

Planning Commission
Monday, May 9, 2022 7:00 PM
Council Chambers
1369 25 Avenue
Columbus, NE 68601

1. **Statement of Compliance with Open Meetings Act and roll call.**

Open Meetings Act

Neb. Rev. Stat. § 84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

Neb. Rev. Stat. § 84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

Neb. Rev. Stat. § 84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions; and

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Virtual conferencing means conducting or participating in a meeting electronically or telephonically with interaction among the participants subject to subsection (2) of section 84-1412.

Neb. Rev. Stat. § 84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such

individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

- (a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;
- (b) Discussion regarding deployment of security personnel or devices;
- (c) Investigative proceedings regarding allegations of criminal misconduct;
- (d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;
- (e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or
- (f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the

members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

Neb. Rev. Stat. § 84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; virtual meetings authorized; emergency meeting without notice; appearance before public body.

(1)(a) Each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (1)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(c) In addition to a method of notice required by subdivision (1)(b)(i) or (ii) of this section, such notice may also be provided by any other appropriate method designated by such public body or such advisory committee.

(d) Each public body shall record the methods and dates of such notice in its minutes.

(e) Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the

meeting. Except for items of an emergency nature, the agenda shall not be altered later than (i) twenty-four hours before the scheduled commencement of the meeting or (ii) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

(i) A state agency, state board, state commission, state council, or state committee, or an advisory committee of any such state entity;

(ii) An organization, including the governing body, created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act;

(iii) The governing body of a public power district having a chartered territory of more than one county in this state;

(iv) The governing body of a public power and irrigation district having a chartered territory of more than one county in this state;

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

(vii) An organization, including the governing body, of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act;

(viii) A community college board of governors;

(ix) The Nebraska Brand Committee;

(x) A local public health department;

(xi) A metropolitan utilities district;

(xii) A regional metropolitan transit authority;

(xiii) A natural resources district; and

(xiv) The Judicial Resources Commission.

(b) The requirements for holding a meeting by means of virtual conferencing are as follows:

(i) Reasonable advance publicized notice is given as provided in subsection (1) of this section, including providing access to a dial-in number or link to the virtual conference;

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as

would be provided if virtual conferencing was not used;

(iii) At least one copy of all documents being considered at the meeting is available at any physical site open to the public where individuals may attend the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act; and

(iv) Except as otherwise provided in this subdivision or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, the organization may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing. The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by virtual conferencing if the governing body's quarterly meetings are not held by virtual conferencing.

(3) Virtual conferencing, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness to appear before the public body by means of virtual conferencing.

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

(b) The public body shall provide access by providing a dial-in
Open Meetings Act

number or a link to the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act. Reasonable arrangements shall be made to accommodate the public's right to hear and speak at the meeting and record the meeting. Subsection (4) of this section shall be complied with in conducting such meetings.

(c) The nature of the emergency shall be stated in the minutes. Complete minutes of such meeting specifying the nature of the emergency and any formal action taken at the meeting shall be made available for inspection as provided in subsections (5) and (6) of section 84-1413.

Neb. Rev. Stat. § 84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, a camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings, including meetings held by virtual conferencing. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body shall require any member of the public desiring to address the body to identify himself or herself, including an address and the name of any organization represented by such person unless the address requirement is waived to protect the security of the individual.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making virtual conferencing available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act; and

(f) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) Each public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at a meeting.

(8) Public bodies shall make available at the meeting or the in-state location for virtual conferencing as required by subdivision (6)(c) of this section, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting, either in paper or electronic form. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

Neb. Rev. Stat. § 84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

(7) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available on such entity's public web site the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the web site at least twenty-four hours before the meeting of

the governing body. Minutes shall be placed on the web site at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public web site for at least six months.

Neb. Rev. Stat. § 84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Neb. Rev. Stat. § 84-1415. Open Meetings Act; requirements; waiver; validity of action.

No motion, resolution, rule, regulation, ordinance, or formal action made, adopted, passed, or taken at a meeting as defined in section 84-1409 of a public body as defined in such section shall be invalidated because such motion, resolution, rule, regulation, ordinance, or formal action was made, adopted, passed, or taken at a meeting or meetings on or after March 17, 2020, and on or before April 30, 2021, pursuant to a Governor's Executive Order which waived certain requirements of the Open Meetings Act.

2. **Minutes of April 11, 2022, meeting.**

PLANNING COMMISSION

April 11, 2022

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on April 11, 2022, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on March 30, 2022, 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:** Vice Chair Mueller announced that a copy of the Open Meetings Act is available at this meeting. Present were Members Steve Anderson, Colleen Bray, Bob Elsasser, Melissa Goc, Kim Hoefler, Josh Mueller, and Tom Pillen. Member Tom Lange was absent and excused. Member Fernando Lopez, Jr. was absent. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, Community Development Director Dan Curtis, Planning & Economic Development Coordinator Jean Van Iperen, and Assistant City Clerk Robin Efta. Also present was Mayor James Bulkley.
2. **Minutes of March 14, 2022, meeting:** The minutes were approved as presented with a motion by Bray and a second by Pillen. Anderson, Bray, Elsasser, Goc, Hoefler, Mueller, and Pillen voted "Aye" and none voted "Nay". Members Lange and Lopez were absent.

Lopez arrived at 7:01 p.m.
3. **Public hearing - Application of J.L.O. Properties, LLC to rezone a tract of land south of 32 Street extending 49 Avenue to the south from "B-2" (General Commercial District) to "R-2" (Two-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan accordingly:** John Obrist, 3460 48 Avenue, explained the plans to extend the road with a hammerhead turnaround for construction of duplexes. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent. A recommendation was made with a motion by Anderson and a second by Elsasser to approve the rezoning application of J.L.O. Properties, LLC and amend the Future Land Use Map accordingly as the plans are compatible with the area. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
4. **Public hearing - Application of Ferguson Properties, Inc. for final plat and development agreement of Centennial Park 8th Addition (west of 3 Avenue and 2 Street):** Lynn Birkel, Gilmore & Associates on behalf of the applicant, stated the final plat is consistent with the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Pillen. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent. A recommendation was made with a motion by Mueller and a second by Elsasser to approve the final plat and development agreement of Centennial Park 8th Addition as it is consistent with the preliminary plat. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.

- 4.A. Public hearing - Determine whether Centennial Park 8th Addition should be included within corporate city limits:** No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent. A recommendation was made with a motion by Mueller and a second by Goc that Centennial Park 8th Addition be included within the corporate city limits. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
- 5. Public hearing - Application of Ferguson Properties, Inc. for final plat and development agreement of Park Place 10th Addition (33 Street and east of 48 Avenue):** Lynn Birkel, Gilmore & Associates on behalf of the applicant, stated the final plat is consistent with the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Pillen. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent. A recommendation was made with a motion by Anderson and a second by Mueller to approve the final plat and development agreement of Park Place 10th Addition as it is consistent with the preliminary plat. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
- 5.A. Public hearing - Determine whether Park Place 10th Addition should be included within corporate city limits:** No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent. A recommendation was made with a motion by Elsasser and a second by Goc that Park Place 10th Addition be included within the corporate city limits. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
- 6. Public hearing - Redevelopment Plan for B & R Stores Redevelopment Project (Redevelopment Area 1) located northwest of the intersection of 23 Street and 33 Avenue:** Vasicek explained the redevelopment plan on the proposed redevelopment project for Super Saver grocery store including construction of the new store, gas station, affordable housing units, and relocation of the affected residents. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Goc. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent. A recommendation was made with a motion by Mueller and a second by Elsasser to approve the redevelopment plan for B & R Stores based upon the foregoing and substantial evidence presented. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
- 7. Building report for March 2022:** The building report was approved as presented with a motion by Anderson and a second by Elsasser. Anderson, Bray, Elsasser, Goc, Hoefler, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
- 8. Adjournment:** The meeting adjourned at 7:27 p.m.

OFFICE OF THE CITY CLERK
: Robin Efta

- 3. Public hearing - Application of Joseph Frei for preliminary plat of Rumely Tracks Subdivision (413 Apache Street and 416 Comanche Street).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, May 9, 2022, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of Rumely Tracks Subdivision, Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision, all being a part of the NE 1/4, Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska (413 Apache Street and 416 Comanche Street) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 04:28:22
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 5, 2022
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Rumely Tracks Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Rumely Tracks Subdivision as it is amenable with the adjacent land use, and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The subdivision is combining two residential lots in the Indian Hills 3rd and 4th Subdivision. The owner has indicated he wishes to construct a garage on the south lot.

The properties are within the extraterritorial jurisdiction and will not be brought into the city as part of this subdivision.

FISCAL IMPACT:


None.

ALTERNATIVE:

Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: 

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**
(CIRCLE ONE)

DATE: 3/11/2022

NAME OF SUBDIVISION: Rumely Tracks Subdivision

NAME OF PROPERTY OWNER: Joseph Frei

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Joseph Frei

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 413 Apache St.

PHONE NUMBER: 402.910.1842

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: beehive@megavision.com

NUMBER OF LOTS IN SUBDIVISION: 2

ADDRESS OF SUBDIVISION: 413 apache st. / 416 Comanche St.

