

**PLATTSMOUTH PLANNING COMMISSION**  
**July 19, 2012**

Meeting convened at 7:30 p.m. on July 19, 2012 at Plattsmouth City Hall, 136 N. 5<sup>TH</sup> Street, Plattsmouth, Nebraska. A copy of the agenda for the meeting is attached to these minutes. Notice of the meeting, which communicated the availability of the agenda, was published in *The Plattsmouth Journal*, Plattsmouth, Nebraska, on July 5, 2012, with the Affidavit of Printer as proof of publication attached to these minutes. Notice of the meeting and the agenda were provided to all members in advance, and their acknowledgment of receipt is attached hereto. All proceedings were taken while convened with attendance open to the public.

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 Alternate Robert Rice, Charles Warga, Dewayne Prince, Billy Hale, Sharon Kief, Jeff Kindig, Karen Weaver, Marc Nichols.

Also present was City Inspector Kevin Larson.

ITEM 4

MOTION BY KIEF, SECONDED BY KINDIG, TO APPROVE THE MINUTES OF THE JUNE 21, 2012 MEETING. A voice vote was unanimous, MOTION CARRIED.

Nichols asked Larson to describe the agenda items.

ITEM 5

Nichols read from the agenda, "Consider adoption of a resolution to the Plattsmouth City Council to declare as substandard and blighted property legally described as: Plattsmouth City Outlots Lot 74 West of Railroad in the Northeast Quarter of the Southwest Quarter of Section Thirteen, Township Twelve, Range Thirteen, City of Plattsmouth, Cass County, Nebraska, and Tax Lot 83 in the Northwest Quarter of the Southwest Quarter of Section 13, Township 12, Range 13, East of the 6<sup>th</sup> P.M. EXCEPT Sub Lot 1 of Tax Lot 83 AND EXCEPT that part dedicated as First Avenue in Plat Book 2, Page 28a in the records of Cass County, Nebraska."

MOTION BY KINDIG, SECONDED BY WEAVER, TO ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLATTSMOUTH, NEBRASKA, TO RECOMMEND THAT THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH DECLARE THE DESCRIBED PROPERTY AS BLIGHTED AND SUBSTANDARD.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PLATTSMOUTH, NEBRASKA, that:

Having considered the Blight and Substandard Study report dated July 2012 as prepared by RED Planning & Design of Omaha, Nebraska, the Planning Commission of the City of Plattsmouth, Nebraska hereby recommends that the City Council of the City of Plattsmouth, Nebraska declare the following real estate blighted and substandard:

- 1) Plattsmouth City Outlots Lot 74 West of Railroad in the Northeast Quarter of the Southwest Quarter of Section Thirteen, Township Twelve, Range Thirteen, City of Plattsmouth, Cass County, Nebraska.

and

- 2) Tax Lot 83 in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 13, Township 12, Range 13, East of the 6<sup>th</sup> P.M. EXCEPT Sub Lot 1 of Tax Lot 83 AND EXCEPT that part dedicated as 1<sup>st</sup> Avenue in Plat Book 2, Page 28a in the records of Cass County, Nebraska.”

On roll call: VOTING YES; WARGA, PRINCE, HALE, KIEF, KINDIG, NICHOLS, RICE. VOTING NO; WEAVER. ABSENT AND NOT VOTING; HURST, MCKINLEY. MOTION CARRIED.

#### ITEM 6

Nichols explained the hearing process then read from the agenda, “A public hearing regarding an application by Doug Keeler for rezoning from GC (General Commercial) to PUD 1-R3 (Planned Unit Development 1/Urban Residential High-Density) on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sub Lot 1 of Tax Lot 83, and Plattsmouth City Out Lots 74 West of Railroad.”

Larson read his report.

Nichols opened the public hearing at 7:53 p.m. Brian Wuelling of the Plattsmouth Volunteer Fire Department spoke regarding access to the site and water service at the site.

Norm Henry asked about the number of proposed apartment units and if the housing would be subsidized.

Bob Pelshaw, project consultant, spoke about the project and the need for housing.

Scott Conley, project engineer, spoke about the project design and infrastructure.

Doug Keeler, applicant, spoke about the project.

No one else spoke, and the hearing was closed at 8:23 p.m.

