

PLATTSMOUTH PLANNING COMMISSION
MARCH 21, 2013

Meeting convened at 7:30 p.m. on March 21, 2013 at Plattsmouth City Hall, 136 N. 5TH 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 March 7, 2013, 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 Meetings Act and of documents pertaining to the planning agenda.

ITEM 3

Answering roll call were Richard McKinley, Robert Rice, Dewayne Prince, Sharon Kief, Jeff Kindig, Karen Weaver, Marc Nichols. Absent was Billy Hale.

Also present was City Inspector Kevin Larson.

ITEM 4

MOTION BY PRINCE, SECONDED BY KINDIG, TO APPROVE THE MINUTES OF THE FEBRUARY 28, 2013 (POSTPONED FROM FEBRUARY 21, 2013) MEETING. A voice vote in favor was unanimous, MOTION CARRIED.

ITEM 5

Nichols read from the agenda, "Consider a resolution for a redevelopment plan entitled "U.S. Highway 75 and Osage Ranch Road Redevelopment Area 2013," then asked City Administrator Erv Portis to speak. Portis said the redevelopment area is a 6.62 acre tract northeast of the intersection of Highway 75 and Osage Ranch Road.

Following discussion, MOTION BY WEAVER, SECONDED BY RICE:

RESOLUTION NUMBER 13-002

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF

PLATTSMOUTH, NEBRASKA, THAT THE REDEVELOPMENT PLAN ENTITLED “U.S. HIGHWAY 75 AND OSAGE RANCH ROAD REDEVELOPMENT AREA 2013” REFERRED TO THE PLANNING COMMISSION BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF PLATTSMOUTH HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE PLANNING COMMISSION HEREBY FINDS THAT SUCH PLAN CONFORMS WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE CITY OF PLATTSMOUTH AS A WHOLE AND RECOMMENDS THAT SUCH PLAN BE APPROVED AND ADOPTED.

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

ITEM 6

Nichols explained the hearing process and 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 Outlots 74 West of Railroad.”

Hearing opened at 7:42 p.m.

Portis spoke about an earlier application by the property owner for a similar project on the site. He said bids for that project were high, the team developing the project has changed, and a redevelopment plan between the city and the developer is being reviewed.

Michael Earl, a consultant with the project, spoke about the development and re-use of a building already on the site.

Al Povondra, an architect with the project, spoke about the design of the proposed new buildings and the existing building on the site.

No one else spoke, and the hearing was closed at 7:52 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 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 Outlots 74 West of Railroad.

Larson read his report.

Following discussion, MOTION BY PRINCE, SECONDED BY KIEF, TO RECOMMEND TO THE PLATTSMOUTH COUNCIL APPROVAL OF 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 OUTLOTS 74 WEST OF RAILROAD WITH THE ADDITIONAL CONDITIONS THAT THE CITY ENGINEER'S RECOMMENDATIONS BE ADOPTED, THAT THE DETENTION POND ON THE SITE BE FENCED, AND THAT SUBSEQUENT PHASES OF THE PROJECT BE REQUIRED TO SUPPLY A TRAFFIC STUDY PRIOR TO CONSIDERATION BY THE CITY OF PLATTSMOUTH.

On roll call: VOTING YES, PRINCE, KIEF, KINDIG, WEAVER, NICHOLS, MCKINLEY, RICE. VOTING NO, NONE. ABSENT AND NOT VOTING, HALE. 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 Outlots 74 West of Railroad,"

Hearing opened at 8:43 p.m.

No one spoke, hearing closed at 8:43 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 Outlots 74 West of Railroad."

Larson read his report.

Following discussion, MOTION BY PRINCE, SECONDED BY KINDIG, TO RECOMMEND TO THE PLATTSMOUTH COUNCIL APPROVAL OF AN

APPLICATION BY DOUG KEELER FOR REZONING FROM GC (GENERAL COMMERCIAL) TO PUD 2/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 OUTLOTS 74 WEST OF RAILROAD WITH THE ADDITIONAL CONDITIONS THAT THE CITY ENGINEER'S RECOMMENDATIONS BE ADOPTED, THAT THE DETENTION POND ON THE SITE BE FENCED, THAT SUBSEQUENT PHASES OF THE PROJECT BE REQUIRED TO SUPPLY A TRAFFIC STUDY PRIOR TO CONSIDERATION BY THE CITY OF PLATTSMOUTH, AND THAT UTILITY EASEMENTS ON THE SITE BE FILED WITH THE CASS COUNTY REGISTER OF DEEDS PER A REDEVELOPMENT AGREEMENT WITH THE CITY OF PLATTSMOUTH.

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

ITEM 10

Nichols read from the agenda, "A public hearing regarding an application by Doug Keeler for a Special Use Permit for General 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 Outlots 74 West of Railroad."

Hearing opened at 8:53 p.m.

No one spoke, and the hearing was closed at 8:53 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 General 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 Outlots 74 West of Railroad."

Larson read his report.

Following discussion, MOTION BY WEAVER, SECONDED BY KIEF, TO RECOMMEND TO THE PLATTSMOUTH COUNCIL APPROVAL OF AN APPLICATION BY DOUG KEELER FOR A SPECIAL USE PERMIT FOR GENERAL OFFICES IN A R3 ZONING DISTRICT 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 OUTLOTS 74 WEST OF RAILROAD, EXCEPT THAT THE SPECIAL USE PERMIT IS SPECIFIC TO THE EXISTING BUILDING AND SURROUNDING AREA AS SHOWN ON THE PUD 2 SITE PLAN PROVIDED WITH THE APPLICATION.

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

ITEM 12

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 Outlots 74 West of Railroad.”

Hearing opened at 9:22 p.m.

No one spoke, and the hearing was closed at 9:22 p.m.

ITEM 13

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 Outlots 74 West of Railroad.”

Larson read his report.

Following discussion, MOTION BY RICE, SECONDED BY PRINCE, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL 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 OUTLOTS 74 WEST OF RAILROAD, EXCEPT THAT THE SPECIAL USE PERMIT IS SPECIFIC TO THE EXISTING BUILDING AND SURROUNDING AREA AS SHOWN ON THE PUD 2 SITE PLAN PROVIDED WITH THE APPLICATION.

On roll call, VOTING YES, WEAVER, NICHOLS, MCKINLEY, RICE, PRINCE, KIEF, KINDIG. VOTING NO, NONE. ABSENT AND NOT VOTING, HALE. MOTION CARRIED.

ITEM 14

MOTION BY KINDIG, SECONDED BY MCKINLEY, TO ADJOURN. A voice vote in favor was unanimous, MOTION CARRIED. Meeting adjourned at 9:27 p.m.

Jeff Kindig
Secretary

Minutes recorded and typed by Kevin Larson