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative
Teresa Tremel

Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

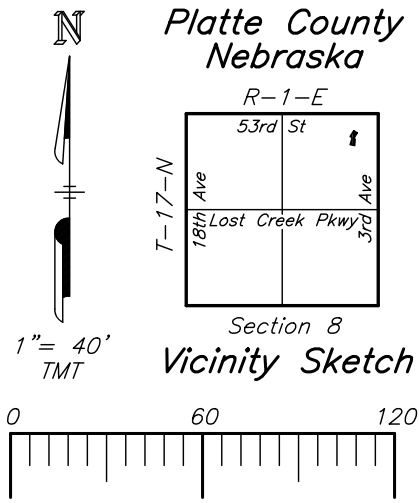
City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

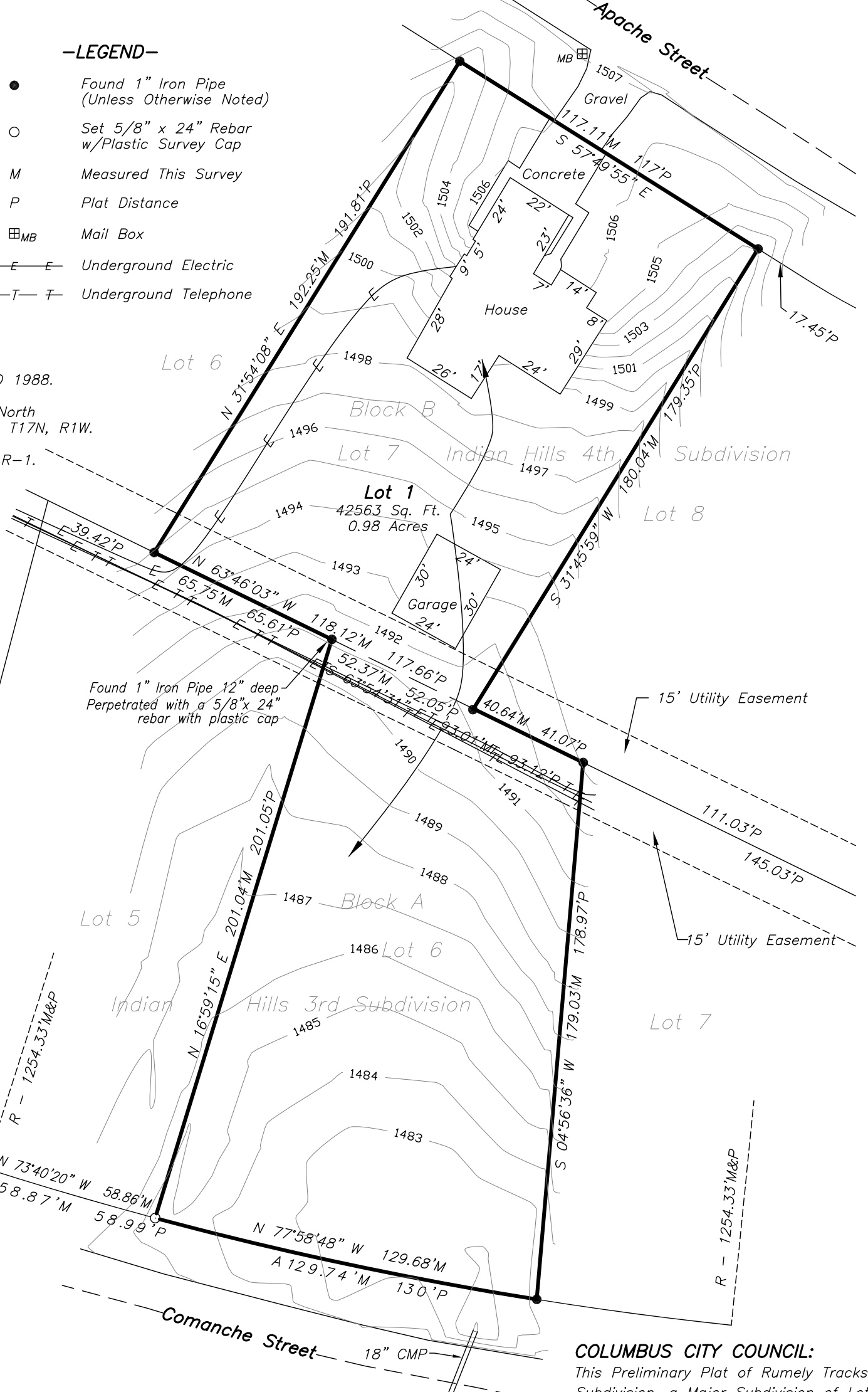
PRELIMINARY PLAT RUMELY TRACKS SUBDIVISION

A MAJOR SUBDIVISION OF LOT 6, BLOCK A, INDIAN HILLS 3RD SUBDIVISION & LOT 7, BLOCK B, INDIAN HILLS 4TH SUBDIVISION ALL BEING PART OF THE NE1/4, SECTION 8, T17N, R1E, PLATTE COUNTY, NEBRASKA



-LEGEND-

- Found 1" Iron Pipe (Unless Otherwise Noted)
- Set 5/8" x 24" Rebar w/Plastic Survey Cap
- M Measured This Survey
- P Plat Distance
- MB Mail Box
- E—E—E— Underground Electric
- T—T—T— Underground Telephone



Notes:

- 1) All elevations are referenced to NAVD 1988.
- 2) All bearings are referenced to True North observed at the NE Corner, Sec. 36, T17N, R1W.
- 3) Present and the proposed zoning is R-1.
- 4) This property is shown on FIRM Map, No. 31141C0330E; Effective Date: April 19, 2010 Located in Zone X Community: City of Columbus Number: 315272

Owner:

Joseph Frei
413 Apache Street
Columbus, NE 68601
Phone: 402.910.1842

Surveyor:

Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive
Columbus, NE 68601
Phone: 402.276.3690

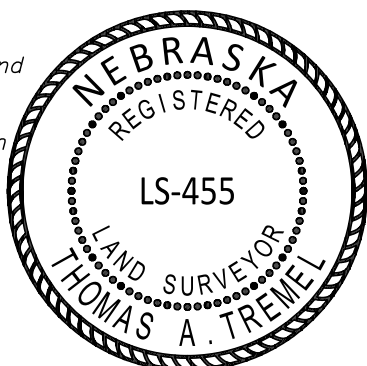
Description:

Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision all being a part of the NE1/4, Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska

Surveyor's Statement:

I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
Thomas A. Tremel, L.S. #455
April 12, 2022



COLUMBUS PLANNING COMMISSION:

This Preliminary Plat of Rumely Tracks Subdivision, a Major Subdivision of Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision all being part of the NE1/4 of Section 8, T17N, R1E, Platte County, Nebraska, was approved by the Planning Commission on _____ Day of _____, 2022.

Chairman

COLUMBUS CITY COUNCIL:

This Preliminary Plat of Rumely Tracks Subdivision, a Major Subdivision of Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision all being part of the NE1/4 of Section 8, T17N, R1E, Platte County, Nebraska, was approved by the City Council on _____ Day of _____, 2022.

Mayor

City Clerk

Utilities:

Call 800.642.8434 for the actual location of the utilities before digging.
No Privated Utilities were located unless otherwise shown.
Cable TV - Eagle Communications (As Shown)
Telephone - Frontier Communications (As Shown)
Electric - Cornhusker Public Power District (As Shown)
Electric - Loup River Public Power District (Clear/No Conflict)

PRELIMINARY PLAT RUMELY TRACKS SUBDIVISION NE1/4, SEC. 8, T17N, R1E			
TMT DRAWN	TMT SURVEYED	03/09/2022 DATE	
No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4589 - Fax (402) 563-3922			

4. **Public hearing - Application of Joseph Frei for final plat of Rumely Tracks Subdivision (413 Apache Street and 416 Comanche Street).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, May 9, 2022, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the final plat and development agreement of Rumely Tracks Subdivision, Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision, all being a part of the NE 1/4, Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska (413 Apache Street and 416 Comanche Street) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 04:28:22
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 5, 2022
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Rumely Tracks Subdivision - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Rumely Tracks Subdivision as it is consistent with the Preliminary Plat.

DISCUSSION:

The subdivision is combining two residential lots in the Indian Hills 3rd and 4th Subdivision. The owner has indicated he wishes to construct a garage on the south lot.

The properties are within the extraterritorial jurisdiction and will not be brought into the city as part of this subdivision.

FISCAL IMPACT:


None.

ALTERNATIVE:

Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: 

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**

(CIRCLE ONE)

DATE: 3/11/2022

NAME OF SUBDIVISION: Rumely Tracks Subdivision

NAME OF PROPERTY OWNER: Joseph Frei

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Joseph Frei

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 413 Apache St.

PHONE NUMBER: 402.910.1842

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: beehive@megavision.com

NUMBER OF LOTS IN SUBDIVISION: 2

ADDRESS OF SUBDIVISION: 413 apache st. / 414 Comanche St.

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative

Teresa Tremel

Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

FINAL PLAT RUMELY TRACKS SUBDIVISION

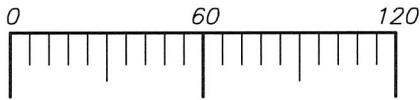
A MAJOR SUBDIVISION OF LOT 6, BLOCK A, INDIAN HILLS 3RD SUBDIVISION
& LOT 7, BLOCK B, INDIAN HILLS 4TH SUBDIVISION ALL BEING PART OF
THE NE1/4, SECTION 8, T17N, R1E, PLATTE COUNTY, NEBRASKA

N

-Legend-

- Found 1" Iron Pipe (Unless Otherwise Noted)
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- x Computed Location
- M Measured this Survey
- P Plat Measurement

1" = 60' TMT



Note: All bearings are referenced to True North observed at the NE Corner, Sec. 36, T17N, R1W.

