

Plattsmouth Planning Commission Meeting
June 15, 2023

A meeting of the Planning Commission of the City of Plattsmouth, Nebraska was convened in open and public session at 7:31 o'clock p.m. on June 15, 2023 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Member: Mike Vaughn, DeWayne Prince, Bernard Boyle, Heather Herlick and Joe Woracek. Commission Members Absent: Rich McKinley, Mike Bowman and Angie Minahan. Also present: City Inspector Adam Denio, City Attorney Steve Preston & Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice of meeting was published on June 1, 2023 in the Omaha World Herald. Proof of publication along with the Commission's Acknowledgment of Receipt of Notice are on file. The Open Meetings Act is posted on the bulletin board in the Council Chambers. A copy of the agenda and all documents to be discussed is available to the public. All proceedings hereafter shown were taken while the convened meeting was open to the public. We will follow the agenda that was made available to the public. Please silence cell phones.

ITEM 4

Motion by Boyle seconded by Prince to approve the April 20, 2023 Planning Commission meeting minutes. ROLL CALL: Yes-Prince, Woracek, Herlick, Vaughn and Boyle. No-None. Absent-McKinley, Bowman and Minahan. Abstain-None. MOTION CARRIED.

ITEM 5

Pursuant to publication, Chairman Vaughn opened a public hearing at 7:33 p.m. to hear and consider public comment, oral or written, regarding a proposed amendment to the City of Plattsmouth Land Development Ordinance; AMEND CHAPTER 7-2 B 6c ACCESSORY BUILDINGS to read as follows: Accessory buildings shall utilize exterior materials and building design consistent with the character or primary structure in zoning areas R1, R2, R3, MH, CBD, and UC. Chairman Vaughn again stated the reason for the public hearing and with no one coming forward to speak closed the public hearing at 7:34 p.m.

ITEM 6

Motion by Woracek seconded by Boyle to recommend to the Plattsmouth City Council amending Chapter 7-2 B 6c Accessory Buildings of the Plattsmouth Land Development Ordinance to read as follows: Accessory buildings shall utilize exterior materials and building design consistent with the character or primary structure in zoning areas R1, R2, R3, MH, CBD, and UC. ROLL CALL: Yes-Boyle, Vaughn, Woracek, Prince and Herlick. No-None. Absent-McKinley, Bowman and Minahan. Abstain-None. MOTION CARRIED.

ITEM 7

Pursuant to publication, Chairman Vaughn opened a public hearing at 7:36 p.m. to hear and consider public comment, oral or written, regarding the preliminary plat of a major sub-division of property located west of the intersection of Club View Drive and Highway 75 legally described as 17600 Club View Drive; 11-12-13 LOTS 31 & 32 EXC HWY SE1/4 NE1/4 (23.59) and 11-12-13 LOT 28 N1/2 SW1/4 NE1/4 (20). Parcel Id Numbers are 130162523 and 130162795.

David Stuart expressed many concerns about this development project. First, there are zoning discrepancies between Cass County GIS and City Zoning records, which is correct? Second, who will be the overall manager of the area, County or City, and what are the plans for fire, police, septic and water? Third, is this subdivision a part of Plattsmouth's long term development plan? Fourth, is their potential for businesses to move into the development area? Fifth, Mr. Stuart feels this subdivision will increase congestion and the likelihood of accidents at the intersection of Club View Drive & Hwy 75.

Robert Felthousen shared similar concerns as Mr. Stuart but also wanted clarification on what types of changes could be expected between this preliminary plat design and the final one.

Tim Macrander has developed his land and lifestyle to reflect being surrounded by Ag zoning. Mr. Macrander is concerned the added traffic on 6th Steet and Club View Drive will cause hazards and make the area too busy for residents with Ag intentions for their property.

Doug Knight wanted to know what determines property management being County, City, SID, or Developer. Mr. Knight also asked if the City had intentions of annexing this subdivision in the near future.

Todd Schuler owns an acreage with horses and operates a home business near the planned subdivision. Mr. Schuler expressed concern about increased traffic and also feels there should be better notification for public hearings.

