2d 485 (1984).
- Informal discussions between the Tax Commissioner and the State Board of Equalization in which instructions were clarified, with such clarification leading to the amendment of hearing notices, did not constitute a public meeting subject to the provisions of this section. *Box Butte County v. State Board of Equalization and Assessment*, 206 Neb. 696, 295 N.W.2d 670 (1980).
- The right to collaterally attack an order made in contravention of the Public Meeting Act must occur within a period of one year as is specifically provided by this section. *Witt v. School District No. 70*, 202 Neb. 63, 273 N.W.2d 669 (1979).
- Statutory change, requiring "publicized notice" for board of education employment hearings, occurring between dates meeting scheduled and conducted, held not to void

proceedings. *Alexander v. School Dist. No. 17*, 197 Neb. 251, 248 N.W.2d 335 (1976).

- Voiding an entire meeting is a proper remedy for violations of the Open Meetings Act. Once a meeting has been declared void pursuant to Nebraska's public meetings law, board members are prohibited from considering any information obtained at the illegal meeting. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- Actions by the board of directors were merely voidable under this section, and not void. Pursuant to subsection (3) of this section, the plaintiffs were awarded partial attorney fees because they were successful in having the court declare that the board of directors was in substantial violation of the statute, even though the plaintiffs did not get the relief requested of having the board's actions declared void. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

2. Minutes of October 13, 2025, meeting.

PLANNING COMMISSION
October 13, 2025

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on October 13, 2025, at 6:00 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on October 1, 2025, 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. 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 Lange announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Robbin Cutsor, Tom Lange, Fernando Lopez Jr., Josh Mueller and Tom Pillen. Members Colleen Bray, Bob Elsasser, and Melissa Goc were absent and excused. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, Chief Building and Code Official Andy Woehrer, Project Engineer Braden Labenz, and Engineering Administrative Specialist Renee Whiting. Also present were City Council Members Ron Schilling and Charlie Bahr.
2. **Minutes of August 11, 2025, meeting.** The minutes were approved as presented with a motion by Lopez and a second by Mueller. Anderson, Cutsor, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Goc, and Elsasser were absent.
3. **Public Hearing – Application from Advanced Consulting Engineering Services, Inc. for preliminary plat of Hidden Meadows Addition (southeast corner of 3rd Avenue and 38th Street).** John Zwingman, Advanced Consulting Engineering Service on behalf of the applicant, explained that the plat for Hidden Meadows Addition is to dedicate additional rights-of-way along 3rd Avenue and 38th Street, and for half of the right-of-way of East 3rd Avenue, including the roundabout. This dedication is intended to facilitate annexation and coordinate on roadways and infrastructure improvements with the proposed development to the east. Zwingman also noted that the development’s respective attorneys will be collaborating on the development agreements related to the additions. The public hearing closed with a motion by Mueller and a second by Lopez. Anderson, Cutsor, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Goc, and Elsasser were absent. A recommendation was made with a motion by Lopez and a second by Anderson for approval of the preliminary plat of Hidden Meadows Addition as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Cutsor, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Goc, and Elsasser were absent.

- 4. Public Hearing – Application from Cottonwood Heights, LLC for preliminary plat of Heartland Crossing Addition (previously known as Cottonwood Heights Addition) (southwest corner 38th Street and East 6th Avenue).** Tom Jackson, representing Heartland Crossing Addition, explained the development will consist of mixed housing including townhomes, row housing, single family homes, multi-family homes, and commercial lots. Jackson noted that their plan is to begin earthwork once a final plat has been approved. Their goal, pending receipt of all required approvals, is to begin to install the infrastructure and first structures in spring 2026. Jackson noted that coordination with the addition to the west is ongoing. The public hearing closed with a motion by Mueller and a second by Lopez. Anderson, Cutsor, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Goc, and Elsasser were absent. A recommendation was made with a motion by Lopez and a second by Mueller for approval of the preliminary plat of Heartland Crossing Addition (previously known as Cottonwood Heights Addition) as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Cutsor, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Goc, and Elsasser were absent.
- 5. Building report for September 2025.** The building report was presented.
- 6. Adjournment.** The meeting adjourned at 6:12 p.m.

OFFICE OF CITY ENGINEER

: Renee Whiting

- 3. Public hearing - Application from Cushing Terrell on behalf of Les Schwab Group Holdings, LLC for preliminary plat of Les Schwab Subdivision (northeast corner of 23rd Street and E 11th Avenue).**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, November 10, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Les Schwab Subdivision, Lot 3, Thiele 5th Addition, an Addition to the City of Columbus, Platte County, Nebraska. Containing a calculated area of 381,853 square feet (8.7661 acres), more or less (northeast corner of 23rd Street and East 11th Avenue) and at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 10:30:25
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: November 5, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Les Schwab Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Les Schwab Subdivision as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The subdivision consists of three lots. The property is currently within the corporate limits. Lots 1 and 2 are scheduled to be rezoned to B2, business commercial, concurrently with the final plat. Public improvements include a street with a cul-de-sac, storm sewer, water and sanitary sewer.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wocher

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

PRELIMINARY PLAT

FINAL PLAT

DATE: 10/17/25

NAME OF SUBDIVISION: Les Schwab Subdivision

NAME OF PROPERTY OWNER: TERRANCE THIELE & THOMAS THIELE 5689 STEAMPUNK ST LAS VEGAS, NV 89118-1916

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: Cushing Terrell, Attn: Ron Isackson

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):

411 E Main St, Ste #101

PHONE NUMBER: 406-922-7107

REPRESENTATIVE E-MAIL: ronisackson@cushingterrell.com

NUMBER OF LOTS IN SUBDIVISION: 3

ADDRESS OF SUBDIVISION: TBD

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: The Estate of Leo E. Thiele C/O Thomas Thiele, Personal Representative

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):

51595 848 Road Clearwater, Nebraska 68726

PHONE NUMBER: (402) 640-5726

PROPERTY OWNER E-MAIL: none

DEVELOPER INFORMATION:

NAME OF DEVELOPER: Les Schwab Group Holdings, LLC

ADDRESS (to include City, State, Zip):

PO BOX 5350, Bend, OR 97708-5350

PHONE NUMBER: 541-416-5390

DEVELOPER E-MAIL: stacia.rodby@lesschwab.com

SURVEYOR INFORMATION:

NAME OF SURVEYOR: Mark S. Johannes, PLS, CFedS

SURVEYOR LICENSE NO.: LS-615

4. Public hearing - Application from Advanced Engineering Consulting Services on behalf of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Properties Subdivision (34th Street west of 53rd Avenue).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, November 10, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Meadow Ridge Properties Subdivision, A tract of land located in Lots 7, 8, 9, 10, and Vacated Maiden Lane of Holman's Outlots to the City of Columbus, Platte County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of Lot 1, Westbrook Addition to the City of Columbus, Platte County, Nebraska; thence N 01°53'20" W, 30.04 feet; thence S 87°56'03" W, 66.83 feet; thence S 88°10'21" W, 363.59 feet to a point on the West line of the Southwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 01°58'02" E on said West line, 790.27 feet to a point on the North line of a tract of land described on Warranty Deed, Recorded in Book 197, Page 371; thence S 59°27'07" E on said North line, 102.00 feet; thence S 52°20'09" E on said North line, 446.15 feet to a point on the West line of said Westbrook Addition; thence N 01°55'39" W on said West line, 1098.86 feet to the Point of Beginning, containing 9.41 acres, more or less (34th Street west of 53rd Avenue) and at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 10:30:25
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: November 5, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Meadow Ridge Properties Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Meadow Ridge Properties Subdivision as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The subdivision consists of two lots on an existing site property. The property is already in the corporate limits and is zoned B2 accordingly for the proposed use. Public improvements include a street, storm sewer, water and sanitary sewer. The public storm water runoff from 34th Street will flow into the Meadow Ridge development regional detention system.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woskrow