#### ITEM 7

Nichols read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding an application by Doug Keeler for rezoning from GC (General Commercial) to PUD1-R3 (Planned Unit Development 1/Urban Residential High-Density) on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sub Lot 1 of Tax Lot 83, and Plattsmouth City Out Lots 74 West of Railroad.” Following discussion, MOTION BY PRINCE, SECONDED BY WARGA, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF AN APPLICATION BY DOUG KEELER FOR REZONING FROM GC (GENERAL COMMERCIAL) TO PUD 1-R3 ON PROPERTY LOCATED SOUTHEAST OF THE INTERSECTINO OF HIGHWAY 75 AND FIRST AVENUE, LEGALLY DESCRIBED AS TAX LOT 83, EXCEPT SUB LOT 1 OF TAX LOT 83, AND PLATTSMOUTH CITY OUT LOTS 74 WEST OF RAILROAD, WITH THE CONDITIONS THAT THE ENTRANCE BE WIDENED AND SPRINKLERS BE INSTALLED IN THE CONVERTED BUILDING. On roll call: VOTING YES; WARGA, PRINCE, HALE, KEIF, KINDIG, WEAVER, NICHOLS, RICE. VOTING NO; NONE. ABSENT AND NOT VOTING; HURST, MCKINLEY. MOTION CARRIED.

#### ITEM 8

Nichols read from the agenda, “A public hearing regarding an application by Doug Keeler for rezoning from GC (General Commercial) to PUD 2-R3 (Planned Unit Development 2/Urban Residential High-Density) on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sub Lot 1 of Tax Lot 83, and Plattsmouth City Out Lots 74 West of Railroad.”

Nichols opened the hearing at 8:44 p.m. No one spoke to the issue, and the hearing was closed at 8:45 p.m.

Larson read his report.

Weaver left the meeting at 9:02 p.m.

#### ITEM 9

Nichols read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding an application by Doug Keeler for rezoning from GC (General Commercial) to PUD 2-R3 (Planned Unit Development 2/Urban Residential High-Density) on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sub Lot 1 of Tax Lot 83, and Plattsmouth City Out Lots 74 West of Railroad.” Following discussion, MOTION BY KIEF, SECONDED BY KINDIG, TO RECOMMEND TO THE PLATTSMOUTH

CITY COUNCIL APPROVAL OF AN APPLICATION BY DOUG KEELER FOR REZONING FROM GC (GENERAL COMMERCIAL) TO PUD 2-R3 ON PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF HIGHWAY 75 AND FIRST AVENUE, LEGALLY DESCRIBED AS TAX LOT 83, EXCEPT SUB LOT 1 OF TAX LOT 83, AND PLATTSMOUTH CITY OUT LOTS 74 WEST OF RAILROAD, WITH THE CONDITIONS THAT OF DEDICATED EASEMENTS FOR THE ON-SITE UTILITIES, THE LOCATION OF GARBAGE DUMPSTERS BE NOTED ON THE SITE PLAN, A PLAYGROUND LOCATED BE NOTED ON THE SITE PLAN, AND THE ADOPTION OF THE CITY'S ENGINEERS COMMENTS FROM CORRESPONDENCE BETWEEN THE CITY'S ENGINEER AND DEVELOPER'S ENGINEER DATED JULY 10, 2012, AND JULY 18, 2012. On roll call: VOTING YES; PRINCE, HALE, KEIF, KINDIG, NICHOLS, RICE, WARGA. VOTING NO; NONE. ABSENT AND NOT VOTING, HURST, MCKINLEY, WEAVER. MOTION CARRIED.

#### ITEM 10

Nichols read from the agenda, "A public hearing regarding an application by Doug Keeler for a Special Use Permit for Corporate Offices in a R3 Zoning District on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sub Lot 1 of Tax Lot 83, and Plattsmouth City Out Lots 74 West of Railroad."

Nichols opened the hearing at 9:05 p.m. No one spoke to the issue, and the hearing was closed at 9:06 p.m.

#### ITEM 11

Nichols read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding an application by Doug Keeler for a Special Use Permit for Corporate Offices in a R3 Zoning District on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sub Lot 1 of Tax Lot 83, and Plattsmouth City Out Lots 74 West of Railroad." Following discussion, MOTION BY PRINCE, SECONDED BY WARGA, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF AN APPLICATION BY DOUG KEELER FOR A SPECIAL USE PERMIT FOR CORPORATE OFFICES IN A R3 ZONING DISTRICT ON PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF HIGHWAY 75 AND FIRST AVENUE, LEGALLY DESCRIBED AS TAX LOT 83, EXCEPT SUB LOT 1 OF TAX LOT 83, AND PLATTSMOUTH CITY OUT LOTS 74 WEST OF RAILROAD, ON THE CONDITION THE ENTRANCE TO THE SITE BE WIDENED. On roll call: VOTING YES, HALE, KIEF, KINDIG, NICHOLS, RICE, WARGA, PRINCE. VOTING NO; NONE. ABSENT AND NOT VOTING, HURST, MCKINLEY, WEAVER. MOTION CARRIED.

#### ITEM 12

MOTION BY HALE, SECONDED BY KINDIG, TO ADJOURN. A voice vote was unanimous, MOTION CARRIED. Meeting adjourned at 9:12 p.m.

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Charles Warga  
Secretary

Minutes recorded and typed by Kevin Larson