

PLATTSMOUTH PLANNING COMMISSION MINUTES
May 21, 2015

Meeting convened at 7:30 p.m. on May 21, 2015 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 May 7, 2015, 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. All proceedings were taken while convened with attendance open to the public.

ITEM 1

Chairman Marc Nichols called the meeting to order at 7:35 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 Angie Minahan, Robert Rice, Dewayne Prince, Mike Bowman, Sharon Keif, Heather Herlick, Jeff Kindig, Marc Nichols.

ITEM 4

MOTION BY RICE, SECONDED BY BOWMAN, TO APPROVE THE CORRECTED MINUTES OF THE APRIL 16, 2015 MEETING. A voice vote in favor was unanimous, MOTION CARRIED.

ITEM 5

MOTION BY PRINCE, SECONDED BY KIEF, TO LAY OVER A PUBLIC HEARING REGARDING FINAL PLAT OF A MAJOR SUBDIVISION APPLICATION BY MELVIN SUDBECK HOMES INC. ON PROPERTY LOCATED BETWEEN 11TH AND 13TH AVENUES, AND EAST OF SOUTH 4TH STREET, LEGALLY DESCRIBED AS, "LOTS 14 THRU 25, INCLUSIVE, TOGETHER WITH LOTS 36 THRU 53, INCLUSIVE, TOGETHER WITH THE LOT SHOWN AS "PARK" IN MEADOW HEIGHTS ESTATES, A SUBDIVISION IN CASS COUNTY, NEBRASKA, TOGETHER WITH SUBLOT 2 OF THE "REPLAT OF OUTLOT "A" OF SAID MEADOW HEIGHTS ESTATES, TOGETHER WITH THE SOUTH 25.00 FEET OF LOT 30 AND ALL OF LOTS 31 THRU 35, INCLUSIVE, OF THE "REPLAT OF LOT 9 AND LOTS 26 THROUGH 35" OF SAID MEADOW HEIGHTS ESTATES, TOGETHER WITH ADJACENT RIDGECREST DRIVE, RIDGECREST CIRCLE AND MEADOW DRIVE." On roll call: VOTING YES, RICE, PRINCE, BOWMAN, KIEF,

HERLICK, KINDIG, NICHOLS, MINAHAN; VOTING NO, NONE; ABSENT AND NOT VOTING, MCKINLEY, WEAVER. MOTION CARRIED.

ITEM 6

MOTION BY PRINCE, SECONDED BY MINAHAN TO LAY OVER A RECOMMENDATION TO THE PLATTSMOUTH CITY COUNCIL REGARDING THE FINAL PLAT OF A MAJOR SUBDIVISION APPLICATION BY MELVIN SUDBECK HOMES INC. ON PROPERTY LOCATED BETWEEN 11TH AND 13TH AVENUES, AND EAST OF SOUTH 4TH STREET, LEGALLY DESCRIBED AS, "LOTS 14 THRU 25, INCLUSIVE, TOGETHER WITH LOTS 36 THRU 53, INCLUSIVE, TOGETHER WITH THE LOT SHOWN AS "PARK" IN MEADOW HEIGHTS ESTATES, A SUBDIVISION IN CASS COUNTY, NEBRASKA, TOGETHER WITH SUBLOT 2 OF THE "REPLAT OF OUTLOT "A" OF SAID MEADOW HEIGHTS ESTATES, TOGETHER WITH THE SOUTH 25.00 FEET OF LOT 30 AND ALL OF LOTS 31 THRU 35, INCLUSIVE, OF THE "REPLAT OF LOT 9 AND LOTS 26 THROUGH 35" OF SAID MEADOW HEIGHTS ESTATES, TOGETHER WITH ADJACENT RIDGECREST DRIVE, RIDGECREST CIRCLE AND MEADOW DRIVE." On roll call: VOTING YES, PRINCE, BOWMAN, KIEF, HERLICK, KINDIG, NICHOLS, MINAHAN, RICE; VOTING NO, NONE; ABSENT AND NOT VOTING, MCKINLEY, WEAVER. MOTION CARRIED.

ITEM 7

Nichols explained the hearing process then read from the agenda, "A public hearing regarding corrections to The Land Development Ordinance for the City of Plattsmouth, August 2006, Table 4.5: R-2 Site Development Regulations." Nichols opened a public hearing at 7:40 p.m. No one spoke and Nichols closed the public hearing at 7:40 p.m.

ITEM 8

Nichols read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding corrections to The Land Development Ordinance for the City of Plattsmouth, August 2006, Table 4.5: R-2 Site Development Regulations." MOTION BY MINAHAN, SECONDED BY BOWMAN, TO RECOMMEND CHANGING TABLE 4.5: R-2 SITE DEVELOPMENT REGULATIONS OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF PLATTSMOUTH AUGUST 2006 TO STATE: MINIMUM LOT WIDTH (FEET) IN CONVENTIONAL DEVELOPMENT, 50'; MINIMUM YARD, (FEET) SIDE YARD, 5'; MINIMUM STREET SIDE YARD, 15'. On roll call, VOTING YES, BOWMAN, KIEF, HERLICK, KINDIG, NICHOLS, MINAHAN, RICE, PRINCE; VOTING NO, NONE; ABSENT AND NOT VOTING, MCKINLEY, WEAVER. MOTION CARRIED.

ITEM 9

Nichols read from the agenda, "Discuss possible updates to the Land Development Ordinance for the City of Plattsmouth August 2006. Items discussed included fences, parks and common ground, size, height and sound levels of alternative energy sources, the restoration of property after demolition, parking lot landscaping, managing growth at the edge of the city, and water run-off.

In light of his resignation, effective June 1, 2015, Chairman Marc Nichols told the commission he has enjoyed working with everyone for the past 40 years, and that they should enjoy the successes that Plattsmouth has had and will have. "I will miss it."

MOTION BY BOWMAN, SECONDED BY KINDIG TO ADJOURN. A voice vote in favor was unanimous, MOTION CARRIED. Meeting adjourned at 8:10 p.m.

Dewayne Prince
Secretary

Minutes recorded and typed by Kevin Larson

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