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

PRELIMINARY PLAT

FINAL PLAT

DATE: _____

NAME OF SUBDIVISION: _____

NAME OF PROPERTY OWNER: _____

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: _____

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):

PHONE NUMBER: _____

REPRESENTATIVE E-MAIL: _____

NUMBER OF LOTS IN SUBDIVISION: _____

ADDRESS OF SUBDIVISION: _____

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: _____

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):

PHONE NUMBER: _____

PROPERTY OWNER E-MAIL: _____

DEVELOPER INFORMATION:

NAME OF DEVELOPER: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

DEVELOPER E-MAIL: _____

SURVEYOR INFORMATION:

NAME OF SURVEYOR: _____

SURVEYOR LICENSE NO.: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

SURVEYOR E-MAIL: _____

ATTORNEY INFORMATION:

NAME OF ATTORNEY: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

ATTORNEY E-MAIL: _____

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne R. Ritter

Owner or Owner's Representative

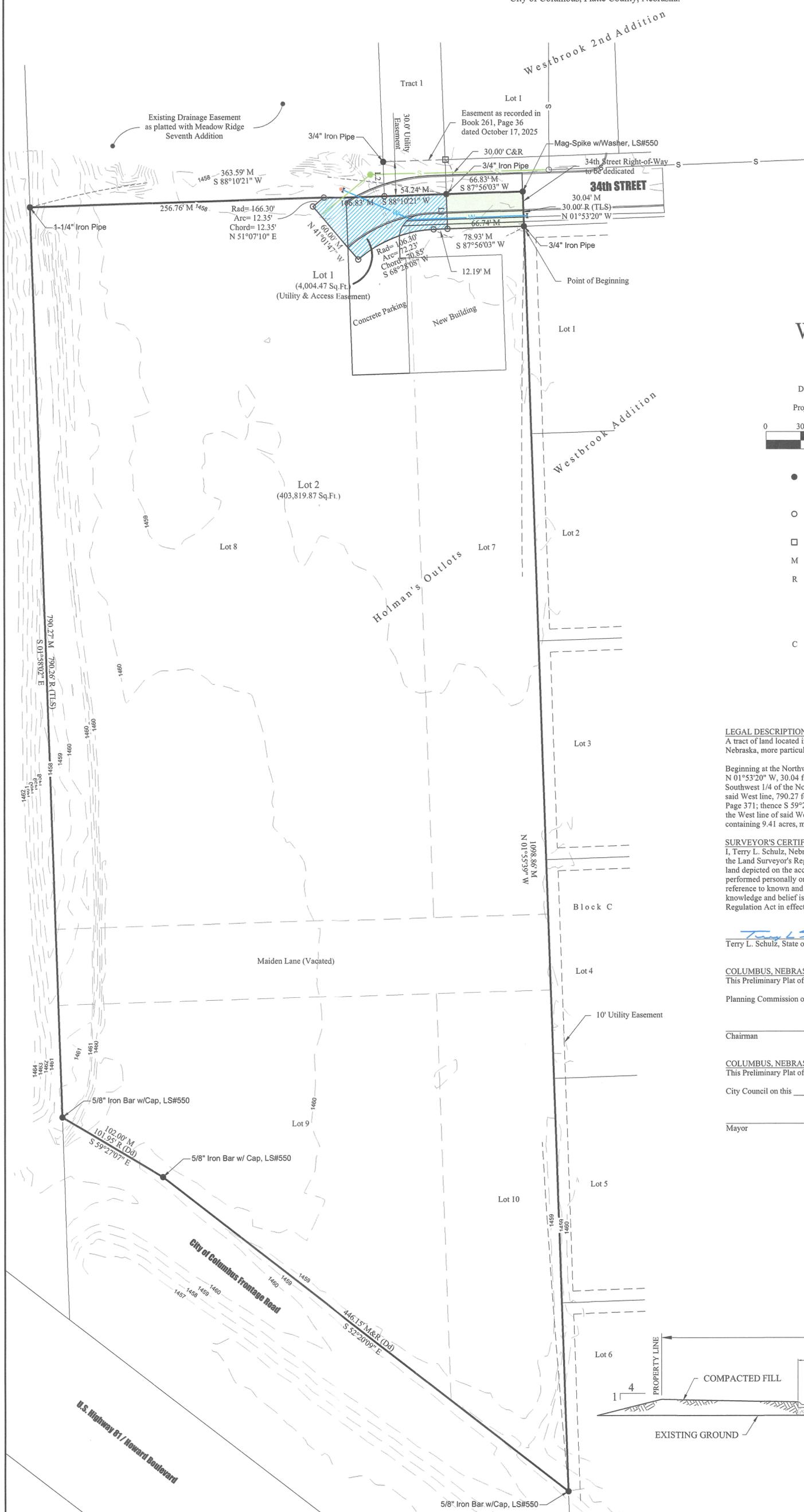
City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

**UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND
ADMINISTRATION <https://www.columbusne.us/114/Land-Development-Zoning-Code>**

MEADOW RIDGE PROPERTIES SUBDIVISION
of Lots 7, 8, 9, 10, and Vacated Maiden Lane of Holman's Outlots to the
City of Columbus, Platte County, Nebraska.

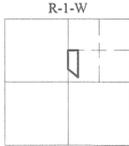


Drawn By: LRR
Date: September 4, 2025
Scale: 1"=60'
Project Number: S-071-194



SCALE IN FEET

Situation Sketch



SECTION 14
Platte County, Nebraska

- Property Corner Found (5/8" Iron Bar w/Cap, unless noted differently.)
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Calculated Property Corner
- M Measured Distance
- R Recorded Distance (Dd) Warranty Deed Book 197, Page 371 (TLS) Terry L. Schulz, RLS #550, dated December 30, 2013 & July 16, 2020.
- C Calculated Distance

DEVELOPER:
Meadow Ridge Properties, LLC
4811 37th Street
Columbus, NE 68601

ENGINEER:
John A. Zwingman, PE
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz, RLS
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

Line Data	
L1	30.00' M, S 02°03'57" E
L2	40.00' M, N 02°07'45" W

LEGAL DESCRIPTION
A tract of land located in Lots 7, 8, 9, 10, and Vacated Maiden Lane of Holman's Outlots to the City of Columbus, Platte County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Westbrook Addition to the City of Columbus, Platte County, Nebraska; thence N 01°53'20" W, 30.04 feet; thence S 87°56'03" W, 66.83 feet; thence S 88°10'21" W, 363.59 feet to a point on the West line of the Southwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 01°58'02" E on said West line, 790.27 feet to a point on the North line of a tract of land described on Warranty Deed, Recorded in Book 197, Page 371; thence S 59°27'07" E on said North line, 102.00 feet; thence S 52°20'09" E on said North line, 446.15 feet to a point on the West line of said Westbrook Addition; thence N 01°55'39" W on said West line, 1098.86 feet to the Point of Beginning, containing 9.41 acres, more or less.

SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

Terry L. Schulz
Terry L. Schulz, State of Nebraska, LS #550
Date: 11-3-2025

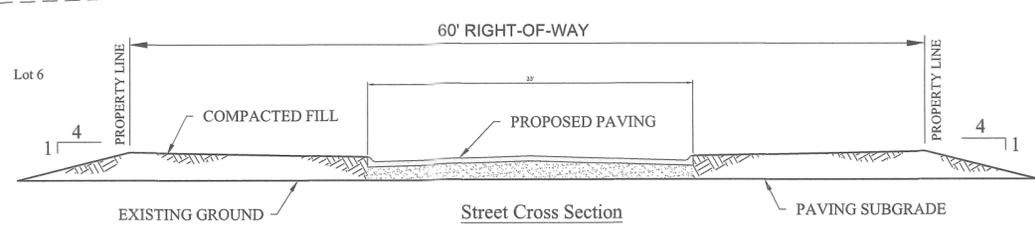


COLUMBUS, NEBRASKA PLANNING COMMISSION
This Preliminary Plat of MEADOW RIDGE PROPERTIES SUBDIVISION to the City of Columbus, Nebraska approved by the Planning Commission on this _____ day of _____, 2025.

Chairman _____

COLUMBUS, NEBRASKA CITY COUNCIL
This Preliminary Plat of MEADOW RIDGE PROPERTIES SUBDIVISION to the City of Columbus, Nebraska approved by the City Council on this _____ day of _____, 2025.

Mayor _____ City Clerk _____



- 5. Public hearing - Application from Advanced Engineering Consulting Services on behalf of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Twelfth Addition and request for waiver of subdivision regulations for length of cul-de-sac to exceed 350-feet(extension of Grayhawk Place south of 43rd Street).**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, November 10, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Meadow Ridge Twelfth Addition, A tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Meadow Ridge Eleventh Addition to the City of Columbus, Platte County, Nebraska; thence S 88°06'52" W on the North line of Tallgrass 2nd Addition and Meadow Ridge 2nd Addition to the City of Columbus, Platte County, Nebraska, 527.26 feet; thence N 01°42'52" W, 167.20 feet; thence N 25°48'59" E, 137.01 feet; thence N 88°06'27" E, 491.26 feet to the Northwest corner of Lot 8, Block B of said Meadow Ridge Eleventh Addition; thence S 02°13'45" E on the West line of said Lot 8, 113.57 feet to the Southwest corner of said Lot 8; thence S 88°07'09" W on the North Right-of-Way line of Grayhawk Place, 30.00 feet; thence S 02°15'10" E on the West line of said Meadow Ridge Eleventh Addition, 175.00 feet to the Point of Beginning, containing 3.47 acres, more or less (extension of Grayhawk Place south of 43rd Street) and at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 10:30:25
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: November 5, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Meadow Ridge Twelfth Addition – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Meadow Ridge Twelfth Addition and the request for waiver of subdivision regulation for length of cul-de-sac to exceed 350 feet, as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The addition consists of 20 lots for residential use. It will be voluntary annexed and rezoned as part of the final plat process. Public improvements include a street with a cul-de-sac, storm sewer, water and sanitary sewer. A portion of the platted property is within the Special Flood Hazard Area (SFHA), AO Zone, of which the developer will provide a Floodplain Development permit and a Letter of Map Revisions based on Fill meeting FEMA Technical Bulletin 10 and State of Nebraska Department of Water, Energy, and Environment requirements. Post construction Elevation Certificates are required for those building locations within the SFHA

The layout including the continuation of Grayhawk Place is consistent with the regional layout provided by the developer. A copy of the developer waiver request correspondence is attached.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wehr

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**

(CIRCLE ONE)

DATE: _____

NAME OF SUBDIVISION: _____

NAME OF PROPERTY OWNER: _____

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: _____

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: _____

PHONE NUMBER: _____

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: _____

NUMBER OF LOTS IN SUBDIVISION: _____

ADDRESS OF SUBDIVISION: _____

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne R. Ritter

Owner or Owner's Representative

Attorney / Legal Counsel for Applicant

Email of Attorney/Legal Counsel

Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

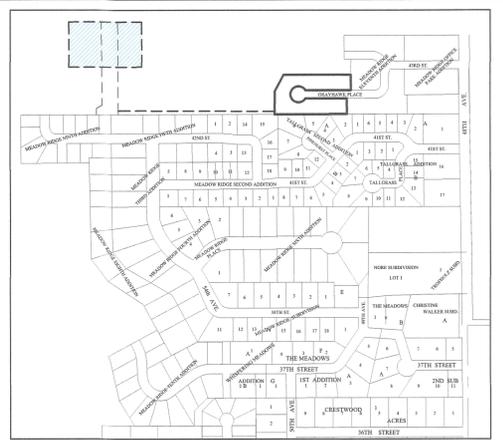
REVIEW FOR UP TO DATE INFORMATION:

COLUMBUS LAND DEVELOPMENT ORDINANCE

CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION

<https://www.columbusne.us/114/Land-Development-Zoning-Code>

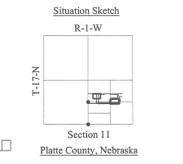
PRELIMINARY PLAT
MEADOW RIDGE TWELFTH ADDITION
 A Subdivision of Part of the Southeast 1/4 of
 Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.



Drawn By: LRR
 Date: September 16, 2025
 Scale: 1"=30'
 Project Number: S-071-187



- SCALE IN FEET
- Section Corner Found
 - Property Corner Found
 - Property Corner Set (5/8" x 3/4" I.B. w/ Cap)
 - Calculated Point
 - M Measured Distance
 - R Recorded Distance
 - (TAT) Thomas A. Trammel, LS#455, dated June 16, 2021, September 16, 2021, October 26, 2021, (TSL) Terry L. Schulz, LS#550, dated January 2, 2024, C Calculated Distance



Meadow Ridge Twelfth Addition is located partially in the special flood hazard area and any property alterations or additions, both structural and non-structural, must be in accordance with the City of Columbus Floodplain Development Ordinance and obtain a Floodplain Development Permit.

Flood Insurance Rate Map:
 Community: Columbus, City of
 Number: 315272
 Panel: 0310
 Suffix: E

- Current Zone: E-R
 Proposed Zone: R-3
- 15' Front Setback to Building
 - 20' Front Setback to Garage
 - 15' Street Side Setback
 - 7' Side Setback
 - 15' Rear Setback

