

Plattsmouth Planning Commission Meeting
January 18, 2024

A meeting of the Planning Commission of the City of Plattsmouth, Nebraska was convened in open and public session at 7:30 o'clock p.m. on January 18, 2024 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Mike Vaughn, DeWayne Prince, Bernard Boyle, Joe Woracek, Angie Minahan and Heather Herlick. Commission Members Absent: Rich McKinley. Also present: City Inspector Adam Denio City Attorney Stephen Q. Preston & Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice of meeting was published on December 23, 2023 and January 4, 2024 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.

ITEM 4

Motion by Boyle seconded by Prince to approve the October 19, 2023 Planning Commission meeting minutes. ROLL CALL: Yes-Vaughn, Boyle, Minahan, Prince, Herlick and Woracek. No-None. Absent-McKinley. Abstain-None. MOTION CARRIED.

ITEM 5

Pursuant to publication, Chairman Vaughn opened a public hearing at 7:31 p.m. to hear and consider public comment, oral or written, regarding a Minor Subdivision located adjacent to 1103 Earls Court; Plattsmouth, legally described as the Plattsmouth – on the Green PT Lot 89(5.79), both additions to the City of Plattsmouth, Cass County Nebraska. Chairman Vaughn again stated the reason for the public hearing and with no one coming forward to speak closed the public hearing at 7:32 p.m.

ITEM 6

Adam Denio, City Inspector, reviewed packet information and stated requirements have been met and the subdivision was approved by the On the Green Home Owners Association. Following discussion, Motion by Vaughn seconded by Herlick to approve a Minor Subdivision located adjacent to 1103 Earls Court; Plattsmouth, legally described as the Plattsmouth – on the Green PT Lot 89(5.79), both additions to the City of Plattsmouth, Cass County Nebraska. ROLL CALL: Yes-Woracek, Herlick, Vaughn, Minahan, Boyle and Prince. No-None. Absent-McKinley. Abstain-None. MOTION CARRIED.

ITEM 7

Pursuant to publication, Chairman Vaughn opened a public hearing at 7:35 p.m. to hear and consider public comment, oral or written, regarding a Preliminary and Final plat regarding a Major Subdivision located at 203 N 10th St; Plattsmouth, legally described as the PLATTSMOUTH - FOUR US SUBDIV REPLAT 1 LOT 4 (2.469), PLATTSMOUTH - FOUR US SUBDIV LOT 3 (.472), and PLATTSMOUTH - FOUR US SUBDIV REPLAT 1 LOT 2 (.836); additions to the City of Plattsmouth, Cass County Nebraska. Chairman Vaughn again stated the reason for the public hearing and with no one coming forward to speak closed the public hearing at 7:36 p.m.

ITEM 8

Adam Denio, City Inspector, reviewed packet information and gave commission members an updated plat, typos corrected. Mr. Denio stated the merging of the three lots into one will not affect zoning requirements or taxes on the property but will require the voting line to be adjusted. The reason this is being classified as a major subdivision is because a minor and admin subdivision have already been filed on this property and can't be repeated. Stephen Q. Preston, City Attorney, reviewed with Commission the options of approval and denial and how that would affect City Council action.

Following discussion, Motion by Boyle seconded by Woracek to make a recommendation of approval to the Plattsmouth City Council regarding a Preliminary and Final plat regarding a Major Subdivision located at 203 N 10th St; Plattsmouth, legally described as the PLATTSMOUTH - FOUR US SUBDIV REPLAT 1 LOT 4 (2.469), PLATTSMOUTH - FOUR US SUBDIV LOT 3 (.472), and PLATTSMOUTH - FOUR US SUBDIV REPLAT 1 LOT 2 (.836); additions to the City of Plattsmouth, Cass County Nebraska. ROLL CALL: Yes-Prince, Minahan, Woracek, Vaughn, Herlick and Boyle. No-None. Absent-McKinley. Abstain-None. MOTION CARRIED.

ITEM 9

At 7:45 p.m. Motion by Herlick seconded by Prince to adjourn. ROLL CALL: Yes-Boyle, Herlick, Vaughn, Prince, Woracek and Minahan. No-None. Absent-McKinley. Abstain-None. MOTION CARRIED.

Heather Herlick, Secretary

ATTEST:

Ryan Vulgamott, Deputy City Clerk