Kari Stiles voiced concern about increased traffic congestion at the Club View Drive and Hwy 75 intersection. Mrs. Stiles wanted to know if there are plans for a traffic light or speed limit changes.

Deanne Jinings referenced how their rural water rates increased when rural water lines were extended to Murry, will this new subdivision cause their rates to increase again? Mrs. Jinings is also worried about the increased traffic this subdivision could cause.

Trevar Veskrna, TD2 Construction, gave a summary of to proposed subdivision. Mr. Veskrna highlighted the traffic memo that was done and showed that there would be minimal increase to the area. He also stated that percolation tests have been done to confirm the subdivision can support septic systems. Rural water has also confirmed that there is adequate water available to support the proposed subdivision.

Mark Tincher, Tincher Investments & Owner of proposed subdivision, stated that Tincher Investments will be the manager of the subdivision as it is being built, not County, City or SID. This means they will be paying for all the improvements to the area within the guidelines of the Plattsmouth Subdivision Ordinance.

Stephen Q. Preston, City Attorney, reminded everybody that this public hearing is for a preliminary plat only and the Plattsmouth Planning Commission only makes recommendations to the City Council. It is City Council that authorizes action.

Chairman Vaughn stated many of the expressed concerns were shared by the Commission and will be discussed. With no one else coming forward to speak Chairman Vaughn closed the public hearing at 8:06 p.m.

ITEM 8

Commission members discussed expressed concerns and specific topics of subdivision requirements that are part of the Plattsmouth Subdivision Ordinance. Adam Denio, City Inspector, reviewed the Tinchler Investments subdivision checklist with the Commission explaining how they meet the requirements but are asking for waiver of the block size and park requirement. Mr. Denio also confirmed the City's Zoning Map governs all zoning and construction within Plattsmouth's jurisdiction, not Cass County GIS which is a simple reference tool provided by the County. The Rural Water District memo confirmed adequate capacity to accommodate the planned subdivision, but their lines don't allow fire hydrants. The percolation tests, performed by TD2 engineers, were reviewed to confirm the subdivision land meets absorption requirements to support septic systems; this will have to be confirmed by the State before any construction begins. Speed limits will be reviewed on City roads, but only the State has authority to make changes to Hwy 75. Trevor Veskrna, TD2 Construction, stated the area will be governed by a covenant that they are in the process of forming and will submit for approval with the final plat.

Steve Preston, City Attorney, reminded the Commission of their options of recommendation to City Council. The Commission can recommend approval, recommend conditional approval, postpone recommendation, or make a recommendation of denial. Following discussion, Motion by Prince seconded by Herlick to recommend approval to the Plattsmouth City Council for preliminary plat of a major sub-division of property located west of the intersection of Club View Drive and Highway 75 legally described as 17600 Club View Drive; 11-12-13 LOTS 31 & 32 EXC HWY SE1/4 NE1/4 (23.59) and 11-12-13 LOT 28 N1/2 SW1/4 NE1/4 (20). Parcel Id Numbers are 130162523 and 130162795 with the following conditions:

1. A fire mitigation plan be established
2. The cul-de-sac conform to the Subdivision Ordinance (line of site to main road)
3. Approve waiver of block size requirement
4. Approve waiver of park requirement
5. A thorough traffic study be done
6. Waste Water Variance Report be submitted
7. Covenant prepared before final plat

ROLL CALL: Yes-Herlick, Prince, Boyle, Woracek and Vaughn. No-None. Absent-McKinley, Bowman and Minahan. Abstain-None. MOTION CARRIED.

ITEM 9

8:44 p.m. Motion by Herlick seconded by Prince to adjourn. ROLL CALL: Yes-Woracek, Herlick, Boyle, Vaughn and Prince. No-None. Absent-McKinley, Bowman and Minahan. Abstain-None. MOTION CARRIED.

Minutes Recorded and Prepared by Ryan Vulgamott, Deputy City Clerk.

Heather Herlick, Secretary