

PLANNING COMMISSION

April 13, 2026

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on April 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 April 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, Colleen Bray, Robbin Cutsor, Bob Elsasser, Melissa Goc, Tom Lange, Fernando Lopez Jr., Josh Mueller, and Tom Pillen. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, 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 March 9, 2026, meeting.** The minutes were approved as presented with a motion by Anderson and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay".
- 3. Public Hearing – Application from Williams Midwest Housemovers, on behalf of Jim Connot, for a permit to move a house from 1808 E 23rd Street, Columbus NE to land outside of city jurisdiction.** John Williams, Williams Midwest Housemovers, stated that the proposed transport route has been reviewed, all necessary permits have been obtained, and coordination has occurred with utilities that may be affected. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". A recommendation was made with a motion by Elsasser and a second by Lopez to approve the application from Williams Midwest Housemovers on behalf of Jim Connot, for a permit to move a house from 1808 E 23 Street also known as 1723 E 23 Street, Columbus, NE to land outside of city jurisdiction as the house has been inspected and is suitable for moving. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay".
- 4. Public hearing – Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for final plat of Dubas Addition (extensions and connection of Isaiah Drive and 44th Avenue).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that the proposed development consists of 19 residential lots that will connect Isaiah Drive to 44th Avenue, is consistent with the preliminary plat, and

that a rezoning application will be submitted for the next meeting. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". A recommendation was made with a motion by Mueller and a second by Bray to approve the final plat of Dubas Addition as it is consistent with the preliminary plat and in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay".

5. **Public hearing – Application from Clark Grant on behalf of Dr. Jeffrey Gotschall and Tammi Gotschall for final plat of J.C. and T.L. Gotschall 2nd Subdivision (west side of 26th Avenue and 33rd Street).** Clark Grant, attorney on behalf of the applicant, explained that the proposed development will consist of five townhomes and that the final plat is consistent with the preliminary plat. Daniel D. Tschantre, Jr., 2602 32 Street, expressed concerns regarding a potential increase in property taxes and traffic. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". A recommendation was made with a motion by Lopez and a second by Mueller to approve the final plat of J.C. and T.L. Gotschall 2nd Subdivision as it is consistent with the preliminary plat and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay".

6. **Public hearing – Application from Clark Grant on behalf of Dr. Jeffrey Gotschall and Tammi Gotschall to rezone property located in Lots 1, 2, 3, and 4, Block B, and Lots 1, 2, 3, 4, 5, 6, and 7, Block C J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska from "R-1" (Single-Family Residential) to "R-2" (Two-Family Residential) and to amend the Future Land Use Map of the Comprehensive Plan (west side of 26th Avenue and 33rd Street).** Clark Grant, attorney on behalf of the applicant, explained that the rezone from "R-1" to "R-2" will allow for the townhomes presented in prior agenda item. He noted that there are other developments in the area also zoned "R-2" and that the proposed townhomes are intended to be compatible with the surrounding properties. The public hearing closed with a motion by Lange and a second by Anderson. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". A recommendation was made with a motion by Elsasser and a second by Lange to approve the application of Jeffrey Gotschall and Tammi Gotschall and amend the Future Land Use Map as the proposed zoning is a good fit and in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay".

- 7. Public hearing - Application from Dale and Patricia Labenz to rezone property located in Lots 1, 2, 3, and 4 Lying South of the Union Pacific Right-of-Way and all of Lots 5, 6, 7, and 8, Block 73 and Lot 1, Block 74, Original City of Columbus, Platte County, Nebraska from “R-3” (Multiple-Family Residential) to “ML/C-1” (Light Industrial District) and to amend the Future Land Use Map of the Comprehensive Plan (northwest corner of 12th Street and 14th Avenue)** Braden Labenz, 1409 12 Street on behalf of the applicant, stated that Union Pacific property located to the north is also zoned “C-1” (Light Industrial District) and that the proposed development will include a mixture of climate-controlled and traditional storage units in a variety of sizes. Phase 1 will begin on the east side of the property and will consist of two buildings with a total of 60 units. The number of units in Phase 2 has not yet been determined; however, the completed development is planned to include a total of five buildings. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. A recommendation was made with a motion by Lopez and a second by Mueller to approve the application of Dale and Patricia Labenz and amend the Future Land Use Map as the proposed zoning is a good fit and in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”.
- 8. Building report for March 2026.** Woehrer reviewed the report.
- 9. Adjournment.** The meeting adjourned at 6:25 p.m.

OFFICE OF CITY ENGINEER

: Renee Whiting