

## PLANNING COMMISSION

June 9, 2025

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on June 9, 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 May 29, 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.** Vice-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 Bob Elsasser and Melissa Goc were absent and excused. Member Colleen Bray was absent. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, Public Works Director Chuck Sliva, Chief Building and Code Official Andy Woehrer, Project Engineer Braden Labenz, Engineering Administrative Specialist Renee Whiting, and Senior Office Associate Vanessa Adame. Also present was Mayor James Bulkley.
2. **Minutes of May 12, 2025, meeting.** The minutes were approved as presented with a motion by Cutsor and a second by Mueller. Anderson, Cutsor, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent.
3. **Public hearing – Application from Rief Development, LLC and Highland Park Evangelical Church for preliminary plat of North Creek Subdivision (43<sup>rd</sup> Avenue south of 38<sup>th</sup> Street).** Bogus reported that the preliminary plat meets all requirements in accordance with the Columbus Land Development Ordinance. Andrew Toupin of Innate Concepts, behalf of applicant stated that the proposed development would consist of five buildings for a total of 110 units and agreements with adjacent landowners are in place. The public hearing closed with a motion by Pillen and a second by Mueller. Anderson, Cutsor, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent. A recommendation was made with a motion by Lopez and a second by Mueller for approval of the preliminary plat of North Creek Subdivision 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, Elsasser, and Goc were absent.
4. **Public hearing – Application from Rback Enterprises, LLC for final plat of Reeder 2nd Subdivision (4th Street and 7th Avenue).** Clark Grant, attorney on behalf of the applicant, was available to answer questions. The public hearing closed with a motion by Mueller and a second by Lopez. Anderson, Cutsor, Lange,

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Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent. A recommendation was made with a motion by Pillen and a second by Mueller for approval of the final plat of Reeder 2nd Subdivision 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, Elsasser, and Goc were absent.

**5. Building report for May 2025.** The building report was presented.

**6. Adjournment.** The meeting adjourned at 6:11 p.m.

OFFICE OF CITY ENGINEER

: Renee Whiting