

Planning Commission  
Monday, February 10, 2020 7:00 PM  
Council Chambers  
1369 25 Avenue

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

1. **Statement of Compliance with Open Meetings Act and roll call.**
2. **Minutes of January 13, 2020, meeting.**
3. **Public hearing - Application of Loup Rentals, LLC for preliminary plat of Eastview Subdivision (5 Street and 3 Avenue).**
4. **Building report for January 2020.**
5. **Adjournment**

PLANNING COMMISSION  
January 13, 2020

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on January 13, 2020, 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 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 Planning Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

- 1. Statement of Compliance with Open Meetings Act and Roll Call:** Chair Hoefler announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Bob Elsasser, Kim Hoefler, Chad Kucera, Fernando Lopez Jr., Josh Mueller, Brent Ogle, and Kristy Spawn. Colleen Bray was absent. City staff members present included City Attorney Gene Schumacher, Community Development Director Dan Curtis, and Assistant City Clerk Michaela Luckey. Mayor James Bulkley was also present.
- 2. Minutes of November 12, 2019, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Bray was absent.
- 3. Public hearing - Application of RJ House Moving, on behalf of Randy Johnson, to move house from 2510 22 Street to Brainard, NE:** Ron Jecha, RJ House Moving, on behalf of the applicant, was available to answer questions. No public testimony was heard. The public hearing closed with a motion by Ogle and a second by Mueller. Anderson, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Bray was absent. A recommendation was made to the mayor and council to approve the building moving application of RJ House Moving, on behalf of Randy Johnson, for permit to move a house from 2510 22 Street to Brainard, Nebraska, with a motion by Anderson and a second by Lopez. Anderson, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Bray was absent.
- 4. Public hearing - Application of RJ House Moving, on behalf of Randy Johnson, to move house from 2518 22 Street to 6122 53 Street:** Randy Johnson, 1904 55 Street, was available to answer questions. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Bray was absent. A recommendation was made to the mayor and council to approve the building moving application of RJ

House Moving, on behalf of Randy Johnson, for permit to move a house from 2518 22 Street to 6122 53 Street with a motion by Ogle and a second by Lopez. Anderson, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Bray was absent.

5. **Building reports for November and December, 2019:** The building reports were approved as presented with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted Aye" and none voted "Nay". Bray was absent.
6. **Adjournment:** The meeting adjourned at 7:08 p.m. with a motion by Elsasser and a second by Lopez. Anderson, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Bray was absent.

OFFICE OF THE CITY CLERK  
: Michaela Luckey

**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, February 10, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the preliminary plat of Eastview Subdivision, the East 14 feet of Lot 1 and Lots 2 thru 6, Speicher Subdivision to the City of Columbus, Platte County, Nebraska, containing 1.86 acres more or less (5 Street and 3 Avenue) and at said time and place you may appear and be heard.

Dated this 30 day of January, 2020.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 01:30:2020  
One Affidavit of Publication

The City of **Columbus**

**MEMORANDUM**

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**DATE:** February 6, 2020  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Eastview Addition – Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Eastview Addition as it is amenable with the adjacent land use and the future land use and is in accordance with the Land Development Ordinance (LDO) 96-08 as amended.

**DISCUSSION:**

Development consists of 7 residential type lots. Resolution 19-39 zones the property R3 with the condition that the only uses permitted are R2 of Table 4-2 of the LDO. Streets, storm sewer, water and sanitary sewer will be extended to the east property line. The property is within the corporate limits.

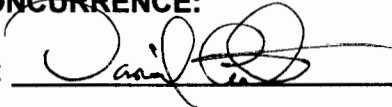
**FISCAL IMPACT:**

Maintenance costs for streets, storm sewer, water, and sanitary sewer.

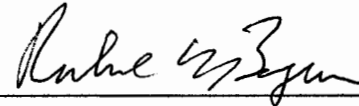
**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By:  \_\_\_\_\_

**SIGNATURE:**

By:  \_\_\_\_\_

Approved By:  \_\_\_\_\_

**FILED**

JAN 17 2020

**MAJOR APPLICATION  
FOR  
SUBDIVISION / ADDITION  
(CIRCLE ONE)**

**CITY CLERK  
COLUMBUS, NEBR.**

*PRELIMINARY PLAT*

DATE: 1/16/2020

NAME OF SUBDIVISION: Eastview Subdivision

NAME OF APPLICANT: Loup Rentals, LLC

ADDRESS OF APPLICANT: PO Box 1887

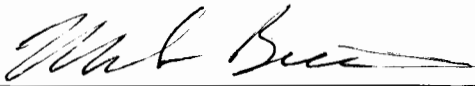
PHONE NUMBER: 402-564-4749 APPLICANT E-MAIL: mark.bierman@bierman-inc.com

NUMBER OF LOTS IN SUBDIVISION: 7

ADDRESS OF SUBDIVISION: None assigned.

