



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: March 31st, 2025

TO: Tara Vasicek, City Administrator

FROM: Andy Woehrer, Chief Building & Code Official

RE: Rezone a tract of land described as follows: The South 591.30 feet of lots 1 and 3, Block B, except the North 167.50 feet thereof; all in Sand Subdivision, and further excepting: Lot 1 Sand Substation Subdivision of part of Lot 3 Block B Sand Subdivision, Platte County, Nebraska.

RECOMMENDATION:

I recommend approval of the proposed rezoning from B-2 General Commercial District to ML/C-1 Light Industrial District and to amend the Future Land Use Map accordingly.

DISCUSSION:

We have received a rezoning application for a tract of land described as follows: The South 591.30 feet of lots 1 and 3, Block B, except the North 167.50 feet thereof; all in Sand Subdivision, and further excepting: Lot 1 Sand Substation Subdivision of part of Lot 3 Block B Sand Subdivision, Platte County, Nebraska. The owner intends to develop the site for convenience storage. This rezoning is consistent with the CLDO and is suitable for the surrounding area.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request for rezoning.

SIGNATURE:

By: Andrew J. Woehrer

Approved By: [Signature]

NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, April 21, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone a tract of land located on the south 591.30 feet of Lots 1 and 3, Block B, except the North 167.50 feet thereof; all in Sand Subdivision, located in the Northeast Quarter (NE1/4) of Section 21, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska, and further excepting: Lot 1 Sand Substation Subdivision of part of Lot 3, Block B, Sand Subdivision, in the Northeast Quarter (NE1/4) of Section 21, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska (between E 11 Ave & E 12 Ave north of 19 St) from "B-2" (General Commercial District) to ML/C-1" (Light Industrial District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 04:10:25
Affidavit of Publication

REZONING APPLICATION

An application for a rezoning may be filed with the Community Development Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

PROPERTY OWNER NAME: Bruce W. and Connie J. Schneider, Trustees of Revocable Trusts
APPLICANT: Bruce W. and Connie J. Schneider, Trustees of Revocable Trusts
APPLICANT MAILING ADDRESS: 1967 E. Camino Real, Columbus, NE 68601
APPLICANT PHONE NUMBER: 402.910.2012
APPLICANT EMAIL ADDRESS: oktire1978@gmail.com
ATTORNEY/FIRM: Jason D. Mielak/Fehringer & Mielak, LLP
ATTORNEY PHONE NUMBER: 402.563.9617
ATTORNEY E-MAIL ADDRESS: jason.mielak@fmflaw.com
ADDRESS OF PROPERTY TO BE REZONED: No Street Address - Platte County, Nebraska
LEGAL DESCRIPTION OF PROPERTY:
See attached.

PRESENT ZONING CLASSIFICATION: B-2
REQUESTED ZONING CLASSIFICATION: ML/C-1

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

Development of real property for building of improvements permitted under ML/C-1 (Light Industrial District) zoning including storage units/convenience storage.

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

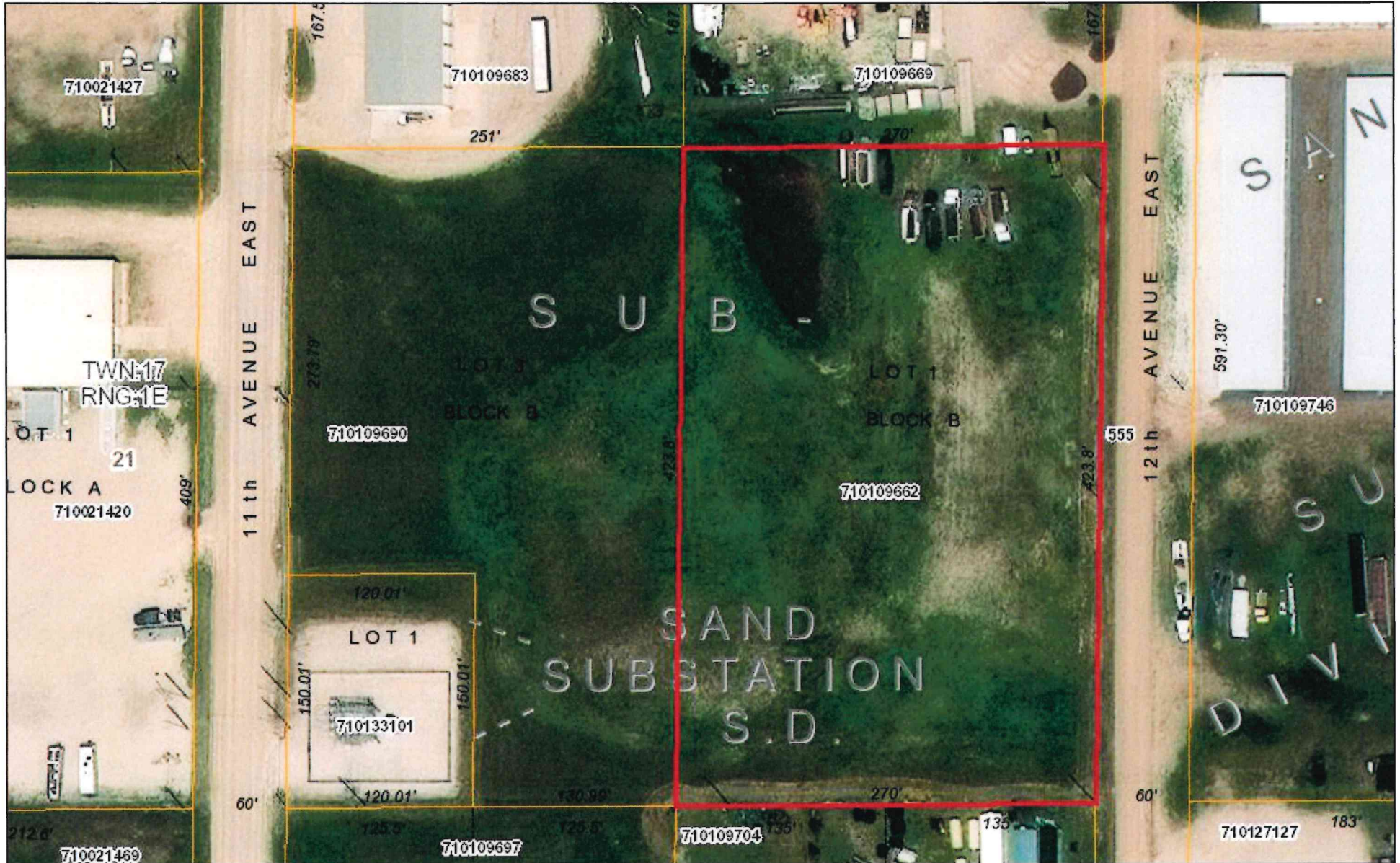
I hereby apply for a Rezoning Application and have paid the \$500 application fee.

DATED THIS 21st DAY OF March, 2025.



Owner or Owner's Representative
Jason D. Mielak, NSBA No. 21049

The South 591.30 feet of Lots 1 and 3, Block B, except the North 167.50 feet thereof; all in Sand Subdivision, located in the Northeast Quarter (NE1/4) of Section 21, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska, and further excepting: Lot 1 Sand Substation Subdivision of part of Lot 3, Block B, Sand Subdivision, in the Northeast Quarter (NE1/4) of Section 21, Township 17 North, Range 1 East of the 6th P.M., Platte County.



March 20, 2025
16:07 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Lot Lines
- Sections
- Parcels
- Townships

1:1,427