Owner:

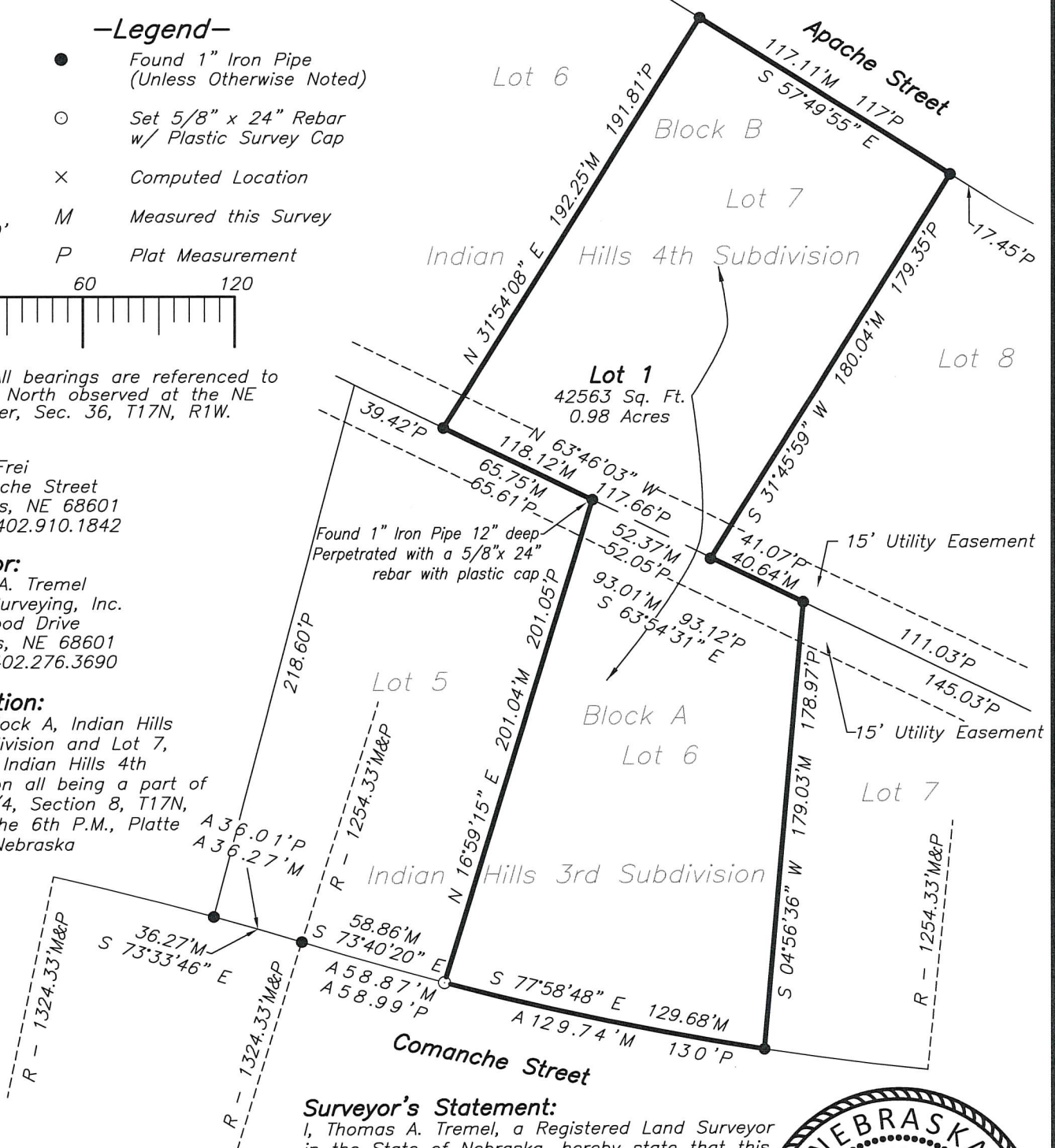
Joseph Frei
413 Apache Street
Columbus, NE 68601
Phone: 402.910.1842

Surveyor:

Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive
Columbus, NE 68601
Phone: 402.276.3690

Description:

Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision all being a part of the NE1/4, Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska



Surveyor's Statement:

I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this subdivision was surveyed under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
Thomas A. Tremel, L.S. #455
April 12, 2022



School Board:

This Final Plat of Rumely Tracks Subdivision, a major subdivision of Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision all being part of the NE1/4, Section 8, T17N, R1E, Platte County, Nebraska was approved by Columbus School District

on _____ Day of _____, 2022.

Secretary

President

Planning Commission:

This Final Plat of Rumely Tracks Subdivision, a major subdivision of Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision all being part of the NE1/4, Section 8, T17N, R1E, Platte County, Nebraska was approved by the Planning Commission

on _____ Day of _____, 2022.

Chairman

City Council:

This Final Plat of Rumely Tracks Subdivision, a major subdivision of Lot 6, Block A, Indian Hills 3rd Subdivision and Lot 7, Block B, Indian Hills 4th Subdivision all being part of the NE1/4, Section 8, T17N, R1E, Platte County, Nebraska was approved by

Resolution _____ by the City Council

on _____ Day of _____, 2022.

Mayor

City Clerk

FINAL PLAT RUMELY TRACKS SUBD.
NE1/4, SECTION 8, T17N, R1E
PLATTE COUNTY, NEBRASKA

TMT DRAWN	TMT SURVEYED	03/09/2022 DATE
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No. 1 Driftwood Drive - Columbus, NE 68601
Phone (402) 563-4569 - Fax (402) 563-3922

5. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Office Park Addition (48 Avenue and 43 Street).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, May 9, 2022, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of Meadow Ridge Office Park Addition, a tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°13'02" E on the East line of said Southeast 1/4, 826.03 feet to the Point of Beginning; thence S 88°05'45" W, 390.00 feet; thence S 02°13'45" E, 437.23 feet; thence N 88°18'38" E on the South line of Lot 1, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reiche Addition to the City of Columbus, Platte County, Nebraska, 180.64 feet; thence N 64°48'28" E on said South line, 18.82 feet; thence S 89°10'30" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence N 02°14'43" W on said West Right-of-Way line, 121.98 feet to the Northeast corner of said Lot 1; thence N 87°46'58" E and perpendicular to the East line of said Southeast 1/4, 49.93 feet to a point on said East line; thence N 02°13'02" W on said East line, 314.98 feet to the Point of Beginning, containing 3.76 acres, more or less (48 Avenue and 43 Street) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 04:28:22
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 5, 2022
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge Office Park Addition – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Meadow Ridge Office Park Addition as it is amenable with the adjacent land use, and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The addition consists of 4 commercial lots, paving and utility extensions, and stormwater treatment.

The property is part in and part out of the corporate limits, but the remaining area will be voluntary annexed as part of the major platting process.

FISCAL IMPACT:

Minor costs for street and utility maintenance.

ALTERNATIVE:

Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: April 18, 2022

NAME OF SUBDIVISION: Meadow Ridge Office Park Addition

NAME OF PROPERTY OWNER: Meadow Ridge Properties, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Charles Seedschlag

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 2770 54th Ave, Columbus, NE 68601

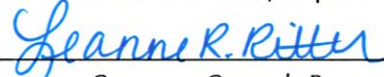
PHONE NUMBER: 402-562-1102

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: charles@walkerfoundations.com


NUMBER OF LOTS IN SUBDIVISION: 4

ADDRESS OF SUBDIVISION: Part of the NE 1/4 of the SE 1/4 of S11, T17N, R1W

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative



Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney

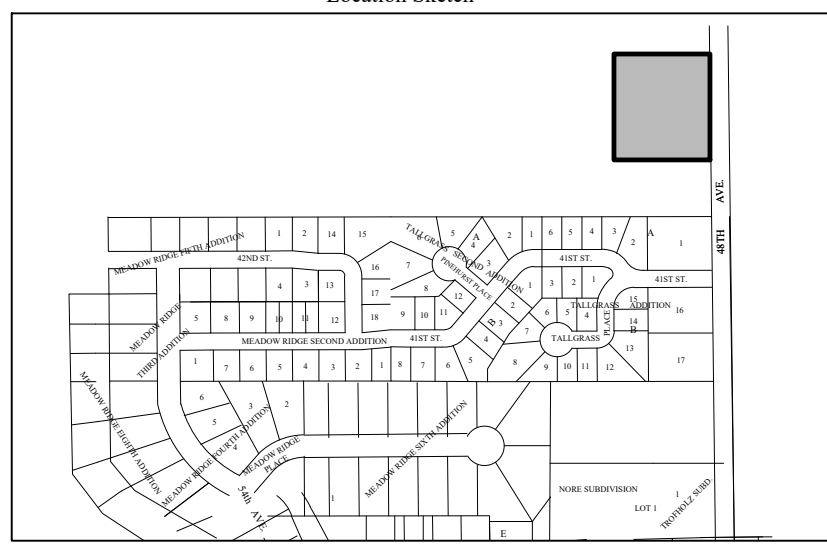
Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

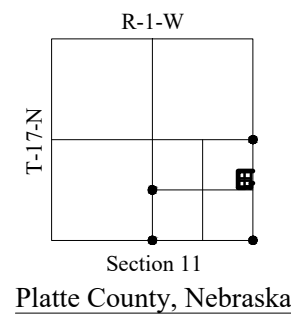
MEADOW RIDGE OFFICE PARK ADDITION

A Subdivision of Lot 1, Block A, Harry Potter Subdivision to the City of Columbus and Part of the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.

