

PLATTSMOUTH PLANNING COMMISSION MINUTES
March 16, 2017

Meeting convened at 7:30 p.m. on March 16, 2017 at the 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 2, 2017, 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 Richard McKinley, Robert Rice, Mike Bowman, Dewayne Prince, Jeff Kindig. Prior to the meeting, Angela Minahan declared that items on the agenda created a professional conflict of interest, therefore she recused herself and did not attend. Absent were Mary Harding, Heather Herlick, Karen Weaver.

ITEM 4

MOTION BY BOWMAN, SECONDED BY RICE, TO APPROVE THE AMENDED MINUTES OF THE JANUARY 19, 2017 MEETING. On roll call, VOTING YES, RICE, BOWMAN, PRINCE, KINDIG, MCKINLEY; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 5

MOTION BY RICE, SECONDED BY BOWMAN, TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2017 MEETING. On roll call, VOTING YES, BOWMAN, PRINCE, KINDIG, MCKINLEY, RICE; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 6

Kindig read from the agenda, “A continuation of a public hearing regarding a proposed amendment to the City of Plattsmouth Land Development Ordinance: AN ORDINANCE TO AMEND PORTIONS OF THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF PLATTSMOUTH FOUND AT CHAPTER 11 OF THE PLATTSMOUTH MUNICIPAL CODE TO CREATE RECREATIONAL VEHICLE CAMPGROUNDS AS A COMMERCIAL USE TYPE CONDITIONALLY PERMITTED WITHIN A GENERAL COMMERCIAL DISTRICT AND ESTABLISH REGULATIONS APPLICABLE THERETO.”

The public hearing was continued at 7:35 p.m. Plattsmouth City Administrator Erv Portis spoke, saying the amendment was the result of extensive conversations with staff, developers, and the city engineer, and asked the planning commission to move the matter forward. Neal VanWinkle, manager of the Randall Schilling Wildlife Management Area, presented a letter to the planning commission from the Nebraska Game and Parks Commission requesting a 100 yard setback for development from the property lines of the Schilling WMA to allow hunting on the north side of East Main Street. No one else spoke, and the hearing was closed at 7:42 p.m.

ITEM 7

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a proposed amendment to the City of Plattsmouth Land Development Ordinance: AN ORDINANCE TO AMEND PORTIONS OF THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF PLATTSMOUTH FOUND AT CHAPTER 11 OF THE PLATTSMOUTH MUNICIPAL CODE TO CREATE RECREATIONAL VEHICLE CAMPGROUNDS AS A COMMERCIAL USE TYPE CONDITIONALLY PERMITTED WITHIN A GENERAL COMMERCIAL DISTRICT AND ESTABLISH REGULATIONS APPLICABLE THERETO.”

Following discussion, MOTION BY MCKINLEY, SECOND BY BOWMAN, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF AN ORDINANCE TO AMEND PORTIONS OF THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF PLATTSMOUTH FOUND AT CHAPTER 11 OF THE PLATTSMOUTH MUNICIPAL CODE TO CREATE RECREATIONAL VEHICLE CAMPGROUNDS AS A COMMERCIAL USE TYPE CONDITIONALLY PERMITTED WITHIN A GENERAL COMMERCIAL DISTRICT AND ESTABLISH REGULATIONS APPLICABLE THERETO.” On roll call, VOTING YES, PRINCE, KINDIG, MCKINLEY, RICE, BOWMAN; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 8

Kindig read from the agenda, "A continuation of a public hearing regarding the rezoning of land: AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE CITY OF PLATTSMOUTH, NEBRASKA, FROM GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL MEDIUM-DENSITY DISTRICT (R-2) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL HIGH-DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AGRICULTURAL DISTRICT (AG) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AND AGRICULTURAL DISTRICT (AG) TO GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT 1 OVERLAY DISTRICT (PUD-1) AND FLOOD PLAIN/FLOODWAY OVERLAY DISTRICT (FP/FW); TO AMEND THE ZONING DISTRICT BOUNDARIES AND OFFICIAL ZONING MAP OF THE CITY OF PLATTSMOUTH; PROPERTY LEGALLY DESCRIBED AS: COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE, THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS; A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET; A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET; A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET; A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET

ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT; THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER; THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS: A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET; A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET; A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET; A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION; THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS."

The public hearing was continued at 7:47 p.m. Kindig read the letter from Nebraska Game and Parks into the record. City Engineer Steve Perry presented a diagram illustrating how a 100 yard setback would eliminate all but 12 of the 65 Phase I lots of the proposed development. Portis spoke, saying the letter was at least 15 years and millions of dollars too late, and the simplest solution would be for the Game and Parks Department to put up signs illustrating the boundaries of the allowable hunting area. Perry described the proposed development, saying the first phase included 65 lots north of the marina and the second phase south of the marina contained 85 camping spaces. Portis said plans are to dredge and open the marina, offer leased docks in the marina, and parking would be provided on ground leased from the City of Plattsmouth west of the marina. No one else spoke, and the hearing was closed at 8:02 p.m.

