

PLANNING COMMISSION
July 13, 2026

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on July 13, 2026, 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 July 1, 2026, 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 Goc announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Beth Augustine-Schulte, Robbin Cutsor, Melissa Goc, Tom Lange, Fernando Lopez Jr., Josh Mueller, and Tom Pillen. Member Colleen Bray was absent. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, City Clerk Shuraya Choat, Finance Director Chris Norquest, Chief Building and Code Official Andy Woehrer, Engineering Coordinator Renee Whiting, and Permit Technician Lindsay Smith. Also present was Mayor James Bulkley.
2. **Minutes of May 11, 2026, meeting.** The minutes were approved as presented with a motion by Cutsor and a second by Mueller. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent.
3. **Accept Deed of Dedication for Sock Pond Subdivision (eastern lots located on north side of 14th Street west of 48th Avenue).** A recommendation was made with a motion by Anderson and a second by Lopez to accept the Deed of Dedication for Sock Pond Subdivision. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent.
4. **Public hearing – Application from Clark J. Grant on behalf of CRH, Limited Company for preliminary plat of Halls Culligan Subdivision (southeast corner of East 23rd Street and East 12th Avenue).** Clark Grant stated that, with permission of the applicant and property owner, CRH, Limited Company he is representing Life is Golden, LLC, who is the purchaser of the proposed third lot to be created within this subdivision. The public hearing closed with a motion by Lopez and a second by Lange. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent. A recommendation was made with a motion by Lopez and a second by Mueller to approve the preliminary plat of Halls Culligan Subdivision as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent.

5. **Public hearing – Application from Clark J. Grant on behalf of CRH, Limited Company for final plat of Halls Culligan Subdivision (southeast corner of East 23rd Street and East 12th Avenue).** Grant stated that all information provided for the preliminary plat also applies to the final plat. The public hearing closed with a motion by Mueller and a second by Pillen. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent. A recommendation was made with a motion by Mueller and a second by Lange to approve the final plat of Halls Culligan Subdivision as it is consistent with the Preliminary Plat and is in accordance with the Columbus Land Development Ordinance. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
6. **2026-2027 Capital Improvement Plan.** Vasicek provided an overview of the annual Capital Improvement Plan, pointing out that general fund projects are supported by the one percent sales tax revenues approved by voters and includes both essential needs and discretionary projects intended to enhance the community. Discretionary projects, prioritized by the elected officials, are compiled into a master list which are then funded in order of priority until available funding is exhausted. Additional funding for general fund projects is provided through highway allocation funds and the Federal Funds Purchase Program, both administered by the State of Nebraska Department of Transportation, or from grants or financial contributions from partnering entities. Enterprise fund projects are financed through revenues generated by their respective utilities or divisions, which are self-supporting, so no tax dollars are used. A recommendation was made with a motion by Lopez and a second by Lange to approve the 2026-2027 Capital Improvement Plan. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
7. **By-Laws of the Columbus Planning Commission.** Choat, explained the addition of the Decorum and Debate section which will provide better alignment with City Council’s rules and clearer expectations for meeting conduct. A recommendation was made with a motion by Anderson and a second by Mueller to approve the By-Laws of the Columbus Planning Commission as presented. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
8. **Building report for June 2026.** Woehrer reviewed the report.
9. **Report of Nominating Committee.** Cutsor presented the report of the nominating committee recommending Robbin Cutsor as chair and Tom Lange as vice chair of the Planning Commission. A recommendation was made with a motion by Anderson and a second by Lopez to accept the slate of officers as presented. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
10. **Adjournment.** The meeting adjourned at 6:20 p.m.

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OFFICE OF CITY ENGINEER

: Renee Whiting