Location Sketch

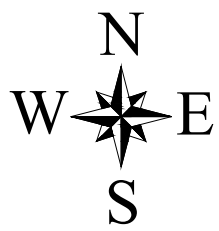


Situation Sketch



City of Columbus, Platte County, Nebraska

A) Northeast Corner, Southeast 1/4, Section 11, T17N, R1W



DEVELOPER: Meadow Ridge Properties, LLC 4811 37th Street Columbus, NE 68601

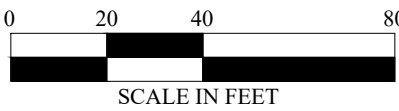
ENGINEER: John A. Zwingman, PE Advanced Consulting Engineering Services, Inc. 133 W. Washington Street West Point, NE 68788 Phone: 402-372-1923

SURVEYOR: Terry L. Schulz, LS Advanced Consulting Engineering Services, Inc. 133 W. Washington Street West Point, NE 68788 Phone: 402-372-1923

Zoning Existing Zone: RR - Rural Residential Proposed Zone: B2 - General Commercial

- Zone B2
• 10' Front Setback
• 10' Street Side Setback
• 0' Side Setback
• 20' Rear Setback

Drawn By: LRR Date: February 18, 2022 Scale: 1"=40' Project Number: S-071-141



- Section Corner Found
Property Corner Found
Property Corner Set (5/8" x 24" I.B. w/Cap)
Calculated Point
Measured Distance
Recorded Distance (TAT) Thomas A. Tremel, LS#455, dated June 16, 2021, September 16, 2021, October 26, 2021.
Calculated Distance

1-1/4" Iron Pipe Northwest Corner, South 15 Acres, Northwest 1/4, Southeast 1/4, Section 11, T17N, R1W

FIELD NOTES

- A) Northeast Corner, Southeast 1/4, Section 11, T17N, R1W: Found Mag-Nail with Washer #455. 58.58' NNW to Southwest Corner of Bridge Deck. 58.15' NNE to Southeast Corner of Bridge Deck. 68.47' NE to Chiseled "X" in Head Wall. 44.36' SE to "X" Nails in Power Pole. 107.99' South to Centerline Joint of Lost Creek Parkway.
B) Northwest Corner, South 1/2, Southeast 1/4, Section 11, T17N, R1W: Found 5/8" Rebar with Plastic Cap as recorded by Thomas A. Tremel, LS #455, October 26, 2021. 3.00' West to Nail & Disc in Fence Post. 9.45' North to Nail & Disc in Fence Post. On range of fence, West. 2.5' West to range of Fence, North.
C) Southwest Corner, Southeast 1/4, Section 11, T17N, R1W: Found 5/8" Rebar with Aluminum Cap as recorded by Thomas A. Tremel, LS #455, October 26, 2021. 5.63' West to nail in Top of Fence Post. 5.4' West to a Carsonite Post. 48.05' SSW to "X" Nails in Fence Post. 30.19' North to 5/8" Iron Rod with Aluminum Cap. 48.06' South to 5/8" Iron Rod with Aluminum Cap. 5.2' West to Range of Fence, North-South.
D) Southeast Corner, Section 11, T17N, R1W: Found 1" Survey Marker on Southeast side of Monument Well. 37.17' NW to Gate Valve. 76.35' NE to "X" Nails in Power Pole. 80.65' ESE to "X" Nails in Power Pole. 49.93' SE to "X" Nails in Power Pole. 40.53' SW to Nail and Square Disc in Power Pole.

LEGAL DESCRIPTION

Lot 1, Block A, Harry Potter Subdivision to the City of Columbus and a tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°13'02" E on the East line of said Southeast 1/4, 826.03 feet to the Point of Beginning; thence S 88°05'45" W, 390.00 feet; thence S 02°13'45" E, 437.23 feet; thence N 88°18'38" E on the South line of Lot 1, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reiche Addition to the City of Columbus, Platte County, Nebraska, 180.64 feet; thence N 64°48'28" E on said South line, 18.82 feet; thence S 89°10'30" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence N 02°14'43" W on said West Right-of-Way line, 121.98 feet to the Northeast corner of said Lot 1; thence N 87°46'58" E and perpendicular to the East line of said Southeast 1/4, 49.93 feet to a point on said East line; thence N 02°13'02" W on said East line, 314.98 feet to the Point of Beginning, containing 3.76 acres, more or less.

SURVEYOR'S CERTIFICATE

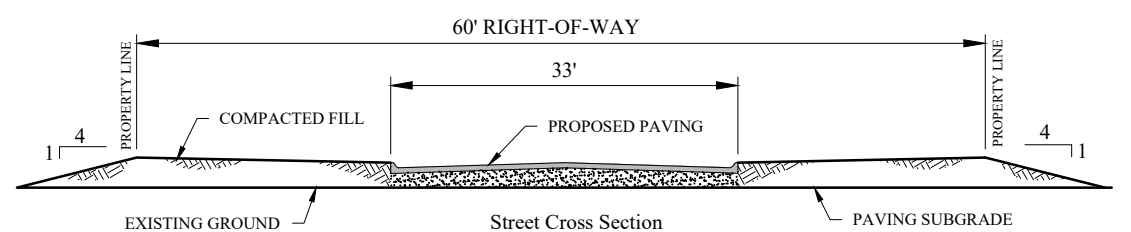
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on February 18, 2022; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, LS #550 Date

COLUMBUS, NEBRASKA PLANNING COMMISSION This Preliminary Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this day of , 2022.

COLUMBUS, NEBRASKA CITY COUNCIL This Preliminary Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska approved by the City Council on this day of , 2022.

Mayor City Clerk



6. **Public hearing - Application of Meadow Ridge Properties, LLC for final plat and development agreement of Meadow Ridge Office Park Addition (48 Avenue and 43 Street).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, May 9, 2022, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the final plat and development agreement of Meadow Ridge Office Park Addition, a tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°13'02" E on the East line of said Southeast 1/4, 826.03 feet to the Point of Beginning; thence S 88°05'45" W, 390.00 feet; thence S 02°13'45" E, 437.23 feet; thence N 88°18'38" E on the South line of Lot 1, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reiche Addition to the City of Columbus, Platte County, Nebraska, 180.64 feet; thence N 64°48'28" E on said South line, 18.82 feet; thence S 89°10'30" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence N 02°14'43" W on said West Right-of-Way line, 121.98 feet to the Northeast corner of said Lot 1; thence N 87°46'58" E and perpendicular to the East line of said Southeast 1/4, 49.93 feet to a point on said East line; thence N 02°13'02" W on said East line, 314.98 feet to the Point of Beginning, containing 3.76 acres, more or less (48 Avenue and 43 Street) and at said time and place you may appear and be heard.

In addition, you are hereby notified that at the same time and place, the Planning Commission will hold a separate public hearing as to whether said Addition as above described should be included within the corporate limits of the City of Columbus and become a part of said municipality for all purposes whatsoever, and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 04:28:22
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 5, 2022
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge Office Park Addition - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Meadow Ridge Office Park Addition as it is consistent with the Preliminary Plat.

DISCUSSION:

The addition consists of 4 commercial lots, paving and utility extensions, and stormwater treatment.

The property is part in and part out of the corporate limits, but the remaining area will be voluntary annexed as part of the major platting process.

FISCAL IMPACT:

Minor costs for street and utility maintenance.

ALTERNATIVE:

Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: 

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT **FINAL****

(CIRCLE ONE)

DATE: April 18, 2022

NAME OF SUBDIVISION: Meadow Ridge Office Park Addition

NAME OF PROPERTY OWNER: Meadow Ridge Properties, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Charles Seedschlag

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 2770 54th Ave, Columbus, NE 68601

PHONE NUMBER: 402-562-1102

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: charles@walkerfoundations.com

NUMBER OF LOTS IN SUBDIVISION: 4

ADDRESS OF SUBDIVISION: Part of the NE 1/4 of the SE 1/4 of Section 11, T17N, R1W

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne R. Ritter

Owner or Owner's Representative

Thomas Fehring

Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

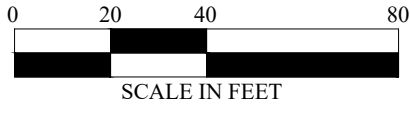
Gene G. Schumacher – gschum@1492law.com

MEADOW RIDGE OFFICE PARK ADDITION

A Subdivision of Lot 1, Block A, Harry Potter Subdivision to the City of Columbus and Part of the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.