DEVELOPER:
 Meadow Ridge Properties, LLC
 4811 37th Street
 Columbus, NE 68601

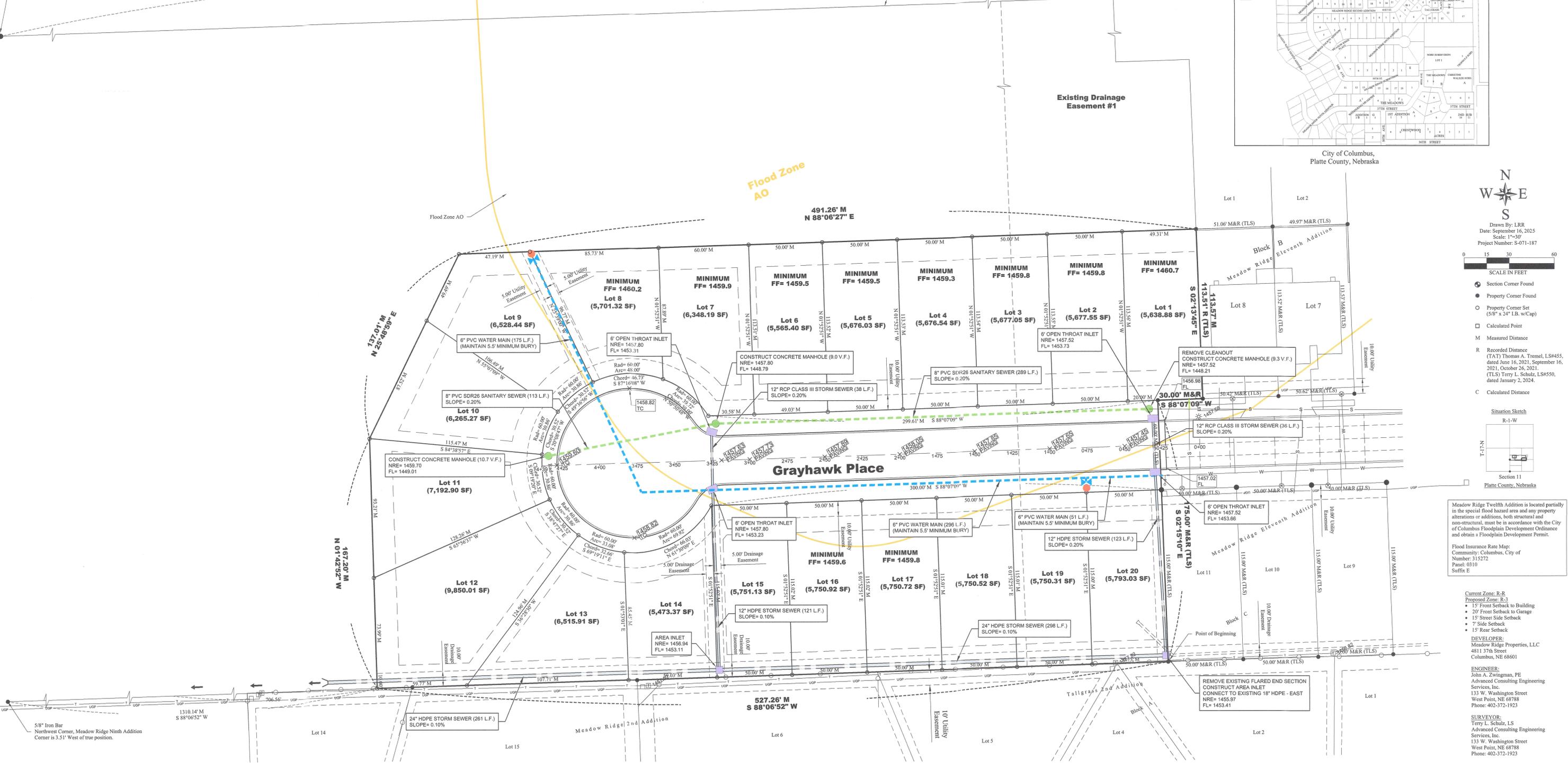
ENGINEER:
 John A. Zwingman, PE
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz, LS
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

1-1/4" Iron Pipe
 Northwest Corner, South 15 Acres,
 Northwest 1/4, Southeast 1/4,
 Section 11, T17N, R1W

1815.65' M
 N 88°05'45" E

North Line of the South 15 Acres
 of the Northwest 1/4 of the Southeast 1/4
 of Section 11, T17N, R1W



This survey was prepared at the request of Charles Seadschlag, Columbus, Nebraska.

LEGAL DESCRIPTION
 A drainage easement located in the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Meadow Ridge Eleventh Addition to the City of Columbus, Platte County, Nebraska; thence S 88°06'52" W on the North line of Tallgrass 2nd Addition and Meadow Ridge 2nd Addition to the City of Columbus, Platte County, Nebraska, 527.26 feet; thence N 01°42'52" W, 167.20 feet; thence N 25°48'59" E, 137.01 feet; thence N 88°06'27" E, 401.26 feet to the Northwest corner of Lot 8, Block B of said Meadow Ridge Eleventh Addition; thence S 02°13'45" E on the West line of said Lot 8, 113.57 feet to the Southwest corner of said Lot 8; thence S 88°07'09" W on the North Right-of-Way line of Grayhawke Place, 30.00 feet; thence S 02°15'10" E on the West line of said Meadow Ridge Eleventh Addition, 175.00 feet to the Point of Beginning, containing 3.47 acres, more or less.

PROPOSED DRAINAGE EASEMENT #1
 A drainage easement located in the Northwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of the South 15 Acres of the Northwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 88°05'45" E on the North line of said South 15 acres, 300.00 feet to the Point of Beginning; thence N 88°05'45" E on said North line, 450.00 feet; thence S 01°54'15" E and perpendicular to said North line, 280.00 feet; thence S 88°05'45" W and parallel to said North line, 450.00 feet; thence N 01°54'15" W and perpendicular to said North line, 280.00 feet to the Point of Beginning.

PROPOSED DRAINAGE EASEMENT #2
 A drainage easement located in the North 1/2 of the Northeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of Meadow Ridge Eleventh Addition to the City of Columbus, Platte County, Nebraska; thence S 88°06'52" W, 527.26 feet to the Point of Beginning; thence S 88°06'52" W, 706.56 feet; thence N 02°13'38" E, 1139.75 feet; thence S 02°13'38" E, 25.00 feet; thence N 88°05'45" E and parallel to said North line, 1139.75 feet; thence N 02°13'45" W, 25.00 feet to the Point of Beginning.

EXISTING DRAINAGE EASEMENT #1
 A drainage easement located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Meadow Ridge Eleventh Addition to the City of Columbus, Platte County, Nebraska; thence S 88°06'52" W, 527.26 feet to the Point of Beginning; thence S 88°06'52" W, 706.56 feet; thence N 02°13'38" E, 1139.75 feet; thence S 02°13'38" E, 25.00 feet; thence N 88°05'45" E and parallel to said North line, 1139.75 feet; thence N 02°13'45" W, 25.00 feet to the Point of Beginning.

EXISTING DRAINAGE EASEMENT #2
 A drainage easement located in the North 1/2 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of Meadow Ridge Eleventh Addition to the City of Columbus, Platte County, Nebraska; thence S 88°05'45" W and parallel to the North line of said Meadow Ridge Eleventh Addition, 75.00 feet to the Point of Beginning; thence S 88°05'45" W and parallel to said North line, 1139.75 feet; thence S 02°13'38" E, 25.00 feet; thence N 88°05'45" E and parallel to said North line, 1139.75 feet; thence N 02°13'45" W, 25.00 feet to the Point of Beginning.

EXISTING DRAINAGE EASEMENT #3
 A drainage easement located in the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of Lot 4, Block B, Meadow Ridge Ninth Addition to the City of Columbus, Platte County, Nebraska; thence N 88°05'45" E on the North line of said Lot 4, 57.55 feet to the Point of Beginning; thence N 01°53'23" W, 40.00 feet; thence N 88°07'34" E, 40.00 feet; thence S 02°13'38" E, 60.00 feet to a point on the North line of Lot 5 of said Block B; thence S 88°06'52" W on the North line of said Block B, 35.00 feet to the Point of Beginning.

EXISTING 100' TEMPORARY DRAINAGE EASEMENT
 A temporary drainage easement located in the North 5 acres of the North 1/2 of the South 1/2 of the Southeast 1/4 and South 15 acres of the Northwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of Lot 5, Block B, Meadow Ridge Ninth Addition to the City of Columbus, Platte County, Nebraska; thence N 88°05'45" E on the North line of said Lot 5, 100.00 feet; thence N 02°13'38" W, 576.49 feet to a point on the North line of the South 15 acres of the Northwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 88°05'45" W on said North line, 100.00 feet; thence S 02°13'38" E, 576.46 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

Terry L. Schulz, State of Nebraska, LS #550
 Date: 9-16-2025

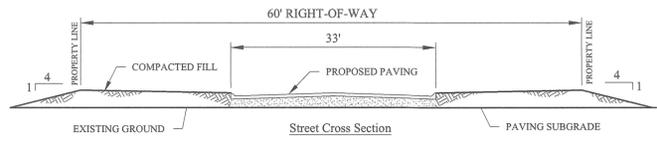
COLUMBUS, NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of MEADOW RIDGE TWELFTH ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this _____ day of _____, 2025.

