

PLATTSMOUTH PLANNING COMMISSION
November 18, 2010

The Plattsouth Planning Commission met Thursday, November 18, 2010 at Plattsouth City Hall.

ITEM 1

Chairman Marc Nichols called the meeting to order at 7:30 p.m.

ITEM 2

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

ITEM 3

Answering roll call were Pat Dugan, John Hurst, Rich McKinley, Charles Warga, Dewayne Prince, Billy Hale, Sharon Kief, Jeff Kindig (alternate), Karen Weaver, Nichols.

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

ITEM 4

MOTION BY HURST, SECONDED BY KIEF, TO APPROVE THE MINUTES OF THE OCTOBER 21, 2010 MEETING. A voice vote was unanimous, MOTION CARRIED.

ITEM 5

Nichols read from the agenda then opened a public hearing concerning a request by Jeff Henry for rezoning from R2 (Urban Residential Medium Density) to CBD (Central Business District) on property located at 721 2nd Ave., Plattsouth, legally described as Original Town Lots 5 and 6, Block 54, at 7:34 p.m. Ken Case of 715 2nd Ave. spoke, and the hearing was closed at 7:35 p.m.

Larson read his report.

ITEM 6

Nichols read from the agenda.

MOTION BY WARGA, SECONDED BY DUGAN TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF A REQUEST BY JEFF HENRY FOR

REZONING FROM R2 (URBAN RESIDENTIAL MEDIUM DENSITY) TO CBD (CENTRAL BUSINESS DISTRICT) ON PROPERTY LOCATED AT 721 2ND AVE., PLATTSMOUTH, LEGALLY DESCRIBED AS ORIGINAL TOWN LOTS 5 AND 6, BLOCK 54. On roll call: VOTING YES, DUGAN, HURST, MCKINLEY, WARGA, PRINCE, HALE, KIEF, WEAVER, NICHOLS; VOTING NO, NONE; ABSENT AND NOT VOTING, NONE; MOTION CARRIED.

ITEM 7

Nichols made a part of the record of the meeting a copy of Resolution 10-025, which is attached, by which the Plattsmouth City Council declared the area proposed in the Redevelopment Plan, Lots 1-10, Westside Commercial Subdivision, as Blighted and Substandard.

ITEM 8

Nichols made a part of the record of the meeting a copy, which is attached, of the city's Comprehensive Plan approved by the Mayor and City Council in August 2004.

ITEM 9

Nichols read from the agenda then asked the developer's representative to review the redevelopment plan for lots 1-10 Westside Commercial Subdivision. Mike Bacon, attorney for the developer, addressed the redevelopment plan and how its provisions satisfied the Nebraska statutes and was consistent with the general plan for the development of the city as set forth in the City's Comprehensive Plan adopted August 2004. Following discussion:

MOTION BY MCKINLEY, SECONDED BY WEAVER, TO FIND AND DETERMINE THAT THE REDEVELOPMENT PLAN SUBMITTED BY WESTSIDE DEVELOPMENT, INC. FOR LOTS 1 THROUGH 10, WESTSIDE COMMERCIAL SUBDIVISION, CASS COUNTY, NEBRASKA IS IN CONFORMITY WITH THE CITY'S GENERAL PLAN OF DEVELOPMENT FOR THE CITY. On a roll call vote: VOTING YES, HURST, MCKINLEY, WARGA, PRINCE, HALE, KIEF, WEAVER, NICHOLS, DUGAN; VOTING NO, NONE; ABSENT AND NOT VOTING, NONE. MOTION CARRIED.

ITEM 10

Nichols read from the agenda and the six points of *Neb. Rev. Stat. Section 18-2111*. Following discussion:

MOTION BY HURST, SECONDED BY KIEF TO FIND AND DETERMINE THAT THE REDEVELOPMENT PLAN SUBMITTED BY WESTSIDE COMMERCIAL DEVELOPMENT, INC. FOR LOTS 1 THROUGH 10, WESTSIDE COMMERCIAL SUBDIVISION, CASS COUNTY, NEBRASKA MEETS THE REQUIREMENTS OF

NEB. REV. STAT. SECTION 18-2111. On a roll call vote: VOTING YES, MCKINLEY, WARGA, PRINCE, HALE, KIEF, WEAVER, NICHOLS, DUGAN, HURST; VOTING NO, NONE; ABSENT AND NOT VOTING, NONE. MOTION CARRIED.

ITEM 11

Nichols read from the agenda and read a draft of a resolution.

MOTION BY HURST, SECONDED BY PRINCE, TO ADOPT THE FOLLOWING RESOLUTION TO RECOMMEND TO THE COMMUNITY REDEVELOPMENT AGENCY THAT IT APPROVE THE REDEVELOPMENT PLAN SUBMITTED BY WESTSIDE DEVELOPMENT, INC. FOR LOTS 1 THROUGH 10, WESTSIDE COMMERCIAL SUBDIVISION, CASS COUNTY, NEBRASKA.

RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLATTSMOUTH, NEBRASKA RELATED TO A FINDING, AND MAKING RECOMMENDATIONS, WITH RESPECT TO A REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA NEAR THE CITY KNOWN AS WESTSIDE COMMERCIAL SUBDIVISION, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, on November 1, 2010, the City Council adopted Resolution No. 10-025 declaring an area in and near the City of Plattsmouth as blighted and substandard in accordance with Section 18-2103 of the Act; and

WHEREAS, on November 1, 2010 the Community Development Agency of the City of Plattsmouth submitted a proposed Redevelopment Plan to the Planning Commission of the City of Plattsmouth for a determination of whether the proposed redevelopment plan is consistent with the general plan for the development of the City as set forth in the Comprehensive Plan dated August 2004, prepared by RDG Planning and Design.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Plattsmouth, that it finds that the proposed redevelopment plan attached hereto as Exhibit A is in compliance with the general plan for the development of the City as set forth in the Comprehensive Plan dated August 2004, prepared by RDG Planning and Design.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the proposed plan subject to proposed modifications by the Agency and the City Council.

PASSED AND APPROVED this 18th day of November, 2010.

/s/ Marc Nichols, Chair

Attest /s/ Charles Warga, Secretary

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

MOTION BY HALE, SECONDED BY KIEF, 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