Drawn By: LRR
Date: February 18, 2022
Scale: 1"=40'
Project Number: S-071-141



FIELD NOTES

- A) Northeast Corner, Southeast 1/4, Section 11, T17N, R1W: Found Mag-Nail with Washer #455. 58.58' NNW to Southwest Corner of Bridge Deck. 58.15' NNE to Southeast Corner of Bridge Deck. 68.47' NE to Chiseled "X" in Head Wall. 44.36' SE to "X" Nails in Power Pole. 107.99' South to Centerline Joint of Lost Creek Parkway.
B) Northwest Corner, South 1/2, Southeast 1/4, Section 11, T17N, R1W: Found 5/8" Rebar with Plastic Cap as recorded by Thomas A. Tremel, LS #455, October 26, 2021. 3.00' West to Nail & Disc in Fence Post. 9.45' North to Nail & Disc in Fence Post. On range of fence, West. 2.5' West to range of Fence, North.
C) Southwest Corner, Southeast 1/4, Section 11, T17N, R1W: Found 5/8" Rebar with Aluminum Cap as recorded by Thomas A. Tremel, LS #455, October 26, 2021. 5.63' West to nail in Top of Fence Post. 5.4' West to a Carsonite Post. 48.05' SSW to "X" Nails in Fence Post. 30.19' North to 5/8" Iron Rod with Aluminum Cap. 48.06' South to 5/8" Iron Rod with Aluminum Cap. 5.2' West to Range of Fence, North-South.
D) Southeast Corner, Section 11, T17N, R1W: Found 1" Survey Marker on Southeast side of Monument Well. 37.17' NW to Gate Valve. 76.35' NE to "X" Nails in Power Pole. 80.65' ESE to "X" Nails in Power Pole. 49.93' SE to "X" Nails in Power Pole. 40.53' SW to Nail and Square Disc in Power Pole.

LEGAL DESCRIPTION

Lot 1, Block A, Harry Potter Subdivision to the City of Columbus and a tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°13'02" E on the East line of said Southeast 1/4, 826.03 feet to the Point of Beginning; thence S 88°05'45" W, 390.00 feet; thence S 02°13'45" E, 437.23 feet; thence N 88°18'38" E on the South line of Lot 1, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reiche Addition to the City of Columbus, Platte County, Nebraska, 180.64 feet; thence N 64°48'28" E on said South line, 18.82 feet; thence S 89°10'30" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence N 02°14'43" W on said West Right-of-Way line, 121.98 feet to the Northeast corner of said Lot 1; thence N 87°46'58" E and perpendicular to the East line of said Southeast 1/4, 49.93 feet to a point on said East line; thence N 02°13'02" W on said East line, 314.98 feet to the Point of Beginning, containing 3.76 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on February 18, 2022; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550 Date



DEDICATION

We, Meadow Ridge Properties, LLC, owners of the described property, MEADOW RIDGE OFFICE PARK ADDITION, hereby dedicate the streets, avenues, roads, and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as MEADOW RIDGE OFFICE PARK ADDITION of part of the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.

Meadow Ridge Properties, LLC

STATE OF NEBRASKA ss COUNTY OF PLATTE)

On this ___ day of ___, 2022, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared ___, member of Meadow Ridge Properties, LLC, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: ___ Notary Public

COLUMBUS, NEBRASKA, SCHOOL BOARD This Final Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska, is approved by the Columbus Public Schools on this ___ day of ___, 2022.

School Superintendent

COLUMBUS, NEBRASKA, PLANNING COMMISSION This Final Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska, is approved by the Planning Commission this ___ day of ___, 2022.

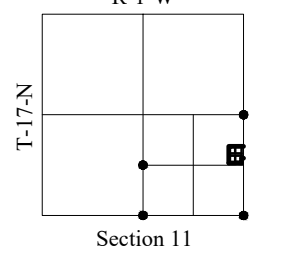
Chairman

COLUMBUS, NEBRASKA, CITY COUNCIL This Final Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska, is approved by Resolution ___ by the City Council this ___ day of ___, 2022.

Mayor

City Clerk

Situation Sketch



Section 11, Platte County, Nebraska

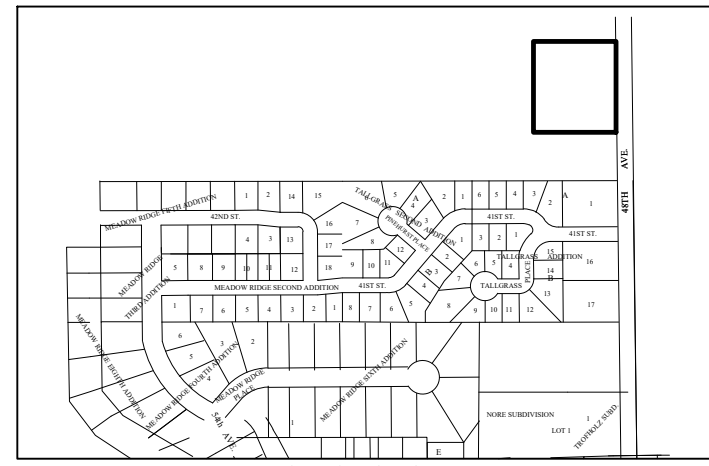
- Zone B2
• 10' Front Setback
• 10' Street Side Setback
• 0' Side Setback
• 20' Rear Setback

DEVELOPER: Meadow Ridge Properties, LLC 4811 37th Street Columbus, NE 68601

ENGINEER: John A. Zwingman, PE Advanced Consulting Engineering Services, Inc. 133 W. Washington Street West Point, NE 68788 Phone: 402-372-1923

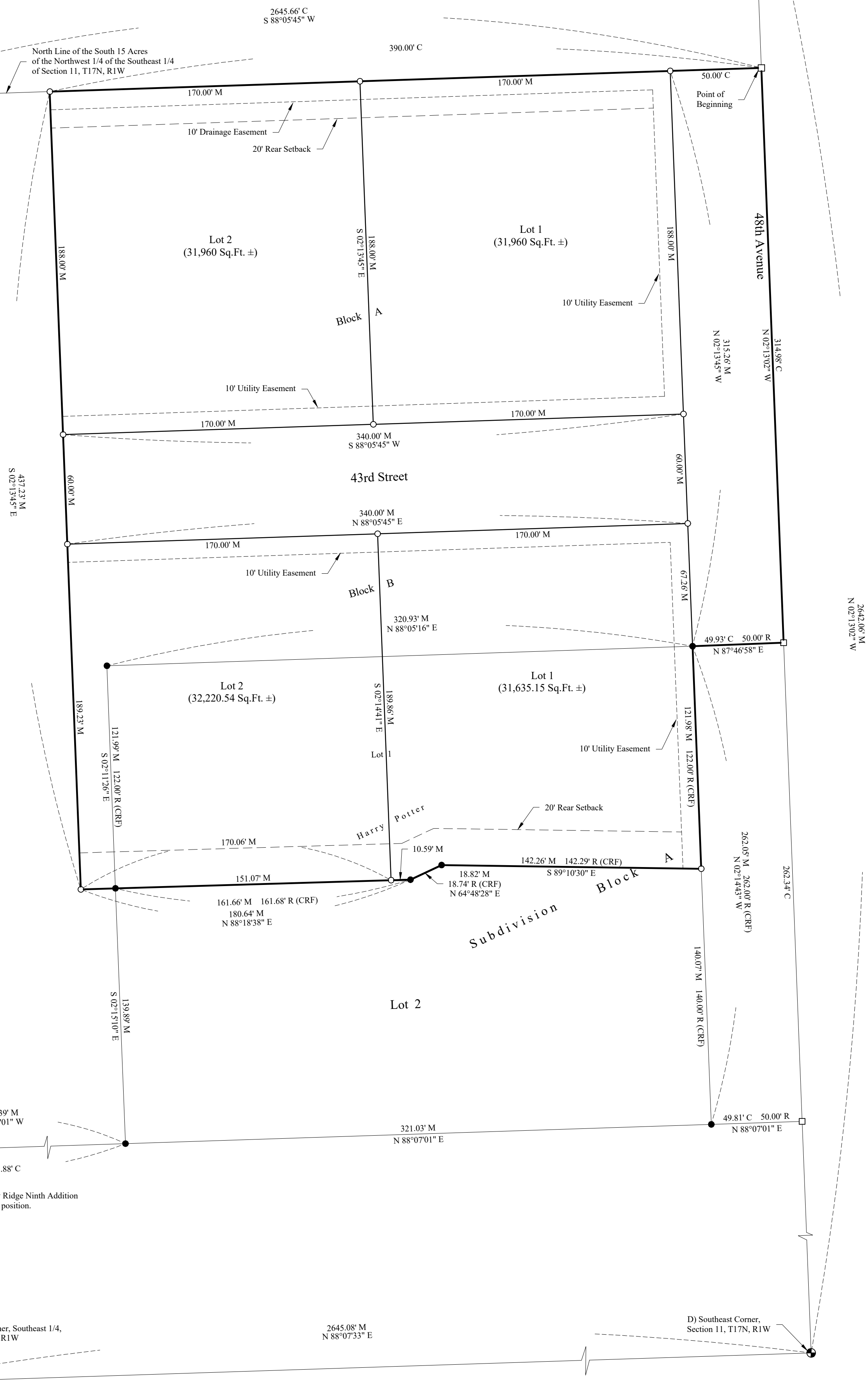
SURVEYOR: Terry L. Schulz, LS Advanced Consulting Engineering Services, Inc. 133 W. Washington Street West Point, NE 68788 Phone: 402-372-1923

Location Sketch



A) Northeast Corner, Southeast 1/4, Section 11, T17N, R1W

Point of Commencement



RETURN TO: Thomas M. Fehring, Fehring & Mielak, LLP, PO Box 400, Columbus, NE 68602-0400

SUBDIVISION DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on _____, 2022, by and between **MEADOW RIDGE PROPERTIES, LLC**, a Nebraska Limited Liability Company, (hereinafter referred to as "Subdivider") and the **CITY OF COLUMBUS**, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

WITNESSETH:

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as **Exhibit "A"**, commonly known as Meadow Ridge Office Park Addition, to the City of Columbus, Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and

WHEREAS, the City requires public improvements in the Area to be Developed; and

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers, water, and storm sewers to be constructed within the Area to be Developed, to the sanitary sewer, water, and storm sewer systems of the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs, financing costs and miscellaneous costs.