I hereby apply for a Major Subdivision / addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.

\$125  
\$100  
7 lot \$70  
-----  
\$295

  
\_\_\_\_\_

Owner or Owner's Representative

*Jason Mielak*

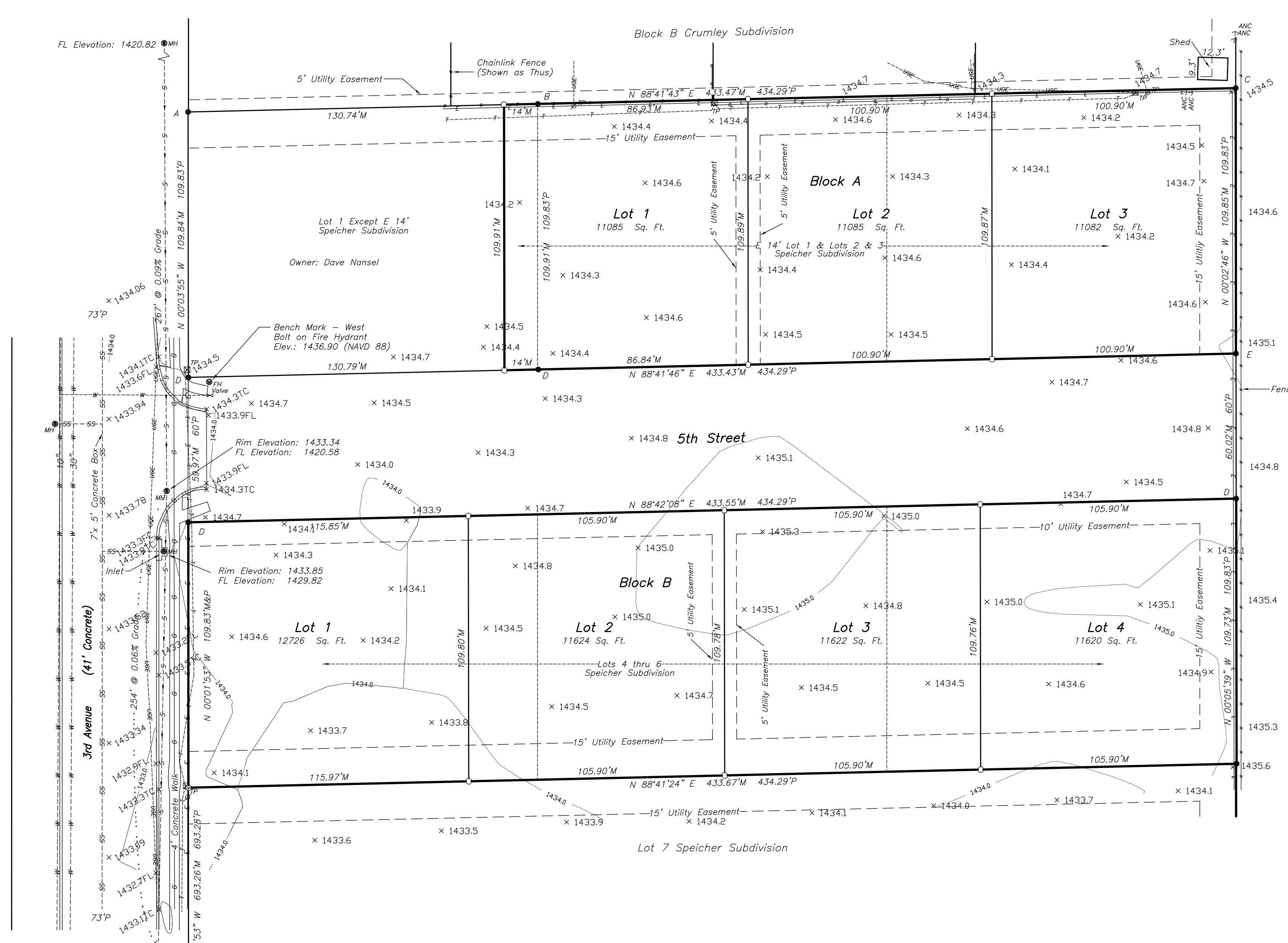
Submitted Development Agreement on: \_\_\_\_\_

