

PLANNING COMMISSION
December 11, 2023

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on December 11, 2023, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14th Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on November 29, 2023, with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the planning commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and Roll Call:** Chair Pillen announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Colleen Bray, Bob Elsasser, Fernando Lopez, Jr., and Tom Pillen. Members Robbin Cutsor, Melissa Goc, Tom Lange, and Josh Mueller were absent and excused. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, Chief Building and Code Inspector Andy Woehrer, Assistant City Clerk Shuraya Frauendorfer, and Assistant City Clerk Kelli Keyes. Also present were Mayor James Bulkley and Council Member Charlie Bahr.
2. **Minutes of November 13, 2023, meeting:** The minutes were approved as presented with a motion by Bray and a second by Elsasser. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent.
3. **Public Hearing - Application of Zegar Investment Properties LLC for preliminary plat of Cuzzin's Corner 4th Addition (8th Street north of 10th Avenue). (Continued from November 13, 2023, meeting.):** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that this addition would create multi-family housing on five lots and would be an extension of 10th Avenue north of 8th Street and continue west to 12th Avenue north of Dollar General. It was noted that the applicant will be submitting an application to rezone the property from "R-R" (Rural Residential District) to "R-3" (Multi-Family Residential District) in the near future. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent. A recommendation was made with a motion by Anderson and a second by Bray to approve the preliminary plat of Cuzzin's Corner 4th Addition as it is amenable with adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent.
4. **Public hearing - Application of Meadow Ridge Properties LLC for preliminary plat of Meadow Ridge Eleventh Addition (49th Avenue and 42nd/43rd Street). (Continued from November 13, 2023, meeting.):** John Zwingman,

Advanced Consulting Engineering Services on behalf of the applicant, explained that this addition would consist of 26 residential lots located west of 48th Avenue, north of 42nd Street. No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Elsasser. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent. A recommendation was made with a motion by Lopez and a second by Anderson to approve the preliminary plat of Meadow Ridge Eleventh Addition as it is amenable with adjacent land use, consistent with the Meadow Ridge master plan, and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent.

5. **Public hearing - Application of C. Ronald and Charlotte K. Lambert to rezone property located south of 51st Street and 38th Avenue from "R-R" (Rural Residential) to "R-1" (Single-Family Residential) and to amend the Future Land Use Map of the Comprehensive Plan.** Jason Mielak, attorney on behalf of the applicant, was present to answer questions. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent. A recommendation was made with a motion by Elsasser and a second by Anderson to approve the rezoning application of C. Ronald and Charlotte K. Lambert and to amend the Future Land Use map accordingly as the proposed zoning is a good fit and is in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent.
6. **Public hearing - Application of Meadow Ridge Properties LLC to rezone property located on 49th Avenue at 42nd Street/ 43rd Street from "R-R" (Rural Residential) to "R-3" (Multi-Family Residential) and to amend the Future Land Use Map of the Comprehensive Plan.** Jason Mielak, attorney on behalf of the applicant, was present to answer questions. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent. A recommendation was made with a motion by Elsasser and a second by Lopez to approve the rezoning application of Meadow Ridge Properties LLC and to amend the Future Land Use map accordingly as the proposed zoning is a good fit and is in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Elsasser, Lopez, and Pillen voted "Aye" and none voted "Nay". Cutsor, Goc, Lange, and Mueller were absent.
7. **Building report for November 2023:** The building report was presented.
8. **Adjournment:** The meeting adjourned at 6:15 p.m.