"Property benefited" shall mean property within the Area to be Developed (**Exhibit "A"**), which will comprise 3.76 acres of property.

"Street intersections" shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof.

SECTION I

Subdivider and City covenant the following public improvements shall be installed and provided by Subdivider as set forth herein, at Subdivider's expense, subject to the exceptions and clarifications detailed herein:

A. The Subdivider shall install water, sanitary and storm sewer systems and street improvements, including sidewalks and trails in accordance with City standards. The Subdivider shall be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal streets, dedicated per plat (**Exhibit "A"**), all of said paving to be thirty-three (33) feet in width and six (6) inches thick, and shall be constructed according to City standards. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of thirty-three (33) feet in width and six (6) inches in thickness. In such case, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes and related appurtenances shall be constructed according to City standards within dedicated right-of-way and easements, per plat (**Exhibit "A"**), the same to be located on sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than eight (8) inches. In such case, the cost over 8-inches shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to City standards within dedicated right-of-way and easements, per plat (**Exhibit "A"**) to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer improvements shall be paid by the Subdivider, with exception of storm sewer mains located in a dedicated right-of-way or easement area that are greater than 12-inches. In such case, the cost over 12-inches shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to City standards within dedicated right-of-way and easements per plat (**Exhibit "A"**) on water plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider will be responsible for the design, financing and construction of said water distribution improvements. The entire cost of the water distribution improvements shall be paid by the Subdivider, with exception of water mains located in a dedicated right-of-way or easement area that are greater than six (6) inches. In such case, the cost over 6-inches shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way or easement areas dedicated per plat (**Exhibit "A"**), which Subdivider shall arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Subdivider.

G. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required, the costs shall be borne by the Subdivider.

H. Subdivider will arrange for street lighting for public streets dedicated per plat (**Exhibit "A"**) to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider shall install the concrete sidewalk four-feet wide and four-inches thick in accordance with the American's with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Subdivider fails to do so, the lot owner along with the Subdivider shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction.

J. Grading for the Area to be Developed shall be completed by the Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by Advanced Consulting Engineering Services and submitted with the Final Plat. Post construction storm water management systems shall be installed and maintained and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at Subdivider's expense. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The Subdivider shall provide a copy of the NOI and SWPPP name and contact information of the certified person / firm providing the inspections to the City as part of the City's Municipal Storm Sewer Separation System requirements. If less than one acre is disturbed, the Subdivider shall complete a small lot NOI SWPPP.

SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on plans submitted by the Subdivider's engineer and approved by the City.

B. Without prior written approval by the City, the Subdivider shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, in the extent possible.

SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance

6.A. Public hearing - Determine whether the portion of Meadow Ridge Office Park Addition not within corporate city limits should be included.

7. **Public hearing - Application of Meadow Ridge Properties, LLC to rezone property located at 48 Avenue and 43 Street from "RR" (Rural Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan.**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, May 9, 2022, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone a tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°13'02" E on the East line of said Southeast 1/4, 826.03 feet to the Point of Beginning; thence S 88°05'45" W, 390.00 feet; thence S 02°13'45" E, 437.23 feet; thence N 88°18'38" E on the South line of Lot 1, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reiche Addition to the City of Columbus, Platte County, Nebraska, 180.64 feet; thence N 64°48'28" E on said South line, 18.82 feet; thence S 89°10'30" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence N 02°14'43" W on said West Right-of-Way line, 121.98 feet to the Northeast corner of said Lot 1; thence N 87°46'58" E and perpendicular to the East line of said Southeast 1/4, 49.93 feet to a point on said East line; thence N 02°13'02" W on said East line, 314.98 feet to the Point of Beginning, containing 3.76 acres, more or less (48 Avenue and 43 Street) from "RR" (Rural Residential District) to "B-2" (General Commercial District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

City of Columbus, Nebraska
Janelle Kline, City Clerk

Publish: 04:28:22
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: 05/04/2022

FROM: Building and Engineering Departments

TO: City Administrator Tara Vasicek

RE: Meadow Ridge Office Park Addition rezoning from RR to B-2 to allow for commercial and office use

RECOMMENDATION:

Recommend approval of rezoning from RR to B-2 and amend the Future Land Use Map, as it is amenable with the Unified Land Development Ordinance.

DISCUSSION:

An application was received to rezone this addition from RR to B-2. The purpose of the rezoning is to allow for commercial and office uses, by subdividing the property and offering the same for sale to others for purposes of building office units.

FISCAL IMPACT:

None

ALTERNATIVE:


Deny the Rezoning

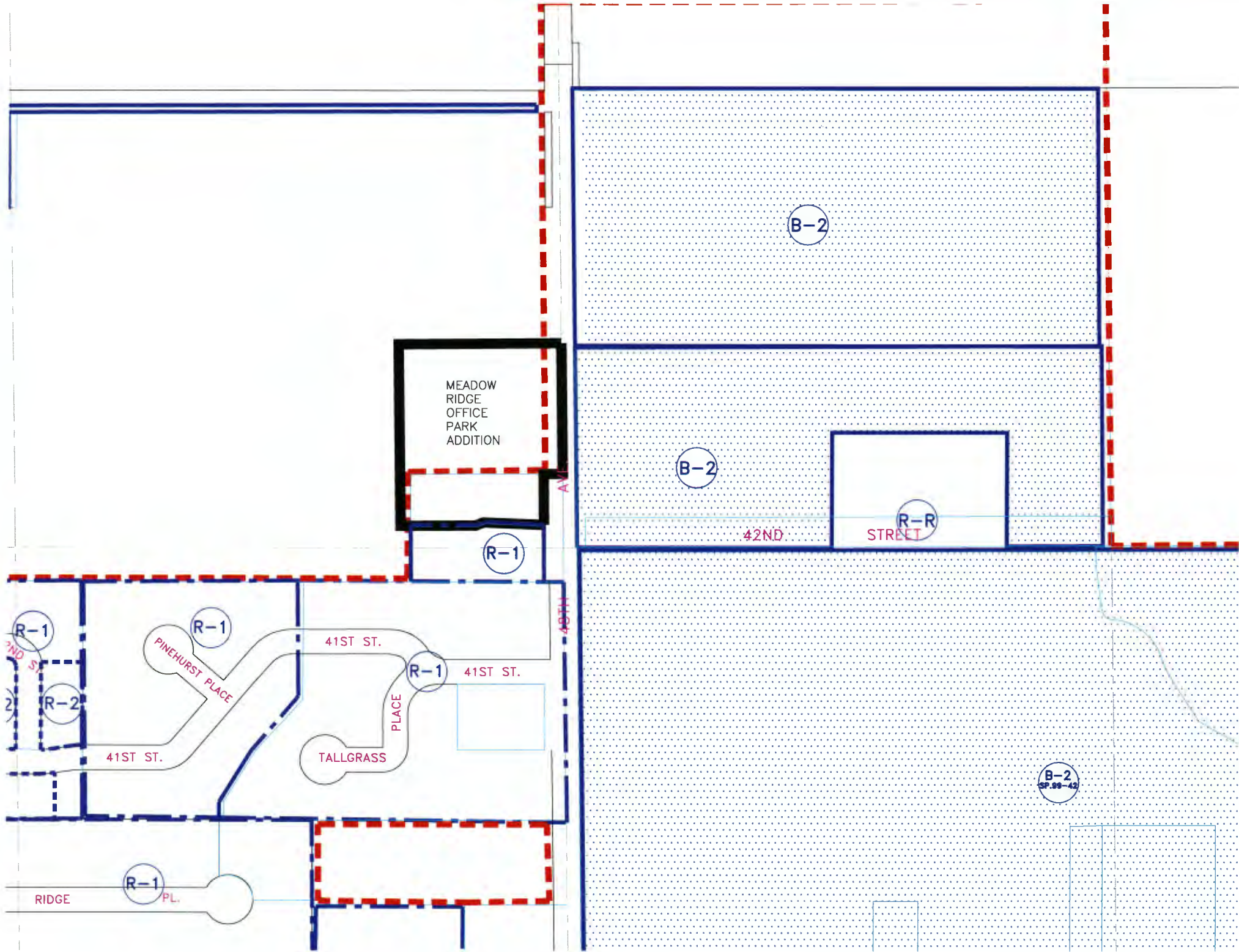
CONCURRENCE:

SIGNATURE:

By: Andrew J. Woehrer

By: Richard J. Bogus

Approved By: 



REZONING APPLICATION

An application for a Rezoning may be filed with the Community Development Director's 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 Director's 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.

