

**PLATTSMOUTH PLANNING COMMISSION**  
**October 21, 2010**

The Plattsmouth Planning Commission met Thursday, October 21, 2010 at Plattsmouth City Hall.

ITEM 1

Secretary Charles Warga called the meeting to order at 7:32 p.m.

ITEM 2

Warga announced the location of the Open Meeting Act and of documents pertaining to the planning agenda.

ITEM 3

Answering roll call were Warga, Billy Hale, Sharon Kief, John Hurst, Pat Dugan. Karen Weaver arrived at 7:50 p.m.

Also present were City Administrator Erv Portis, City Attorney Roger Johnson, and City Inspector Kevin Larson.

ITEM 4

MOTION BY DUGAN, SECONDED BY HURST, TO APPROVE THE MINUTES OF THE SEPTEMBER 29, 2010 SPECIAL MEETING. A voice vote was unanimous, MOTION CARRIED.

ITEM 11

City Administrator Portis asked to address the Commission and spoke in support of the blight and substandard designation.

MOTION BY HURST, SECONDED BY DUGAN, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A DESIGNATION OF SUBSTANDARD AND BLIGHTED FOR PROPERTY LEGALLY DESCRIBED AS;

Lots 1- 10, Westside Commercial Addition

Lots 1 & 2, Winterset Addition Replat II

Lots 1 & 2, Johnson's Addition

Lots 1 - 5, Julie's Addition

Lots 1 -4, Lot 5r, Lot 7r, Lots 8 - 26, Block 1, Richey Place

Lots 1 & 2, Lots 7 - 12 And Lots 17 - 26, Block 2, Richey Place

E10' Lot 9 & All Lot 10, Blk 2, Story's Addition

E1/2 Lot 8 & W46' Of Lot 9 Blk 2, Story's Addition

Lots 11 & 12 Blk 2, Story's Addition

E1/2 Lot 8 & W46' Of Lot 9 Blk 2, Story's Addition  
Lots 1 & 2 & 1/2 Vac Alley Blk 2, Richey Place  
Lots 11 & 12 Block 2, Story's Addition  
E1/2 Lot 8 & W46' Of Lot 9 Blk 2 Story's Addition  
E10' Lot 9 & All Lot 10 Blk 2, Story's Addition  
Lot 7 & W 1/2 Lot 8 Blk 2, Story's Addition  
Lot 1 – 6, Block 1, Story's Addition  
N15' Of Lots 17-23 & W25' Lot 24 & S1/2 Adj Alley N 10' Lot 25 & 26 & S1/2 Adj  
Alley & E19' Lot 24 Blk 3, Richey Place  
Outlots Pt L75 Db96 P367 Exc Pt Db105 P402 Nw1/4 Of The Nw1/4 Section 13  
Township 12 Range 13  
Outlots S11 Of L75 & .28a L75 Nw1/4 Nw1/4 Section 13 Township 12 Range 13  
Outlots Pt Db121 P320 Sw1/4 Sw1/4 Section 13 Township 12 Range 13  
Sublot L4 Of 36 Replat Nw1/4 Nw1/4 Exc Hwy Section 13 Township 12 Range 13  
Lot 1, Bestmann Addition  
Pt Lot 2, Bestmann Addition  
Lot 3b, Bestmann Addition  
Pt Lot 3a, Bestmann Addition  
Lots 5-6 & E181.38' Of S47' Lot 4 Exc Hwy, Bestmann Addition  
Add Lot 3b, Bestmann Addition  
Lot 7 Replat, Bestmann Addition  
Lot 8 Replat, Bestmann Addition

On roll call: VOTING YES, WARGA, HALE, KIEF, HURST, DUGAN; VOTING NO,  
NONE; ABSENT AND NOT VOTING, MCKINLEY, PRINCE, KINDIG, WEAVER,  
NICHOLS; MOTION CARRIED.

#### ITEMS 5 AND 6

Larson explained that an address error in the application by Jeff Henry requesting rezoning had resulted in an incorrect notice of hearing and an incorrect notification to adjoining property owners by certified mail. The application has been corrected and will be heard at a later meeting of the Plattsmouth Planning Commission.

#### ITEM 7

Warga opened the public hearing at 7:50 p.m. No one spoke to the issue, and Warga closed the hearing at 7:50 p.m.

#### ITEM 8

Larson read his report.

MOTION BY DUGAN, SECONDED BY HURST, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF THE REQUEST BY D&W LAND CO. FOR A SPECIAL USE PERMIT FOR AUTO BODY REPAIR IN A GC

(GENERAL COMMERCIAL) ZONING DISTRICT ON PROPERTY LOCATED AT 1502 S. 15<sup>TH</sup> STREET, LEGALLY DESCRIBED AS PLATTSMOUTH, D&W SUBDIVISION LOT 1 (.25A), WITH THE CONDITION THAT ANY OUTSIDE STORAGE BE SCREENED WITH OPAQUE FENCING. On roll call: VOTING YES, HALE, KIEF, WEAVER, HURST, DUGAN, WARGA; VOTING NO, NONE; ABSENT AND NOT VOTING, MCKINLEY, PRINCE, KINDIG, NICHOLS; MOTION CARRIED.

ITEM 9

Warga opened the hearing at 8:02 p.m. and Jim Nielsen spoke. No one else spoke, and the hearing was closed at 8:22 p.m.

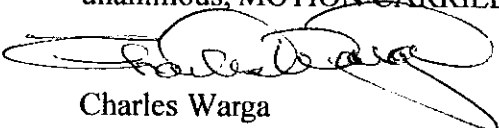
ITEM 10

Larson read his report.

MOTION BY WEAVER, SECONDED BY HURST, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF THE REQUEST BY JIM NIELSEN FOR A SPECIAL USE PERMIT FOR RELIGIOUS ASSEMBLY IN A RR (RURAL RESIDENTIAL) ZONING DISTRICT ON PROPERTY LOCATED AT 146 OAK HILL ROAD, LEGALLY DESCRIBED AS SECTION 14, TOWNSHIP 12, RANGE 13, LOT 1 OF 4 AND PT DB114, P162, NE1/4, NE1/4, (2.19A), WITH THE FOLLOWING CONDITIONS: (1) THE SPECIAL USE PERMIT BE LIMITED TO THIS FELLOWSHIP (2) THE SEPTIC SYSTEM BE INSPECTED AND DEEMED ADEQUATE (3) THE SPECIAL USE PERMIT BE CONTINGENT UPON OWNERSHIP (4) THE SPECIAL USE PERMIT BE RESTRICTED TO THE CURRENT STRUCTURES AND FACILITIES. On roll call: VOTING YES, KIEF, WEAVER, HURST, WARGA, HALE; VOTING NO, DUGAN; ABSENT AND NOT VOTING, MCKINLEY, PRINCE, KINDIG, NICHOLS. MOTION CARRIED.

ITEM 12

MOTION BY DUGAN, SECONDED BY HALE, TO ADJOURN. A voice vote was unanimous, MOTION CARRIED. Meeting adjourned at 8:40 p.m.



Charles Warga  
Secretary

Minutes recorded and typed by Kevin Larson