

**PLATTSMOUTH PLANNING COMMISSION MINUTES**  
**March 21, 2019**

Meeting convened at 7:30 p.m. on March 21, 2019 at the 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 March 7, 2019, 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, Robert Rice, Heather Herlick, Jeff Kindig, Dewayne Prince, Karen Weaver. Absent were Angela Minahan, Rich McKinley, Mike Bowman.

ITEM 4

MOTION BY HARDING, SECONDED BY WEAVER, TO APPROVE THE MINUTES OF THE FEBRUARY 21, 2019 MEETING. On roll call, VOTING YES, RICE, HERLICK, KINDIG, PRINCE, WEAVER, HARDING; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MINAHAN, MCKINLEY, BOWMAN; MOTION CARRIED.

ITEM 5

Kindig opened a public hearing at 7:31 p.m. and read from the agenda, "A public hearing regarding a request by Wiles Brothers Inc. for a preliminary and final plat of a major subdivision to be known as Wiles Bros Subdivision, located north of Wiles Road and east of 6<sup>th</sup> Street, being a part of the Southeast One-Quarter of Section 23 and the Northeast One-Quarter of Section 26, all in Township 12 North, Range 13 East of the Sixth Principal Meridian, Cass County, Nebraska." City Inspector Kevin Larson entered a March 21, 2019 memorandum to the Plattsmouth Planning Commission record regarding the Wiles Bros Subdivision/Rezoning requests into the record. Richard Parkinson of Wiles Bros Inc. recommended approval of the subdivision. No one else spoke and the hearing was closed at 7:33 p.m.

## ITEM 6

Kindig opened a public hearing at 7:34 p.m. and read from the agenda, “A public hearing regarding a request by Wiles Brothers Inc. for rezoning Lot 3 of the proposed Wiles Bros Subdivision from AG (Agricultural) and HI (Heavy Industrial) to HI (Heavy Industrial), and Lots 1, 2, 4 of the proposed Wiles Bros Subdivision from HI (Heavy Industrial) and AG (Agricultural) to AG (Agricultural).” Larson entered a March 21, 2019 memorandum to the Plattsmouth Planning Commission record regarding the Wiles Bros Subdivision/Rezoning requests into the record. Richard Parkinson of Wiles Bros Inc. recommended approval of the rezoning. No one else spoke and the hearing was closed at 7:35 p.m.

## ITEM 7

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a request by Wiles Brothers Inc. for a preliminary and final plat of a major subdivision to be known as Wiles Bros Subdivision, located north of Wiles Road and east of 6<sup>th</sup> Street, being a part of the Southeast One-Quarter of Section 23 and the Northeast One-Quarter of Section 26, all in Township 12 North, Range 13 East of the Sixth Principal Meridian, Cass County, Nebraska.” During discussion, City Administrator Erv Portis suggested a restatement of the agenda item and approval of all waivers as requested by the applicant. Following discussion: MOTION BY RICE, SECONDED BY HERLICK, TO RECOMMEND SIMULTANEOUS APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF A REQUEST BY WILES BROTHERS INC. FOR A PRELIMINARY AND FINAL PLAT OF A MAJOR SUBDIVISION TO BE KNOWN AS WILES BROS SUBDIVISION, LOCATED NORTH OF WILES ROAD AND EAST OF 6<sup>TH</sup> STREET, BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 AND THE NORTHEAST ONE-QUARTER OF SECTION 26, ALL IN TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, WITH THE WAIVERS OF THE SUBDIVISION ORDINANCE REQUESTED AND OUTLINED IN THE ZONING ADMINISTRATOR’S MEMORANDUM. On roll call: VOTING YES, HERLICK, KINDIG, PRINCE, WEAVER, HARDING, RICE; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MINAHAN, MCKINLEY, BOWMAN; MOTION CARRIED.

## ITEM 8

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a request by Wiles Brothers Inc. for rezoning Lot 3 of the proposed Wiles Bros Subdivision from AG (Agricultural) and HI (Heavy Industrial) to HI (Heavy Industrial), and Lots 1, 2, 4 of the proposed Wiles Bros Subdivision from HI (Heavy Industrial) and AG (Agricultural) to AG (Agricultural).” Following discussion: MOTION BY WEAVER, SECONDED BY HERLICK, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A REQUEST BY WILES BROTHERS INC. FOR REZONING LOT 3 OF

THE PROPOSED WILES BROS SUBDIVISION FROM AG (AGRICULTURAL) AND HI (HEAVY INDUSTRIAL) TO HI (HEAVY INDUSTRIAL), AND LOTS 1, 2, 4 OF THE PROPOSED WILES BROS SUBDIVISION FROM HI (HEAVY INDUSTRIAL) AND AG (AGRICULTURAL) TO AG (AGRICULTURAL). On roll call: VOTING YES, KINDIG, PRINCE, WEAVER, HARDING, RICE, HERLICK; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MINIHAN, MCKINLEY, BOWMAN; MOTION CARRIED.

Portis spoke about recent flooding and damage to the city's water and wastewater plant, and how neither facility is functioning at this time. Repairs may take months, he said. For now the city is connected to Cass County Rural Water District #1 for water, but conservation of water by everyone is needed.

ITEM 8

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

Meeting adjourned at 7:59 p.m.

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Heather Herlick  
Secretary

Minutes recorded and typed by Kevin Larson