APPLICANT/PROPERTY OWNER NAME: **Meadow Ridge Properties, LLC**

APPLICANT MAILING ADDRESS: **4811 37 Street Columbus NE 68601**

APPLICANT PHONE NUMBER: **402 / 562-8155**

APPLICANT EMAIL ADDRESS: **charles@walkerfoundations.com**

ATTORNEY/FIRM: **Fehringer & Mielak LLP**

ATTORNEY PHONE NUMBER: **402 / 942-9513**

ATTORNEY EMAIL ADDRESS: **thomas.fehringer@fmflaw.com**

ADDRESS OF PROPERTY TO BE REZONED: **Rural**

LEGAL DESCRIPTION OF PROPERTY:

A tract of land located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the SE $\frac{1}{4}$ of Section 11, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska; thence S 02°13'02" E on the East line of said SE $\frac{1}{4}$, 826.03 feet to the Point of Beginning; thence S 88°05'45" W, 390.00 feet; thence S 02°13'45" E, 437.23 feet; thence N 88°18'38" E on the South line of Lot 1, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reiche Addition to the City of Columbus, Platte County, Nebraska, 180.64 feet; thence N 64°48'28" E on said South line, 18.82 feet; thence S 89°10'30" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence N 02°14'43" W on said West Right-of-Way line, 121.98 feet to the Northeast corner of said Lot 1; thence N 87°46'58" E and perpendicular to the East line of said SE $\frac{1}{4}$, 49.93 feet to a point on said East line; thence N 02°13'02" W on said East line, 314.98 feet to the Point of Beginning, containing 3.76 acres, more or less.

PRESENT ZONING CLASSIFICATION: **RR**

REQUESTED ZONING CLASSIFICATION: **B-2**

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

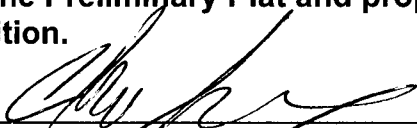
To allow Applicant to use the Property for commercial and office uses.

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).

To allow Applicant to use the Property for commercial and office uses by subdividing the Property and offering the same for sale to others for purposes of building office units.

See attached Exhibit "A" for a copy of the Preliminary Plat and proposed Final Plat for Meadow Ridge Office Park Addition.

DATED: April 13, 2022.



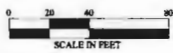
Charles B. Seedschlag, Authorized Member of
Meadow Ridge Properties, LLC, Owner



MEADOW RIDGE OFFICE PARK ADDITION
 A Subdivision of Part of the Northeast 1/4 of the Southeast 1/4 of
 Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.

FINAL PLAT

Drawn By: LBR
 Date: February 14, 2022
 Scale: 1"=40'
 Project Number: 3-071-141



FIELD NOTES

A) Northeast Corner, Southeast 1/4, Section 11, T17N, R1W:
 Found Mang-Nail with Weather 8455.
 58.5' NNW to Southwest Corner of Bridge Deck.
 58.15' NNE to Southeast Corner of Bridge Deck.
 64.47' NE to Chained "X" in Road Wall.
 44.36' SE to "X" Nail in Power Pole.
 107.99' South to Centerline Joint of Lost Creek Parkway.

B) Northwest Corner, South 1/2, Southeast 1/4, Section 11, T17N, R1W:
 Found 5/8" Rubber with Plastic Cap as recorded by Thomas A. Tranel, L.S. 8455,
 October 24, 2021.
 1.00' West to Nail & Disc in Fence Post.
 9.45' North to Nail & Disc in Fence Post.
 On range of fence, West
 1.5' West to range of Fence, North.

C) Southwest Corner, Southeast 1/4, Section 11, T17N, R1W:
 Found 5/8" Rubber with Aluminum Cap as recorded by
 Thomas A. Tranel, L.S. 8455, October 26, 2021.
 5.67' West to nail in Top of Fence Post.
 5.4' West to a Curved Pole.
 48.05' SSW to "X" Nail in Fence Post.
 30.19' North to 5/8" Iron Rod with Aluminum Cap
 48.06' South to 5/8" Iron Rod with Aluminum Cap.
 5.2' West to Range of Fence, North-South.

D) Southeast Corner, Section 11, T17N, R1W:
 Found 1" Survey Marker on Southeast side of Monument Wall.
 37.17' NW to Gate Valve.
 76.35' NE to "X" Nail in Power Pole.
 80.65' ESE to "X" Nail in Power Pole.
 49.93' SE to "X" Nail in Power Pole.
 46.33' SW to Nail and Square Disc in Power Pole.

LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M.,
 Platte County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte
 County, Nebraska; thence S 02°13'02" E on the East line of said Southeast 1/4, 826.03 feet to the Point of
 Beginning; thence S 89°05'45" W, 390.00 feet; thence S 02°11'45" E, 437.23 feet; thence N 89°18'38" E on the
 South line of Lot 1, Block A, Harry Potter Subdivision, a Raffle of Lot 1, Raffle Addition to the City of
 Columbus, Platte County, Nebraska, 180.64 feet; thence N 64°48'28" E on said South line, 18.82 feet; thence
 S 89°17'34" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence
 N 02°14'45" W on said West Right-of-Way line, 121.98 feet to the Northeast corner of said Lot 1; thence
 N 87°46'58" E and perpendicular to the East line of said Southeast 1/4, 49.93 feet to said East line,
 thence N 02°13'02" W on said East line, 314.98 feet to the Point of Beginning, containing 3.76 acres, more or
 less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do
 hereby certify that the survey described above was made by me or under my
 direct supervision on February 18, 2022, and that all dimensions are in feet
 and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550 Date _____



DEDICATION

We, Meadow Ridge Properties, LLC, owners of the described property, MEADOW RIDGE OFFICE PARK
 ADDITION, hereby dedicate the streets, avenues, roads, and public grounds designated upon and referred to in
 this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities,
 public utilities, signs and right-of-way. We hereby make said tract of land, as shown on the above Plat, a part of
 the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as MEADOW
 RIDGE OFFICE PARK ADDITION, a part of the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N,
 R1W of the 6th P.M., Platte County, Nebraska.

Meadow Ridge Properties, LLC

STATE OF NEBRASKA

(COUNTY OF PLATTE)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public, duly
 commissioned and qualified in and for said County and State, appeared _____ member
 of Meadow Ridge Properties, LLC, to be personally known to be the identical persons who executed the
 foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: _____

Notary Public: _____

COLUMBUS, NEBRASKA, SCHOOL BOARD
 This Final Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska, is
 approved by the Columbus Public Schools on this _____ day of _____, 2022.

School Superintendent: _____

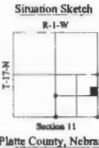
COLUMBUS, NEBRASKA, PLANNING COMMISSION
 This Final Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska,
 approved by the Planning Commission this _____ day of _____, 2022.

Chairman: _____

COLUMBUS, NEBRASKA, CITY COUNCIL
 This Final Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska,
 approved by Resolution _____ by the City Council filed _____ day of _____, 2022.

Mayor: _____

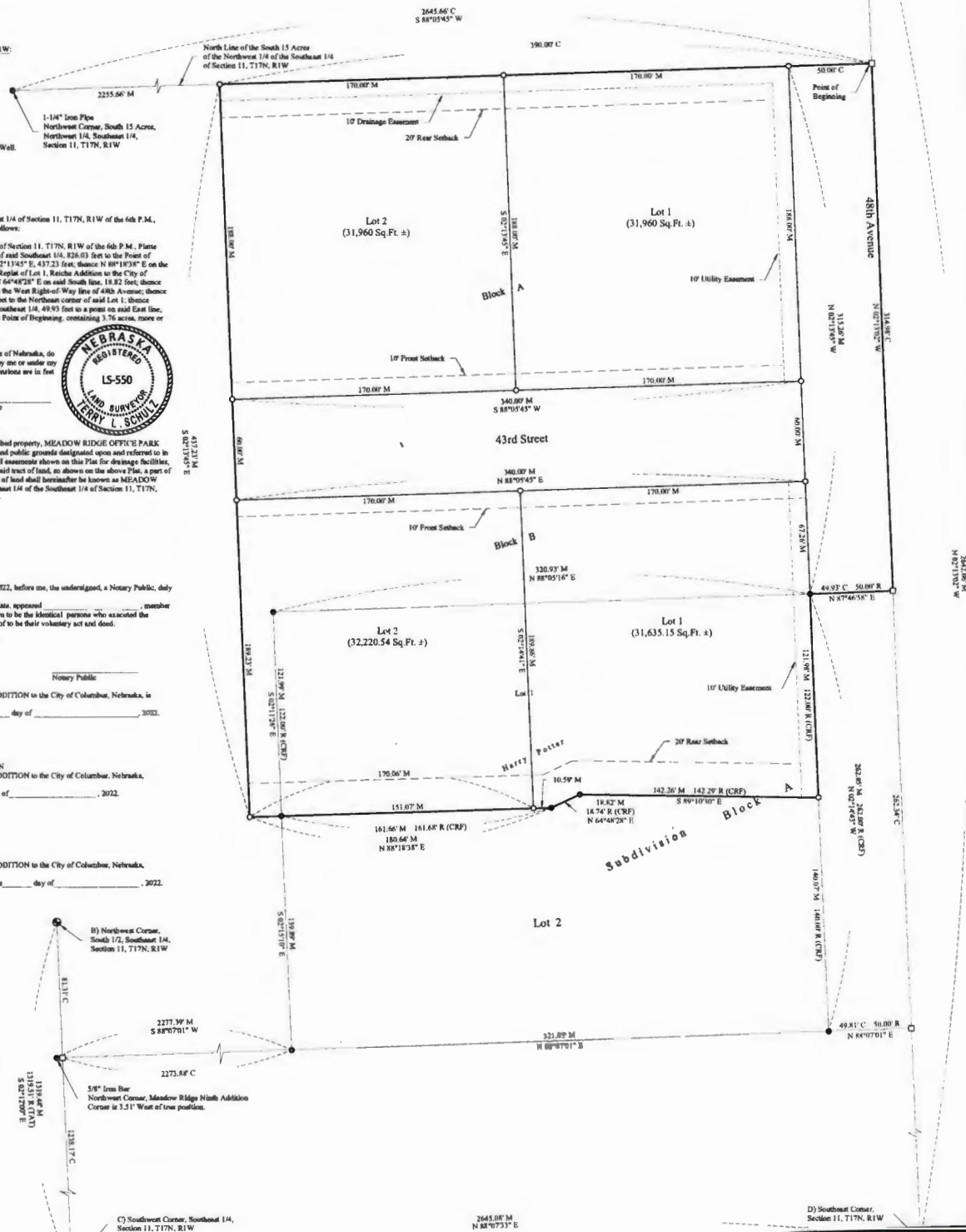
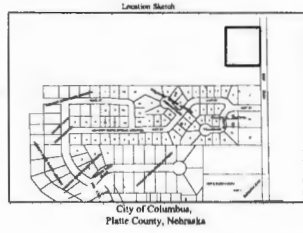
City Clerk: _____



