

PLATTSMOUTH PLANNING COMMISSION MINUTES

March 15, 2018

Meeting convened at 7:30 p.m. on March 15, 2018 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 1, 2018, 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 Mary Harding, Jeff Kindig, Karen Weaver, Robert Rice, Heather Herlick, Mike Bowman, Rich McKinley. Absent were Dewayne Prince, Angela Minahan.

ITEM 4

MOTION BY WEAVER, SECONDED BY BOWMAN, TO APPROVE THE MINUTES OF THE MARCH 15, 2018 MEETING. On roll call, VOTING YES, MCKINLEY, BOWMAN, HERLICK, RICE, WEAVER, KINDIG, HARDING; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE, MINAHAN. MOTION CARRIED.

ITEM 5

Kindig read from the agenda, "A public hearing regarding a request by Jeff Riddle, agent for Betty L. Davis, for rezoning of property located at 1017 Avenue C, Plattsmouth, legally described as Original Town Lots 9 and 10, Block 111, from R3 (Urban Residential Medium Density) to GC (General Commercial).

Kindig opened the hearing at 7:31 p.m.

Tom Burgess 221 N. 11th Street, spoke, stating when the new zoning is in place the business could change. He was also concerned about noise.

Jose Meaes spoke, stating concerns about noise and potential future uses.

Jeff Riddle, 21725 Hilltop Avenue, Gretna, spoke, stating vehicles being serviced don't really run, there would be light traffic, no retail, and that he wants to make a living. No one else spoke, and Kindig closed the hearing at 7:39 p.m.

ITEM 6

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a request by Jeff Riddle, agent for Betty L. Davis, for rezoning of property located at 1017 Avenue C, Plattsmouth, legally described as Original Town Lots 9 and 10, Block 111, from R3 (Urban Residential Medium Density) to GC (General Commercial)."

Kindig asked City Administrator Erv Portis to speak.

Portis referred to City Inspector Kevin Larson's report recommending denial of the request, stating it speaks for itself. In addition, he added:

Rezoning to GC is rezoning for all uses in the GC district. Mr. Riddle wants to open a small machine repair shop. Rezoning does not limit him to that use.

Spot zoning. Used former St. John's school as an example of how spot zoning is perceived by a neighborhood to have negatively affected that neighborhood. City was powerless to deny the developer's request to build.

Portis recommended denial.

Harding noted that the current zoning has no allowance for a special use permit for the proposed use.

McKinley pointed out a typographical error in the agenda stating "R3, Urban Residential Medium Density," while the current zoning is actually "R2, Urban Residential Medium Density."

McKinley said equipment repair is noisy and creates fumes. There are locations in Plattsmouth conducive to the proposed use and it would not be a good fit in the proposed location.

Weaver said the "grandfathering" of the building's former use has expired.

Following discussion, MOTION BY MCKINLEY, SECONDED BY BOWMAN, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL DENIAL OF A REQUEST BY JEFF RIDDLE, AGENT FOR BETTY L. DAVIS, FOR REZONING OF PROPERTY LOCATED AT 1017 AVENUE C, PLATTSMOUTH, LEGALLY DESCRIBED AS ORIGINAL TOWN LOTS 9 AND 10, BLOCK 111, FROM R2 (URBAN RESIDENTIAL MEDIUM DENSITY) TO GC (GENERAL COMMERCIAL). On roll call: VOTING YES, WEAVER, BOWMAN, HARDING, HERLICK, KINDIG, RICE, MCKINLEY; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE, MINAHAN. MOTION CARRIED.

ITEM 7

Kindig read from the agenda, "A public hearing regarding a proposed amendment to Article 5-3

CCD – Civic Corridor Design Overlay District B. 1, of The Land Development Ordinance for the City of Plattsburgh, by adding: Washington Avenue and Avenue A between North Sixth Street and North Seventh Street; East Main Street; and changing 21st Street to South 22nd Street.”

Kindig opened a public hearing at 7:51 p.m. No one spoke, and Kindig closed the hearing at 7:52 p.m.

ITEM 8

Kindig read from the agenda, “Consider a recommendation to the Plattsburgh City Council regarding a proposed amendment to Article 5-3 CCD – Civic Corridor Design Overlay District B. 1, of The Land Development Ordinance for the City of Plattsburgh, by adding: Washington Avenue and Avenue A between North Sixth Street and North Seventh Street; East Main Street; and changing 21st Street to South 22nd Street.”

Kindig asked Portis to speak. Portis explained the action was a “housekeeping” item to clean-up the Land Development Ordinance.

Following discussion, MOTION BY BOWMAN, SECONDED BY HARDING, RECOMMEND APPROVAL OF A PROPOSED AMENDMENT TO ARTICLE 5-3 CCD – CIVIC CORRIDOR DESIGN OVERLAY DISTRICT B. 1, OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF PLATTSBURGH, BY ADDING: WASHINGTON AVENUE AND AVENUE A BETWEEN NORTH SIXTH STREET AND NORTH SEVENTH STREET; EAST MAIN STREET; AND CHANGING 21ST STREET TO SOUTH 22ND STREET. On roll call: VOTING YES, RICE, MCKINLEY, KINDIG, HARDING, WEAVER, BOWMAN, HERLICK; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE, MINAHAN. MOTION CARRIED.

ITEM 9

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

Meeting adjourned at 7:55 p.m.

Jeff Kindig
Chair

Minutes recorded and typed by Sandra Meyer