Chairman _____
 Mayor _____ City Clerk _____

COLUMBUS, NEBRASKA CITY COUNCIL
 This Preliminary Plat of MEADOW RIDGE TWELFTH ADDITION to the City of Columbus, Nebraska approved by the City Council on this _____ day of _____, 2025.

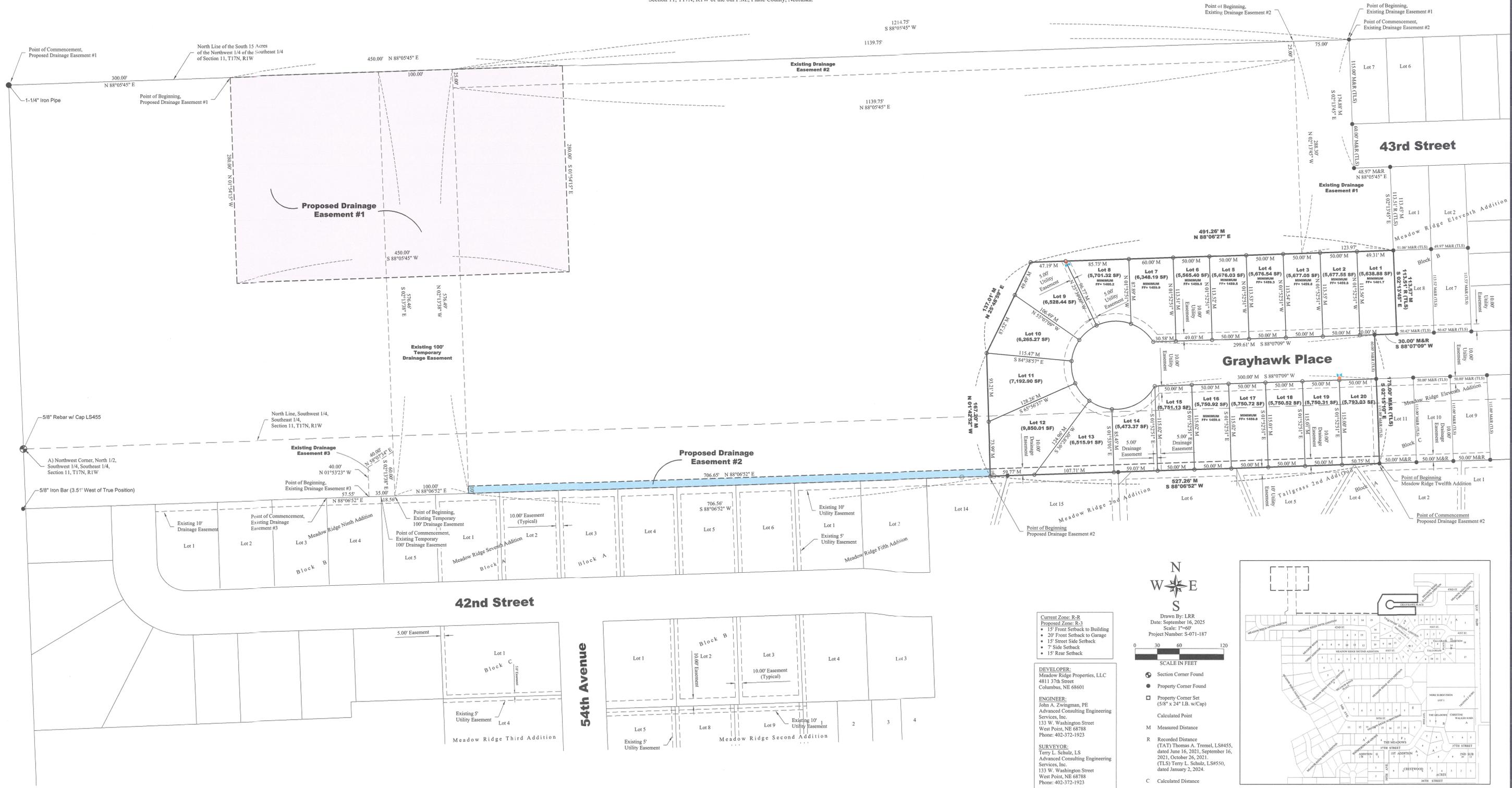
Mayor _____ City Clerk _____

Page 1 of 2



ADVANCED CONSULTING ENGINEERING SERVICES
 133 W. Washington St., P.O. Box 298
 West Point, NE 68788
 Phone: (402) 372-1923

PRELIMINARY PLAT
MEADOW RIDGE TWELFTH ADDITION
 A Subdivision of Part of the Southeast 1/4 of
 Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.

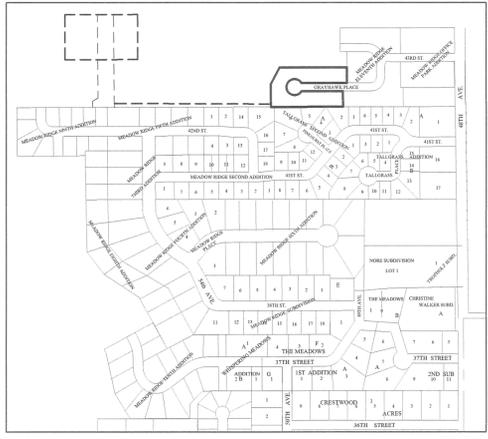
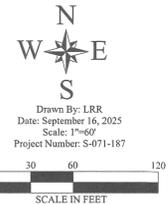


Current Zone: R-R
 Proposed Zone: R-3
 • 15' Front Setback to Building
 • 20' Front Setback to Garage
 • 15' Street Side Setback
 • 7' Side Setback
 • 15' Rear Setback

DEVELOPER:
 Meadow Ridge Properties, LLC
 4811 37th Street
 Columbus, NE 68601

ENGINEER:
 John A. Zwingman, PE
 Advanced Consulting Engineering
 Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz, LS
 Advanced Consulting Engineering
 Services, Inc.
 133 W. Washington Street
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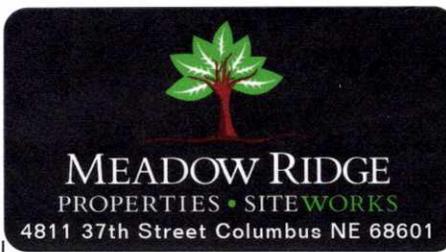


City of Columbus,
 Platte County, Nebraska

Situation Sketch
 R-1-W
 Section 11
 Platte County, Nebraska

Meadow Ridge Twelfth Addition is located partially in the special flood hazard area and any property alterations or additions, both structural and non-structural, must be in accordance with the City of Columbus Floodplain Development Ordinance and obtain a Floodplain Development Permit.