DEVELOPER:
 Meadow Ridge Properties, LLC
 4811 17th Street
 Columbus, NE 68501

ENGINEER:
 Mike A. Ziegler, PE
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz, LS
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923



ADVANCED CONSULTING ENGINEERING SERVICES
 133 W. Washington St. • 3rd. Fl. Box 28
 West Point, NE 68788
 Phone: (402) 372-1923





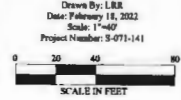
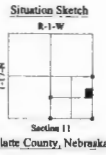
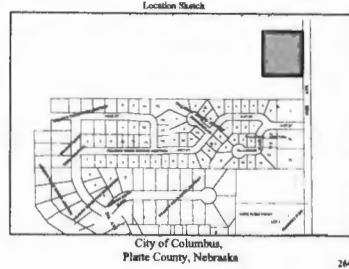
DEVELOPER:
Meadow Ridge Properties, LLC
4811 37th Street
Columbus, NE 68601

ENGINEER:
John A. Swinburn, PE
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

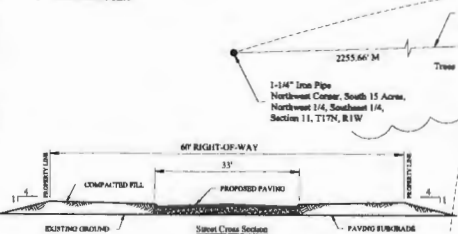
SURVEYOR:
Terry L. Schull, LS
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

Zoning:
Existing Zone: RR - Rural Residential
Proposed Zone: R2 - General Commercial

PRELIMINARY PLAT
MEADOW RIDGE OFFICE PARK ADDITION
A Subdivision of Part of the Northeast 1/4 of the Southeast 1/4 of
Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.



- Section Corner Found
- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/ Cap)
- Calculated Point
- M Measured Distance
- R Reasured Distance (TAT) Thomas A. Trammel, LS 8455, dated June 16, 2021, September 16, 2021, October 20, 2021.
- C Calculated Distance



FIELD NOTES

A) Northeast Corner, Southeast 1/4, Section 11, T17N, R1W: Found Map-Nail with Washer #455. 15.82' NW to Southeast Corner of Ridge Deck. 58.15' NNE to Southeast Corner of Ridge Deck. 68.47' NE to Chained "X" in Hand Wall. 64.56' SE to "X" Nail in Power Pole. 107.99' South to Catherine Jahn of Lost Creek Parkway.

B) Northwest Corner, South 1/2, Southeast 1/4, Section 11, T17N, R1W: Found 5/8" Rubber with Plastic Cap as recorded by Thomas A. Trammel, LS 8455, October 26, 2021. 1.80' West to Nail & Disc in Fence Post. 9.45' North to Nail & Disc in Fence Post. On range of Iron. West. 2.5' West to range of Fence, North.

C) Southeast Corner, Southeast 1/4, Section 11, T17N, R1W: Found 5/8" Rubber with Aluminum Cap as recorded by Thomas A. Trammel, LS 8455, October 26, 2021. 5.63' West to nail in Top of Fence Post. 5.4' West to a Concrete Post. 48.82' SW to "X" Nail in Fence Post. 30.19' North to 5/8" Iron Rod with Aluminum Cap. 48.06' South to 5/8" Iron Rod with Aluminum Cap. 5.2' West to Range of Fence, North-South.

D) Southeast Corner, Section 11, T17N, R1W: Found 1" Survey Marker on Southeast side of Monument Wall. 27.17' NW to Gate Valve. 76.35' NE to "X" Nail in Power Pole. 88.65' SSE to "X" Nail in Power Pole. 49.93' SE to "X" Nail in Power Pole. 40.27' SW to Nail and Sign in Disc in Power Pole.

LEGAL DESCRIPTION
A tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°13'02" E on the East line of said Southeast 1/4, 826.03 feet to the Point of Beginning; thence S 88°05'45" W, 390.00 feet; thence S 02°13'02" E, 413.23 feet; thence N 88°18'38" E on the South line of Lot 1, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reichs Addition to the City of Columbus, Platte County, Nebraska, 130.64 feet; thence N 62°48'28" E on said South line, 18.92 feet; thence S 89°10'31" E on said South line, 142.26 feet to a point on the West Right-of-Way line of 48th Avenue; thence N 02°14'43" W on said West Right-of-Way line, 121.99 feet to the Northeast corner of said Lot 1; thence N 87°46'58" E and perpendicular to the East line of said Southeast 1/4, 49.93 feet to a point on said East line; thence N 02°13'02" W on said East line, 314.96 feet to the Point of Beginning, containing 3.76 acres, more or less.

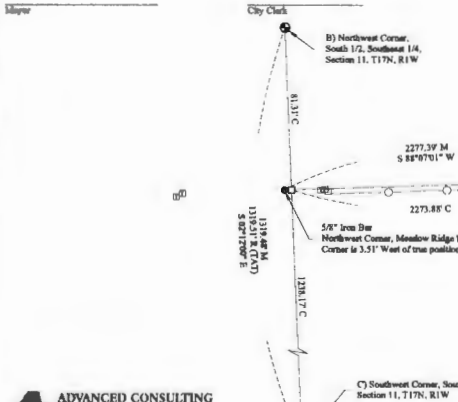
SURVEYOR'S CERTIFICATE
I, Terry L. Schull, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on February 18, 2022, and that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schull, State of Nebraska, LS #550 Date _____



COLUMBUS, NEBRASKA PLANNING COMMISSION
This Preliminary Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska, approved by the Planning Commission on this _____ day of _____, 2022.

COLUMBUS, NEBRASKA CITY COUNCIL
This Preliminary Plat of MEADOW RIDGE OFFICE PARK ADDITION to the City of Columbus, Nebraska, approved by the City Council on this _____ day of _____, 2022.



ADVANCED CONSULTING ENGINEERING SERVICES
133 W. Washington St. • P.O. Box 209
West Point, NE 68788
Phone: 402-372-1923

8. **Building report for April 2022.**

City of Columbus
Building Department Monthly Report

05/03/2022

	APRIL 2022			APRIL 2021		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structure	4	\$1156.94	\$205480.00	3	\$459.67	\$50000.00
Com Addition	0	\$0.00	\$0.00	1	\$2542.50	\$1046000.00
Com Alteration	2	\$1340.63	\$295000.00	2	\$3485.68	\$1329270.00
Com New Construction	3	\$6948.00	\$2715389.00	1	\$5831.25	\$2800000.00
Com Plumbing	0	\$0.00	\$0.00	2	\$158.00	\$58000.00
Deck	4	\$288.68	\$35340.00	11	\$607.92	\$77940.00
Demolition	2	\$55.00	\$5500.00	4	\$75.00	\$13500.00
Fence	16	\$448.00	\$62330.00	37	\$900.00	\$106482.00
Res Addition	1	\$202.99	\$31941.00	8	\$1583.01	\$291520.00
Res Alteration	8	\$1136.73	\$189886.00	16	\$867.75	\$120500.00
Res New Construction	9	\$10384.13	\$3348467.00	4	\$4543.00	\$1635000.00
Res Plumbing	84	\$3588.00	\$329354.00	19	\$1229.00	\$224100.00
Res Pool	1	\$36.30	\$3000.00	1	\$404.04	\$86373.00
Residential Construction Signs	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Sprinklers	0	\$0.00	\$0.00	1	\$30.00	\$7000.00
Water Softener	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Water Softener	14	\$260.00	\$0.00	0	\$0.00	\$0.00
YEAR TOTAL	148	\$25,845.40	\$7,221,687.00	110	\$22,716.82	\$7,845,685.00

Population: All Records
 Permit.DateIssued Between 4/1/2021 12:00:00 AM
 AND 4/30/2022 12:00:00 AM

9. **Appointment of Nominating Committee for chair and vice chair.**

10. **Adjournment.**