ITEM 9

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding the rezoning of land: AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE CITY OF PLATTSMOUTH, NEBRASKA, FROM GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL MEDIUM-DENSITY DISTRICT (R-2) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL HIGH-DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AGRICULTURAL DISTRICT (AG) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AND AGRICULTURAL DISTRICT (AG) TO GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT 1 OVERLAY DISTRICT (PUD-1) AND FLOOD PLAIN/FLOODWAY

OVERLAY DISTRICT (FP/FW); TO AMEND THE ZONING DISTRICT BOUNDARIES AND OFFICIAL ZONING MAP OF THE CITY OF PLATTSMOUTH; PROPERTY LEGALLY DESCRIBED AS: COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE, THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS; A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET; A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET; A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET; A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT; THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER; THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS: A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET; A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET; A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET; A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX

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ITEM 10

Kindig read from the agenda, "Continuation of a public hearing regarding a special use permit for a Recreational Vehicle Campground on property located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A

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THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID
SOUTH LINE;

THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID
SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN
ST.;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4)
CALLS;

A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET;

A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET;

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A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST
CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND
SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST
CORNER OF SAID LOT;

THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE
SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH
WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH
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THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID
SOUTH RIGHT OF WAY LINE;

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THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE
NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE
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TAX LOT 184 OF SAID SECTION;
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SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

The public hearing was continued at 8:08 p.m. Portis spoke regarding the documents. No one else spoke and the hearing was closed at 8:09 p.m.

ITEM 11

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a special use permit for a Recreational Vehicle Campground on property located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

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THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;
THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;
THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;
THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS
A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET;
A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET;
A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET;
A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;
THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

Following discussion, MOTION BY PRINCE, SECONDED BY BOWMAN, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL REGARDING A SPECIAL USE PERMIT FOR A RECREATIONAL VEHICLE CAMPGROUND ON PROPERTY LOCATED SOUTH AND EAST OF EAST MAIN STREET AND WEST OF THE MISSOURI RIVER, ON THE CONDITION OF CITY'S LEGAL COUNSEL OPINION THAT THE CITY MAY GRANT A SPECIAL USE PERMIT TO LAND AND THE SPECIAL USE PERMIT MAY RUN WITH THE LAND, ON PROPERTY LEGALLY DESCRIBED AS COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE;

THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS;

A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET;

A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET;

A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET;

A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT;

THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;

THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS

A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET;

A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET;

A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET;

A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

On roll call: VOTING YES, MCKINLEY, RICE, BOWMAN, PRINCE, KINDIG; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 12

Kindig read from the agenda, "Continuation of a public hearing regarding a preliminary plat of land located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS,

CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE

THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE;

THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4 CALLS;

A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET;

A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET;

A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET;

A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT;

THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID

SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;

THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS

A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET;

A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET;

A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET;

A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

The public hearing continued at 8:39 p.m. Perry spoke regarding the platting, utilities, and access. No one else spoke, and the hearing was closed at 8:41 p.m.

ITEM 13

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a preliminary plat of land located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE

THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE;

THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4 CALLS;

A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET;

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THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT;

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THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE;

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THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

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THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS

A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET;

A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET;

A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET;

A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

Following discussion, MOTION BY BOWMAN, SECONDED BY PRINCE, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF A PRELIMINARY PLAT OF LAND LOCATED SOUTH AND EAST OF EAST MAIN STREET AND WEST OF THE MISSOURI RIVER, LEGALLY DESCRIBED AS COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

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THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE

THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE;

THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.;

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A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

On roll call: VOTING YES, RICE, BOWMAN, PRINCE, KINDIG; VOTING NO, MCKINLEY; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION FAILED.

MOTION BY MCKINLEY, SECOND BY PRINCE, TO RECONSIDER THE VOTE FOR THE PRELIMINARY PLAT. On roll call: VOTING YES, BOWMAN, PRINCE, KINDIG, MCKINLEY, RICE; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED.

MOTION BY KINDIG, SECONDED BY BOWMAN, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF A PRELIMINARY PLAT OF LAND LOCATED SOUTH AND EAST OF EAST MAIN STREET AND WEST OF THE MISSOURI RIVER, LEGALLY DESCRIBED AS COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

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THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE

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THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS;

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On roll call: VOTING YES, PRINCE, KINDIG, MCKINLEY, RICE, BOWMAN; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 14

Kindig read from the agenda, "Continuation of a public hearing regarding a final plat of land located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

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THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;

THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS

A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET;

A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET;

A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET;

A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

The public hearing continued at 8:56 p.m. Perry spoke, describing the final plat. No one else spoke, and the hearing was closed at 8:57 p.m.

ITEM 15

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a final plat of land located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE

THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE;

THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS;

A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET;

A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET;

A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET;

A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT;

THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;

THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;

THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

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A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

Following discussion, MOTION BY PRINCE, SECONDED BY BOWMAN, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH COUNCIL, ON THE CONDITION THAT ACCESS TO LOT 67 COMPLIES WITH THE CITY OF PLATTSMOUTH DEVELOPMENT REGULATIONS, OF A FINAL PLAT OF LAND LOCATED SOUTH AND EAST OF EAST MAIN STREET AND WEST OF THE MISSOURI RIVER, LEGALLY DESCRIBED AS COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

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SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

On roll call: VOTING YES, KINDIG, MCKINLEY, RICE, BOWMAN, PRINCE; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 16

MOTION BY BOWMAN, SECONDED BY PRINCE TO ADJOURN. On roll call: VOTING YES, RICE, BOWMAN, PRINCE, KINDIG, MCKINLEY; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, WEAVER; RECUSED, MINAHAN. MOTION CARRIED. Meeting adjourned at 9 p.m.

Dewayne Prince
Secretary

Minutes recorded and typed by Kevin Larson