Flood Insurance Rate Map:
 Community: Columbus, City of
 Number: 315272
 Panel: 0310
 Suffix: E



City of Columbus
Planning Commission & City Council
2500 14th St, Suite 3
Columbus, NE 68601

November 3, 2025

RE – Cul-de-sac variance

Grayhawk Place shown on the plat for Meadow Ridge Twelfth Addition is an extension of Meadow Ridge Eleventh Addition and exceeds the maximum length of 350-feet as detailed in the City of Columbus Land Development Ordinance. The entire length of Grayhawk place from 43rd Street, Meadow Ridge Eleventh to the center of the cul-de-sac in Meadow Ridge Twelfth is 798 feet. Meadow Ridge Properties respectfully requests a waiver for the length of this cul-de-sac.

A handwritten signature in purple ink is located below the text. The signature is stylized and appears to be written in a cursive or semi-cursive script. It consists of several fluid, connected strokes that form a name, though the specific characters are difficult to discern due to the cursive style.

6. Public hearing - Application from Advanced Engineering Consulting Services on behalf of Shady Lake Development, LLC for preliminary plat of Westfield Addition (south side of 23rd Street west of 54th Avenue).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, November 10, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Westfield Addition, A tract of land located in the Northeast 1/4 and in Government Lot 1, all in Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence N 88°06'26" E on the North line of said Northeast 1/4, 339.57 feet; thence S 01°53'41" E, 188.59 feet to a point of curvature; thence Southeasterly on a 680.00 foot radius curve to the left, 408.86 feet of which said curve has a chord bearing of S 19°07'11" E, 402.73 feet; thence S 36°20'41" E, 548.10 feet; thence S 01°49'06" E, 295.00 feet; thence S 88°10'54" W, 525.33 feet; thence N 36°20'41" W, 697.16 feet; thence N 21°10'50" W, 246.94 feet; thence N 01°49'32" W, 480.78 feet; thence N 01°49'37" W, 33.00 feet to a point on the North line of Government Lot 1; thence N 88°39'06" E on the North line of Government Lot 1, 232.16 feet to the Point of Beginning, containing 19.53 acres, more or less (south side of 23rd Street, west of 54th Avenue) and at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 10:30:25
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: November 5, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Westfield Addition – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Westfield Addition as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The addition consists of 14 rural residential sized lots over one acre. It will be voluntarily annexed as part of the final plat process. It is currently zoned RR, Rural Residential, which matches the use. Public improvements include both abutting 23rd Street and the subdivision street, 23rd Street trail, storm sewer, water, and sanitary sewer. The layout is consistent with the Westfield development regional layout provided by the developer.

A portion of Lots 3 through 7, Block A, includes a Loup River Levee easement. The City is looking into if this easement if it is in the correct location or has been partially removed and/or relocated on a past vacation plat. In addition, all improvements on property located within 500 feet landward of the Loup River Levee will require pre-approval in the form of a U.S. Army Corps of Engineers Section 408 Alteration Request.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wehr

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

PRELIMINARY PLAT

FINAL PLAT

DATE: _____

NAME OF SUBDIVISION: _____

NAME OF PROPERTY OWNER: _____

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: _____

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):

PHONE NUMBER: _____

REPRESENTATIVE E-MAIL: _____

NUMBER OF LOTS IN SUBDIVISION: _____

ADDRESS OF SUBDIVISION: _____

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: _____

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):

PHONE NUMBER: _____

PROPERTY OWNER E-MAIL: _____

DEVELOPER INFORMATION:

NAME OF DEVELOPER: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

DEVELOPER E-MAIL: _____

SURVEYOR INFORMATION:

NAME OF SURVEYOR: _____

SURVEYOR LICENSE NO.: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

SURVEYOR E-MAIL: _____

ATTORNEY INFORMATION:

NAME OF ATTORNEY: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

ATTORNEY E-MAIL: _____

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne R. Ritter

Owner or Owner's Representative

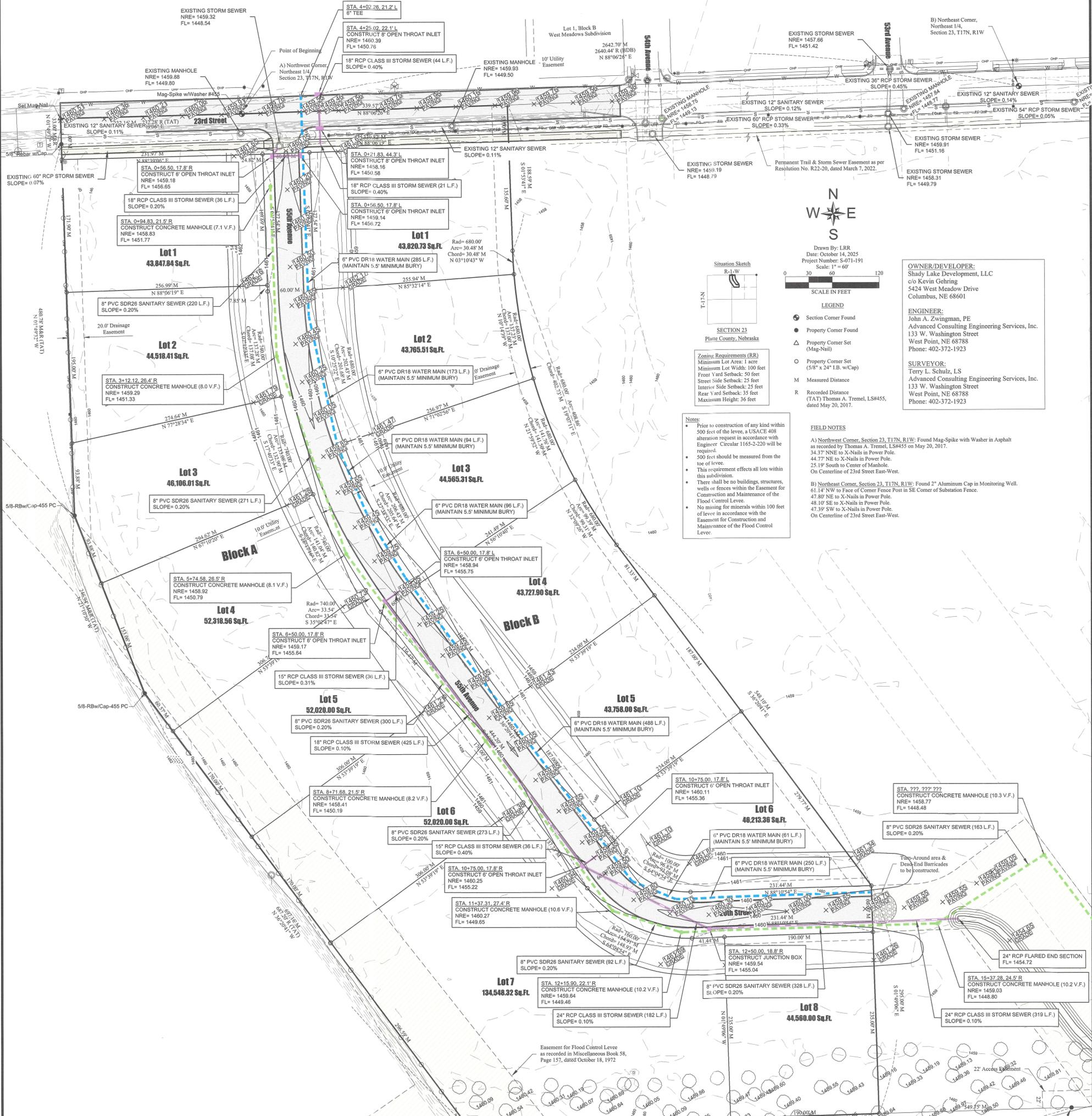
City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION <https://www.columbusne.us/114/Land-Development-Zoning-Code>

PRELIMINARY PLAT
WESTFIELD ADDITION
 Located in the Northeast 1/4 and in Government Lot 1,
 Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.



