

**PLATTSMOUTH PLANNING COMMISSION MINUTES**  
**August 20, 2015**

Meeting convened at 7:30 p.m. on August 20, 2015 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 August 6, 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 Jeff Kindig called the meeting to order at 7:30 p.m.

ITEM 2

Kindig 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, Sharon Kief, Heather Herlick, Jeff Kindig, Karen Weaver.

ITEM 4

MOTION BY WEAVER, SECONDED BY RICE, TO APPROVE THE MINUTES OF THE JUNE 18, 2015 MEETING. A voice vote in favor was unanimous, MOTION CARRIED.

ITEM 5

Kindig asked the commission members if they had ex-parte contact with the applicant regarding the rezoning request. There were none. Kindig then read from the agenda, "A public hearing regarding a rezoning request from RR (Rural Residential) to RR with a Mixed Use Overlay by Wiles Development LLC on property located east of Highway 75 at 18003 Club View Road, legally described as a tract of land being part of the Northwest ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼ of Section 12, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska (said tract of land contains an area of 1,791,903 square feet or 41.136 acres, more or less)." Kindig explained the hearing process and opened a public hearing at 7:32 p.m. Jerry Slusky, attorney for the applicant, explained the proposed operation and the development phases. He stated the Phase 1 portion of the "Description of Operation" document presented with the application was incorrect. Slusky said Phase 1 will include growing and processing hops, and use of the existing golf course clubhouse (with a liquor license) as a tap

room. Slusky said the occupancy of the proposed tap room will not exceed the limit set by the Nebraska State Fire Marshal's Office. When an event is planned that will exceed that limit, Slusky said the applicant will apply to the city for a temporary use permit. Regarding a traffic study conducted by the applicant's engineer, Slusky said the study does not break down the impact according to development of Phase 1 and Phase 2. Al Povondra, architect for the applicant, said the proposed Phase 1 hops processing facility and greenhouse will require minimal parking, and that road improvements will be included in Phase 1. Phase 2 will include a 24,000 square-foot building to house an event venue, restaurant/bar, and offices, and will be adjacent to a "Great Lawn" available for outdoor events. There will also be a second greenhouse, and the existing clubhouse will be repurposed. Mark Westergard, engineer for the applicant, said existing wetlands on the site are large enough to be used for storm water detention, there is Plattsmouth Municipal Water service to the site to serve potable purposes, and a septic system will be designed and installed to dispose of wastewater. Regarding the submitted traffic study, Westergard said it was done to address the complete build-out of the project and will now be redone to address the two project phases. He expected a proposed northbound Highway 75 deceleration lane will not be required for Phase 1. Silas Clarke, an employee of the applicant, spoke about growing hops, the proposed processing building, and of the proposed campus becoming a destination. No one else spoke, and Kindig closed the hearing at 7:55 p.m.

#### ITEM 6

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a rezoning request from RR (Rural Residential) to RR with a Mixed Use Overlay by Wiles Development LLC on property located east of Highway 75 at 18003 Club View Road, legally described as a tract of land being part of the Northwest ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼ of Section 12, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska (said tract of land contains an area of 1,791,903 square feet or 41.136 acres, more or less)." Kindig asked City Administrator Erv Portis to speak. Portis referred to a memorandum he authored outlining city concerns and recommendations for the project. Following discussion, MOTION BY WEAVER, SECONDED BY RICE TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL REGARDING A REZONING REQUEST FROM RR (RURAL RESIDENTIAL) TO RR WITH A MIXED USE OVERLAY BY WILES DEVELOPMENT LLC ON PROPERTY LOCATED EAST OF HIGHWAY 75 AT 18003 CLUB VIEW ROAD, LEGALLY DESCRIBED AS A TRACT OF LAND BEING PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6<sup>TH</sup> P.M., CASS COUNTY, NEBRASKA (SAID TRACT OF LAND CONTAINS AN AREA OF 1,791,903 SQUARE FEET OR 41.136 ACRES, MORE OR LESS), CONTINGENT UPON THE APPLICANT (1) REVISE THE TRAFFIC IMPACT STUDY WITH CAREFUL CONSIDERATION TO TRAFFIC IMPACTS OF EACH PHASE ON THE U.S. HIGHWAY 75 CORRIDOR AT CLUB VIEW DRIVE (2) THE REVISED TRAFFIC IMPACT STUDY SHALL BE SUBMITTED TO THE NEBRASKA DEPARTMENT OF ROADS FOR REVIEW AND CONSIDERATION (3) ARTICULATION OF A DEVELOPMENT AGREEMENT

SATISFACTORY TO THE CITY WITH SUCH AGREEMENT CAREFULLY ARTICULATING: (a) SPECIFIC USES PER PHASE OF THE DEVELOPMENT (b) IMPACTS OF THOSE USES ON PUBLIC INFRASTRUCTURE; AND (c) DEVELOPER'S LEGAL RESPONSIBILITY REGARDING CONSTRUCTION, OPERATION, AND MAINTENANCE OF THOSE PUBLIC INFRASTRUCTURE IMPACTS (4) USES APPROVED IN PHASE 2 SHALL NOT PROCEED UNTIL APPLICANT/DEVELOPER FULLY IMPLEMENTS PHASE 1 (5) PHASING OF THE PROJECT WILL FOLLOW THE REVISED "DESCRIPTION OF OPERATION" PRESENTED TO THE PLATTSMOUTH PLANNING COMMISSION AT ITS AUGUST 20, 2015 MEETING. On roll call: VOTING YES, RICE, KIEF, HERLICK, WEAVER, MINAHAN; VOTING NO, KINDIG; ABSENT AND NOT VOTING, PRINCE, BOWMAN. MOTION CARRIED.

#### ITEM 7

Discussion was held regarding updates to the Land Development Ordinance for the City of Plattsburgh August 2006. City Inspector Kevin Larson said an outline of concerns and suggestions had been presented to the city attorney for review.

Portis introduced City Attorney Stephen Preston to the commission.

Kindig noted Planning Commission Member Sharon Kief had resigned and this is her last meeting. On behalf of Mayor Paul Lambert, Portis expressed the city's gratitude for her years of service.

MOTION BY RICE, SECONDED BY KIEF TO ADJOURN. A voice vote in favor was unanimous, MOTION CARRIED. Meeting adjourned at 8:46 p.m.

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Jeff Kindig  
Chairman

Minutes recorded and typed by Kevin Larson