

PLATTSMOUTH PLANNING COMMISSION

April 22, 2010

The Plattsmouth Planning Commission met Thursday, April 22, 2010 at Plattsmouth City Hall. Vice Chairman Dewayne Prince called the meeting to order at 7:34 p.m. and announced the location of the Open Meeting Law information and the location of documents pertaining to the planning agenda. Answering roll call were Pat Dugan, Rich McKinley, Charles Warga, Billy Hale, Sharon Kief, Jeff Kindig. Also present were City Inspector Kevin Larson and City Attorney Roger Johnson.

MOTION BY DUGAN, SECONDED BY KINDIG, TO APPROVE THE MINUTES OF THE MARCH 18, 2010 REGULAR MEETING WITH CORRECTIONS. A voice vote was unanimous, MOTION CARRIED.

Prince read from the agenda, "A public hearing concerning an application for a preliminary and final plat of a major subdivision located south of Castaway Lane, legally described as Castaway Cottages Lots 1 through 23 inclusive, being a replat of Castaway Villas (Lots 2 through 13, inclusive and Outlot 1), a subdivision, as surveyed, platted and recorded in Cass County, Nebraska." Prince also read the application for the preliminary and final plat of Castaway Cottages, and a cover letter from Lamp, Rynearson & Associates, Inc. relating to the project.

Prince explained the hearing procedure then opened a public hearing at 7:45 p.m.

William Pfeiffer, attorney for the developer, spoke of working with City Attorney Roger Johnson regarding a subdivision agreement and covenants for the development, as well as maintenance agreements and addressing an old easement.

Jeff Rensch, Castaway owner/developer, called the proposed application's concept as an affordable resort atmosphere with turn-of-the-century design. He also presented a color palate and said Castaway Pointe LLC has lost and gained some partners.

City Attorney Roger Johnson spoke and asked that the developer's application, the developer's cover letter, City Inspector Larson's report, and City Engineer Steve Perry's comments and the developer's responses be made part of the hearing record. He also said he was working with the developer on storage and maintenance language for the developers and homeowner's association, and insuring that the covenants can not be changed dramatically without the city's knowledge. He asked that, if approval is recommended by the planning commission, that it be contingent upon the completion of a subdivision agreement and covenants.

No one else spoke to the issue, and the hearing was closed at 7:57 p.m.

Prince read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a preliminary and final plat of a major subdivision located south of Castaway Lane, legally described as Castaway Cottages Lots 1 through 23, inclusive,

being a replat of Castaway Villas (Lots 2 through 13, inclusive and Outlot 1), a subdivision, as surveyed, platted and recorded in Cass County, Nebraska.”

Larson read his report, comments from the city’s engineer, and responses from the developer’s engineer. Prince added emails dated April 20, 2010 and April 22, 2010 between City Attorney Roger Johnson and the developer’s attorney William Pfeiffer, and the proposed subdivision agreement to the record, then opened the meeting to discussion.

Following discussion:

MOTION BY HALE, SECONDED BY WARGA, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF A PRELIMINARY AND FINAL PLAT OF A MAJOR SUBDIVISION LOCATED SOUTH OF CASTAWAY LANE, LEGALLY DESCRIBED AS CASTAWAY COTTAGES LOTS 1 THROUGH 23, INCLUSIVE, BEGING A REPLAT OF CASTAWAY VILLAS (LOTS 2 THROUGH 13, INCLUSIVE AND OUTLOT 1), A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN CASS COUNTY, NEBRASKA, CONTINGENT UPON THE COMPLETION OF A SUBDIVISION AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF PLATTSMOUTH, THE COMPLETION OF COVENANTS FOR THE DEVELOPMENT (INCLUDING DESIGN AND MAINTENANCE STANDARDS), THE SATISFACTORY RESOLUTION OF ISSUES RAISED IN THE EMAILS BETWEEN THE CITY ATTORNEY AND THE DEVELOPER’S ATTORNEY, THE SATISFACTORY RESOLUTION OF ISSUES RAISED BETWEEN THE CITY’S ENGINEER AND THE DEVELOPER’S ENGINEER, THE CHANGE FROM “REVIEW” TO “RECOMMENDATION” IN THE PLANNING COMMISSION AND ADMINISTRATING OFFICIAL SIGNATURE BLOCKS ON THE PLAT, AND THE ADDITION OF ENVIRONMENTAL FEATURES INCLUDING THE MARINA AND TREES ON THE PLAT. A roll call vote showed: VOTING YES, DUGAN, MCKINLEY, WARGA, PRINCE, HALE, KIEF, KINDIG; VOTING NO, NONE; ABSENT AND NOT VOTING, HURST, WEAVER, NICHOLS; MOTION CARRIED.

Prince read from the agenda, “A public hearing concerning an application for an amendment to the PUD2 of Castaway Cottages, located south of Castaway Lane, legally described as Castaway Cottages Lots 1 through 23, inclusive, being a replat of Castaway Villas (Lots 1 through 13, inclusive and Outlot 1), a subdivision, as surveyed, platted and recorded in Cass County, Nebraska.”

Prince opened a public hearing at 8:47 p.m. No one spoke to the issue, and the hearing was closed at 8:48 p.m.

Prince read from the application for an amendment to the PUD2 of Castaway Cottages.

Following discussion, Prince read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding an amendment to the PUD2 of Castaway Cottages, located south of Castaway Lane, legally described as Castaway Cottages Lots 1 through

23, inclusive, being a replat of Castaway Villas (Lots 1 through 13, inclusive and Outlot 1), a subdivision, as surveyed, platted and recorded in Cass County, Nebraska.”

Following discussion:

MOTION BY DUGAN, SECONDED BY KIEF, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF AN AMENDMENT TO THE PUD2 OF CASTAWAY COTTAGES, LOCATED SOUTH OF CASTAWAY LANE, LEGALLY DESCRIBED AS CASTAWAY COTTAGES LOTS 1 THROUGH 23, INCLUSIVE, BEGING A REPLAT OF CASTAWAY VILLAS (LOTS 2 THROUGH 13, INCLUSIVE AND OUTLOT 1), A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN CASS COUNTY, NEBRASKA. A roll call voted showed: VOTING YES, MCKINLEY, WARGA, PRINCE, HALE, KIEF, KINDIG, DUGAN; VOTING NO, NONE; ABSENT AND NOT VOTING, HURST, WEAVER, NICHOLS; MOTION CARRIED.

MOTION BY HALE, SECONDED BY KINDIG, TO ADJOURN. A voice vote was unanimous, MOTION CARRIED.

Meeting adjourned at 8:55 p.m.

Charles Warga
Secretary

Minutes recorded and typed by Kevin Larson