OWNER/DEVELOPER:
 Shady Lake Development, LLC
 c/o Kevin Gehring
 5424 West Meadow Drive
 Columbus, NE 68601

ENGINEER:
 John A. Zwingman, PE
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz, L.S.
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

LEGEND

- Section Corner Found
- Property Corner Found
- △ Property Corner Set (Mag-Nail)
- Property Corner Set (5/8" x 24" I.B. w/ Cap)
- M Measured Distance
- R Recorded Distance (TAT) Thomas A. Tremel, L.S.#455, dated May 20, 2017.

Zoning Requirements (RR)
 Minimum Lot Area: 1 acre
 Minimum Lot Width: 100 feet
 Front Yard Setback: 50 feet
 Street Side Setback: 25 feet
 Interior Side Setback: 25 feet
 Rear Yard Setback: 35 feet
 Maximum Height: 36 feet

Notes:

- Prior to construction of any kind within 500 feet of the levee, a USACE 408 alteration request in accordance with Engineer Circular 1165-2-220 will be required.
- 500 feet should be measured from the toe of levee.
- This requirement effects all lots within this subdivision.
- There shall be no buildings, structures, wells or fences within the Easement for Construction and Maintenance of the Flood Control Levee.
- No mining for minerals within 100 feet of levee in accordance with the Easement for Construction and Maintenance of the Flood Control Levee.

FIELD NOTES

A) Northwest Corner, Section 23, T17N, R1W: Found Mag-Spike with Washer in Asphalt as recorded by Thomas A. Tremel, L.S.#455 on May 20, 2017.
 34.37' NNE to X-Nails in Power Pole.
 44.77' NE to X-Nails in Power Pole.
 25.19' South to Center of Manhole.
 On Centerline of 23rd Street East-West.

B) Northeast Corner, Section 23, T17N, R1W: Found 2" Aluminum Cap in Monitoring Well.
 61.14' NW to Face of Corner Fence Post in SE Corner of Substation Fence.
 47.80' NE to X-Nails in Power Pole.
 48.10' SE to X-Nails in Power Pole.
 47.39' SW to X-Nails in Power Pole.
 On Centerline of 23rd Street East-West.

LEGAL DESCRIPTION
 A tract of land located in the Northeast 1/4 and in Government Lot 1, all in Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence N 88°06'26" E on the North line of said Northeast 1/4, 339.57 feet; thence S 01°53'41" E, 188.59 feet to a point of curvature; thence Southeast on a 680.00 foot radius curve to the left, 408.86 feet of which said curve has a chord bearing of S 19°07'11" E, 402.73 feet; thence S 36°20'41" E, 348.10 feet; thence S 01°49'06" E, 295.00 feet; thence S 88°10'54" W, 523.33 feet; thence N 36°20'41" W, 697.16 feet; thence N 21°10'50" W, 246.94 feet; thence S 89°20'41" E, 171.55 feet to a point of curvature; thence Southeast on a 470.00 foot radius curve to the left, 286.26 feet of which said curve has a chord bearing of S 53°47'36" E, 281.86 feet; thence N 88°10'54" W and parallel to said South line, 1352.34 feet to a point on the East line of the South 1/2 of said Northeast 1/4; thence S 01°46'42" E on said East line, 60.00 feet to the Point of Beginning, containing 19.53 acres, more or less.

DRAINAGE AND UTILITY EASEMENT
 A drainage and utility easement located in the North 1/2 of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 88°10'54" W on the South line of the North 1/2 of said Northeast 1/4, 1321.69 feet; thence S 88°10'54" W, 276.58 feet; thence N 36°21'34" W, 283.29 feet; thence S 88°10'54" W, 111.42 feet to a point on the South Right-of-Way line of 20th Street, Westfield Addition to the City of Columbus, Platte County, Nebraska; thence N 01°49'06" W on the East line of said Westfield Addition, 60.00 feet to a point on the North Right-of-Way line of said 20th Street; thence N 88°10'54" E, 52.58 feet to a point of curvature; thence Northeast on a 100.00 foot radius curve to the left, 60.26 feet of which said curve has a chord bearing of N 70°55'06" E, 59.35 feet; thence N 53°59'19" E, 110.00 feet; thence S 89°20'41" E, 171.55 feet to a point of curvature; thence Southeast on a 470.00 foot radius curve to the left, 286.26 feet of which said curve has a chord bearing of S 53°47'36" E, 281.86 feet; thence N 88°10'54" W and parallel to said South line, 1352.34 feet to a point on the East line of the South 1/2 of said Northeast 1/4; thence S 01°46'42" E on said East line, 60.00 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

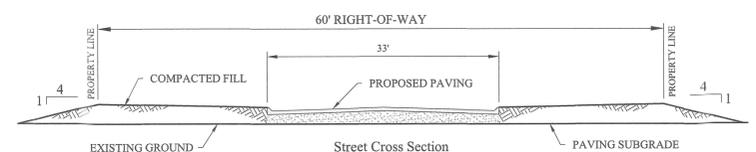
Terry L. Schulz, State of Nebraska, LS #550
 Date: 10-3-2025

COLUMBUS, NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of WESTFIELD ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this _____ day of _____, 2025.

