

PLATTSMOUTH PLANNING COMMISSION MINUTES
June 17, 2021

Meeting convened at 7:30 p.m. on June 17, 2021 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 June 3, 2021, 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

Vice Chair Rich McKinley called the meeting to order at 7:30 p.m.

ITEM 2

McKinley announced the location of the Open Meetings Act and of documents pertaining to the planning agenda.

ITEM 3

Answering roll call were Richard McKinley, Dewayne Prince, Heather Herlick, Mary Harding, Michael Vaughn, Bill Boyle, Joe Woracek. Not present were Angie Minahan, Mike Bowman.

ITEM 4

MOTION BY HARDING, SECONDED BY HERLICK, TO APPROVE THE MINUTES OF THE APRIL 15, 2021 MEETING AND THE MARCH 18, 2021. On roll call: VOTING YES, PRINCE, HERLICK, HARDING, VAUGHN, BOYLE, WORACEK, MCKINLEY; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MINAHAN, BOWMAN; MOTION CARRIED.

ITEM 5

McKinley read from the agenda, "Fill vacancy in the office of Chairperson," explained the voting process, and asked for nominations. Prince nominated Mike Vaughn, Harding nominated Rich McKinley. MOTION BY BOYLE, SECONDED BY HERLICK, TO CLOSE NOMINATIONS. On roll call: VOTING YES, HERLICK, HARDING, VAUGHN, BOYLE, WORACEK, MCKINLEY, PRINCE; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MINAHAN, BOWMAN. MOTION CARRIED. City attorney Stephen Preston informed the commission that five votes (a majority of the planning commission) would be required to elect a new chair. Both candidates spoke on why they should be elected. ON A SECRET BALLOT, MCKINLEY THREE, VAUGHN FOUR. McKinley withdrew from consideration. A roll call vote was held to elect Vaughn. ON ROLL CALL; VOTING YES,

VAUGHN, BOYLE, WORACEK, MCKINLEY, PRINCE, HERLICK, HARDING; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MINAHAN, BOWMAN. VAUGHN ELECTED CHAIR OF THE PLATTSMOUTH PLANNING COMMISSION.

ITEM 6

Vaughn read from the agenda, "A public hearing regarding a redevelopment plan entitled: "New Age Real Estate Holdings, LLC, Redevelopment Plan" for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, Sections 18-2101, et seq., within a portion of an existing community redevelopment area designated as Blighted and Substandard and in need of redevelopment; such portion being legally described as follows: Lot 2a of Curtis Heights Subdivision, such lot being in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section 24, Township 12, Range 13, City of Plattsmouth, Cass County, Nebraska." Vaughn opened a public hearing at 7:48 p.m. Assistant City Administrator Emily Bausch spoke, referring the commission to a memorandum from City Administrator Erv Portis regarding the redevelopment plan. No one else spoke, and the hearing was closed at 7:49 p.m.

ITEM 7

Vaughn read from the agenda, "Consider action on a regarding a redevelopment plan entitled: "New Age Real Estate Holdings, LLC, Redevelopment Plan" for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, Sections 18-2101, et seq., within a portion of an existing community redevelopment area designated as Blighted and Substandard and in need of redevelopment; such portion being legally described as follows: Lot 2a of Curtis Heights Subdivision, such lot being in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section 24, Township 12, Range 13, City of Plattsmouth, Cass County, Nebraska." Following discussion, MOTION BY PRINCE, SECONDED BY HERLICK, TO RECOMMEND APPROVAL OF A REDEVELOPMENT PLAN ENTITLED: "NEW AGE REAL ESTATE HOLDINGS, LLC, REDEVELOPMENT PLAN" FOR REDEVELOPMENT PURSUANT TO THE COMMUNITY DEVELOPMENT LAW, NEBRASKA REVISED STATUTES, SECTIONS 18-2101, ET SEQ., WITHIN A PORTION OF AN EXISTING COMMUNITY REDEVELOPMENT AREA DESIGNATED AS BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT; SUCH PORTION BEING LEGALLY DESCRIBED AS FOLLOWS: LOT 2A OF CURTIS HEIGHTS SUBDIVISION, SUCH LOT BEING IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), SECTION 24, TOWNSHIP 12, RANGE 13, CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA, WITH THE ADDITIONAL RECOMMENDATION THAT THE FOLLOWING ITEMS BE CONSIDERED PRIOR TO FINAL APPROVAL; THE PARCEL IDENTIFICATION NUMBER BE ADDED TO THE AGREEMENT, CONFIRMATION OF THE LAND ACQUISITION AND PURCHASE AGREEMENT, AND REVIEW OF THE AMERTIZATION CHART COLUMN 1 AND 2, LOAN BALANCE AND INTEREST. On roll call: VOTING YES, VAUGHN, BOYLE, WORACEK, MCKINLEY, PRINCE, HERLICK; VOTING NO, NONE; ABSTAIN, HARDING; ABSENT AND NOT VOTING, MINAHAN, BOWMAN. MOTION CARRIED.

ITEM 8

MOTION BY PRINCE, SECONDED BY BOYLE, TO ADJOURN. On roll call: VOTING YES, VAUGHN, BOYLE, WORACEK, MCKINLEY, PRINCE, HERLICK, HARDING; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MINAHAN, BOWMAN,

Meeting adjourned at 8:39 p.m.

Heather Herlick
Secretary

Minutes recorded and typed by Kevin Larson