City Attorney

Neal Valorz – [nvalorz@1492law.com](mailto:nvalorz@1492law.com)

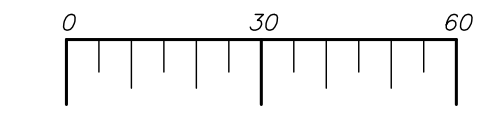
Gene G. Schumacher – [gschum@1492law.com](mailto:gschum@1492law.com)

PRELIMINARY PLAT OF EASTVIEW SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA



**Developer:**  
Mark Bierman  
PO Box 1887  
2560 E. 29th Avenue  
Columbus, NE 68601  
Phone: 402.910.8878

**Engineer:**  
Merlin Lindahl, E-3975  
9271 18th Avenue  
Columbus, NE 68601  
Phone: 402.910.6609



**-LEGEND-**

- Property Corner
- Proposed Monuments  
5/8" x 24" Rebar  
w/Plastic Survey Cap
- ⊙ MH Man Hole
- ⊠ Telephone Pedestal
- ⊕ Power Pole
- ⊕ TP Transformer Pole
- ⊔ ANC Anchor
- ⊕ FH Fire Hydrant
- ⊕ Valve Water Valve
- TC Top of Curb
- FL Flow Line
- E—E—E— Overhead Power Line
- U-E-U-E- Underground Power Line
- T-T-T-T- Underground Telephone
- G-G-G-G- Underground Gas
- S-S-S-S- Sanitary Sewer
- SS-SS-SS- Storm Sewer

**Field Notes:**

- A) Found 1" iron pipe 15" deep, perpetuated with a 5/8" x 15" rebar with plastic cap.
- B) Found 1" iron pipe lying below a 3" PVC pipe which is lying flat.
- C) Found 3/4" iron pipe 6" deep.
- D) Found 1" iron pipe.
- E) Found 5/8" x 24" iron rod bent. Replace with a 5/8" x 24" rebar with plastic cap.
- F) Found 1" iron pipe with plastic cap (LS 586)

**Utilities:**

Call 800.642.8434 for the actual location of the utilities before digging.  
No Private Utilities were located unless otherwise shown.  
Water/Sewer - City of Columbus (As Shown)  
Gas - Black Hills Energy (As Shown)  
Telephone - Frontier Communications (As Shown)  
Electric - Loup River Public Power District (As Shown)  
Cable TV - Time Warner Cable (Nothing Located on Project Area)

**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 Zoned "R-3" (Multiple-Family Residential District) with the condition that the only uses permitted in said zoning district are those permitted under "C-2" of Table 4-2 of the City of Columbus Land Development Ordinance of 1996.
- 4) This property is located in Flood Plain Zone X.

**PLANNING COMMISSION:**  
This Preliminary Plat of Eastview Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission on

\_\_\_\_\_ Day of \_\_\_\_\_  
Chairman

**CITY COUNCIL:**  
This Preliminary Plat of Eastview Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the City Council on

\_\_\_\_\_ Day of \_\_\_\_\_  
Mayor City Clerk

**Description:**  
The East 14 ft. of Lot 1 and Lots 2 thru 6, Speicher Subdivision to the City of Columbus, Platte County, Nebraska, containing 1.86 acres more or less.

**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, L.S. #455  
January 22, 2020



EASTVIEW SUBDIVISION, A Subdivision of the East 14 ft. of Lot 1 and Lots 2 thru 6, Speicher Subdivision to the City of Columbus, Platte County, Nebraska,

PRELIMINARY PLAT - EASTVIEW SUBD.  
CITY OF COLUMBUS  
PLATTE COUNTY, NEBRASKA



TAT	TA TREMEL	01/13/2020
DRAWN	SURVEYED	DATE

No. 1 Driftwood Drive - Columbus, NE 68601  
Phone (402) 563-4589 - Fax (402) 563-3922