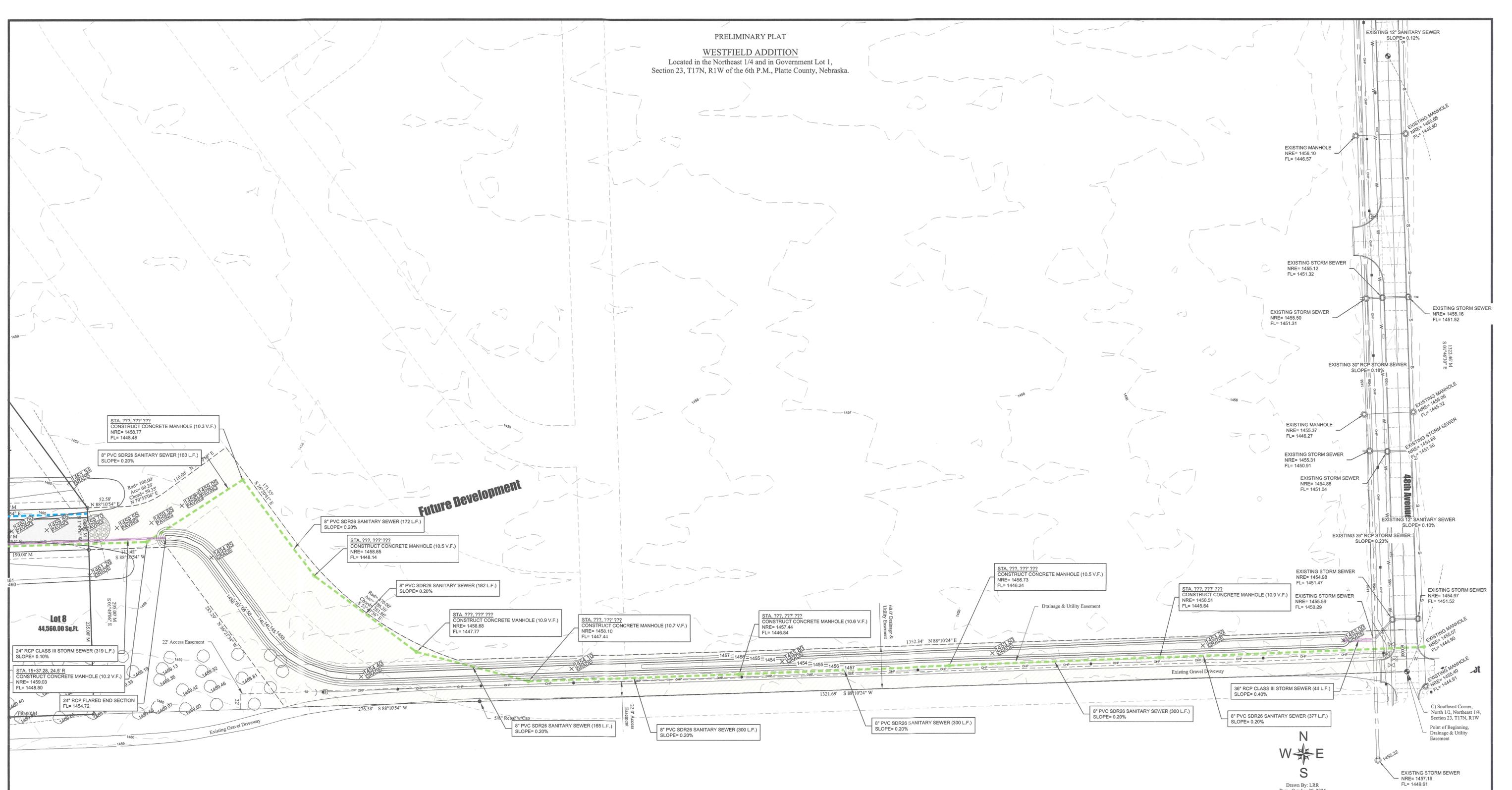
Chairman: _____

COLUMBUS, NEBRASKA CITY COUNCIL
 This Preliminary Plat of WESTFIELD ADDITION to the City of Columbus, Nebraska approved by the City Council on this _____ day of _____, 2025.

Mayor: _____ City Clerk: _____



PRELIMINARY PLAT
WESTFIELD ADDITION
 Located in the Northeast 1/4 and in Government Lot 1,
 Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.



FIELD NOTES

- A) Northwest Corner, Section 23, T17N, R1W:
 Found Mag-Spike with Washer in Asphalt as recorded by Thomas A. Tremel, LSH#55 on May 20, 2017.
 34.37' NNE to X-Nails in Power Pole.
 44.77' NE to X-Nails in Power Pole.
 25.19' South to Center of Manhole.
 On Centerline of 23rd Street East-West.
- B) Northeast Corner, Section 23, T17N, R1W:
 Found 2" Aluminum Cap in Monitoring Well.
 61.14' NW to Face of Corner Fence Post in SE Corner of Substation Fence.
 47.80' NE to X-Nails in Power Pole.
 48.10' SE to X-Nails in Power Pole.
 47.39' SW to X-Nails in Power Pole.
 On Centerline of 23rd Street East-West.
- C) Southeast Corner, North 1/2, Northeast 1/4, Section 23, T17N, R1W:
 Found 1-1/4" Iron Pipe in Monitoring Well.
 61.14' NW to Face of Corner Fence Post in SE Corner of Substation Fence.
 40.55' NW to Top Center of Fire Hydrant.
 45.85' SE to X-Nails in Power Pole.
 34.19' SE to Center of Sanitary Manhole Lid.
 35.23' SW to X-Nails in Power Pole.

- Notes:**
- Prior to construction of any kind within 500 feet of the levee, a USA#E-408 alteration request in accordance with Engineer Circular 1165-2-220 will be required.
 - 500 feet should be measured from the toe of levee.
 - This requirement effects all lots within this subdivision.
 - There shall be no buildings, structures, wells or fences within the Easement for Construction and Maintenance of the Flood Control Levee.
 - No mining for minerals within 100 feet of levee in accordance with the Easement for Construction and Maintenance of the Flood Control Levee.



Drawn By: LRR
 Date: October 30, 2025
 Project Number: S-071-191
 Scale: 1" = 60'



- LEGEND**
- Section Corner Found
 - Property Corner Found
 - Property Corner Set (Mag-Nail)
 - Property Corner Set (5/8" x 24" I.B. w/Cap)
 - Measured Distance
 - Recorded Distance (TAT) Thomas A. Tremel, LSH#55, dated May 20, 2017.

OWNER/DEVELOPER:
 Shady Lake Development, LLC
 c/o Kevin Gehring
 5424 West Meadow Drive
 Columbus, NE 68601

ENGINEER:
 John A. Zwingman, PE
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz, LS
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923



7. Building report for October 2025.



City of Columbus

Building Department

Phone: 402-562-4236 Email: CommDevPermits@columbusne.us
www.columbusne.us

October Building Report Comments

For the Residential area, permits were issued for four single-family homes, as well as various residential alterations and additions. Additionally, permits were granted for seven decks, five fences, and four accessory structures in October.

On the Commercial side, permits were issued for the Duo-Lift addition and an alteration at 3023 13th Street. New construction permits were issued for a Chipotle Restaurant and a shop building 3725 11th Street.

Plan reviews are currently underway for the Meadow Ridge Properties building, Charity Storage, Tremel's building, storage building for Odbert, Gehring Construction shop addition, the B-D West medical flush line addition, and a couple wireless tower projects.

Andy Woehrer
Chief Building and Code Official
City of Columbus



City of Columbus

Building Department Monthly Report

11/04/2025

OCTOBER 2025 2024

	OCTOBER 2025			OCTOBER 2024		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structu	4	\$2039.45	\$602820.00	7	\$1227.97	\$218420.00
Com Addition	1	\$4184.54	\$1717894.00	0	\$0.00	\$0.00
Com Alteration	1	\$43.25	\$3000.00	3	\$2327.49	\$618174.00
Com New Constr	2	\$2912.13	\$880000.00	1	\$277.00	\$40000.00
Com Plumbing	6	\$5622.00	\$1556000.00	1	\$0.00	\$2000.00
Deck	7	\$556.41	\$78718.00	4	\$534.43	\$87510.00
Demolition	1	\$32.00	\$3500.00	1	\$32.00	\$2000.00
Egress Window	4	\$226.61	\$20000.00	6	\$246.75	\$20800.00
Fence	5	\$160.00	\$30500.00	15	\$480.00	\$56400.00
Gas line	1	\$32.00	\$3000.00	1	\$32.00	\$5500.00
Res Addition	1	\$355.93	\$65000.00	4	\$2213.23	\$500000.00
Res Addition Wo	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Alteration	7	\$538.97	\$65770.00	9	\$919.18	\$122736.17
Res New Constr	4	\$5742.39	\$2020830.00	5	\$6585.06	\$2270713.00
Res Plumbing	9	\$799.00	\$150000.00	17	\$1644.00	\$314100.00
Res Pool	1	\$292.40	\$50000.00	1	\$540.64	\$115075.74
Signs	7	\$389.00	\$68400.00	4	\$408.00	\$71900.00
Sprinklers	14	\$336.00	\$60500.00	12	\$264.00	\$75689.00
Temporary Acces	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Tree Removal	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Wireless TeleCom	0	\$0.00	\$0.00	1	\$178.00	\$30000.00
Wireless Tower	0	\$0.00	\$0.00	0	\$0.00	\$0.00
YEAR TOTAL	75	\$24262.08	\$7375932.00	92	\$17909.75	\$4551017.91

Population: All Records
 Permit.DateIssued Between 10/1/2024 12:00:00 AM
 AND 10/31/2025 11:59:59 PM

8. Adjournment.