**CITY OF COLUMBUS**  
**BUILDING DEPARTMENT REPORT**  
**January 2020**

	<b>Current Month 2020</b>			<b>Current Month 2019</b>		
<b>BUILDING PERMITS</b>	<b>COUNT</b>	<b>VALUE</b>	<b>FEES</b>	<b>COUNT</b>	<b>VALUE</b>	<b>FEES</b>
<b>Business/Industry</b>						
Addition	1	48,000	290.00	1	8,850,000	0.00
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	1	25,000	175.00	0	0	0.00
<b>New</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>1</b>	<b>750,000</b>	<b>1,987.50</b>
Repairs/Remodel	4	227,500	1,165.87	3	1,381,000	3,689.37
<b>Duplex/Townhouse (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>2</b>	<b>482,876</b>	<b>1,535.31</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Garage/Utility</b>						
Addition	0	0	0.00	0	0	0.00
New	0	0	0.00	0	0	0.00
<b>Multiple Family (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Residence</b>						
Addition				0	0	0.00
Alteration	1	15,000	99.00	0	0	0.00
Deck	0	0	0.00	1	10,000	65.00
Fence	3	13,911	75.00	3	5,131	75.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
<b>* New Residence</b>	<b>2</b>	<b>698,912</b>	<b>2,010.61</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>* New HUD Residence</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	2	19,840	129.20	2	45,000	264.00
<b>Public Owned</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>1</b>	<b>898,000</b>	<b>2,265.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	1	2,000	25.00	2	15,000	50.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
Sprinklers	0	0	0.00	0	0	0.00
Move Building	2	8,000	56.00	0	0	0.00
Plumbing	11	79,900	496.00	8	124,000	397.00
Signs	1	5,000	30.00	1	4,000	25.00
<b>TOTAL</b>	<b>29</b>	<b>1,143,063.00</b>	<b>4,551.68</b>	<b>25</b>	<b>12,565,007.00</b>	<b>10,353.18</b>

	<b>Year to Date 2020</b>			<b>Year to Date 2019</b>		
<b>BUILDING PERMITS</b>	<b>COUNT</b>	<b>VALUE</b>	<b>FEES</b>	<b>COUNT</b>	<b>VALUE</b>	<b>FEES</b>
<b>Business/Industry</b>						
Addition	1	48,000	290.00	1	8,850,000	0.00
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	1	25,000	175.00	0	0	0.00
<b>New</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>1</b>	<b>750,000</b>	<b>1,987.50</b>
Repairs/Remodel	4	227,500	1,165.87	3	1,381,000	3,689.37
<b>Duplex/Townhouse (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>2</b>	<b>482,876</b>	<b>1,535.31</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Garage/Utility</b>						
Addition	0	0	0.00	0	0	0.00
New	0	0	0.00	0	0	0.00
<b>Multiple Family (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Residence (*See "New" Residences Below)</b>						
Addition	1	15,000	99.00	0	0	0.00
Alteration	1	15,000	99.00	0	0	0.00
Deck	0	0	0.00	1	10,000	65.00
Fence	3	13,911	75.00	3	5,131	75.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
<b>* New Residence</b>	<b>2</b>	<b>698,912</b>	<b>2,010.61</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>* New HUD Residence</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	2	19,840	129.20	2	45,000	264.00
<b>Public Owned</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>1</b>	<b>898,000</b>	<b>2,265.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	1	2,000	25.00	2	15,000	50.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
Sprinklers	0	0	0.00	0	0	0.00
Move Building	2	8,000	56.00	0	0	0.00
Plumbing	11	79,900	496.00	8	124,000	397.00
Signs	1	5,000	30.00	1	4,000	25.00
<b>TOTAL</b>	<b>30</b>	<b>1,158,063.00</b>	<b>4,650.68</b>	<b>25</b>	<b>12,565,007.00</b>	<b>10,353.18</b>

**CITY OF COLUMBUS  
BUILDING DEPARTMENT REPORT  
JANUARY 2020**

**CURRENT MONTH 2020**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>14</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	3
FOUNDATION	1
FRAMING	48
MISCELLANEOUS	33
FINAL	27

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>11</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	2
MISCELLANEOUS	15
ROUGH IN	45
FINAL	23

**CURRENT MONTH 2019**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>14</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	7
FOUNDATION	4
FRAMING	37
MISCELLANEOUS	22
FINAL	23

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>8</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	10
MISCELLANEOUS	16
ROUGH IN	29
FINAL	17

**YEAR TO DATE**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>14</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	3
FOUNDATION	1
FRAMING	48
MISCELLANEOUS	33
FINAL	27

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>11</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	2
MISCELLANEOUS	15
ROUGH IN	45
FINAL	23

Respectfully Submitted,



Daniel Curtis  
Community Development Director