

Plattsmouth Planning Commission Meeting

February 15, 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.

Stephen Q. Preston, City Attorney, administered the OATH OF OFFICE to the newly appointed Planning Commission members: Chris Kerns and alternate Franklin Fisher.

Present were Commission Members: Heather Herlick, Chris Kerns, Rich McKinley, Angie Minahan, DeWayne Prince, Michael Vaughn, Joe Woracek and Alternate Franklin Fisher. Commission Members Absent: Bernard Boyle and Craig Shrimpton. 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 January 9, 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 Prince seconded by Minahan to approve the January 18, 2024 Planning Commission meeting minutes. ROLL CALL: Yes-Herlick, Woracek, Fisher, Vaughn, Prince, Minahan and Kerns. No-None. Absent-Boyle and Shrimpton. Abstain- McKinley. MOTION CARRIED.

ITEM 5

Chairman Vaughn opened the floor for nominations of officers.

Motion by Woracek seconded by McKinley to nominate Vaughn as Chairman. With no further nominations Vaughn was elected Chairman by unanimous consent.

Motion by Vaughn seconded by Herlick to nominate Boyle as Vice Chair. With no further nominations Boyle was elected Vice Chair by unanimous consent.

Motion by Minahan seconded by Woracek to nominate Herlick as Secretary. With no further nominations Herlick was elected Secretary by unanimous consent.

ITEM 6

Pursuant to publication, Chairman Vaughn opened a public hearing at 7:35 p.m. to hear and consider public comment, oral or written, regarding the rezoning of property to be known as Lot 1 Osage Ranch Lift Station, being a platting of part of the NW ¼ of the SW ¼ of Section 24, T12N, R13E of the 6th P.M., Cass County, Nebraska, lying east of State Highway 75 and South of Lot 8, Osage Ranch, a Subdivision in said Cass County, from AG (Agricultural District) to RE-2 (Urban Residential Medium-Density District).

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.

Commission member Kerns stated he would be abstaining from any discussion or action on ITEM 7 and ITEM 9 due to a conflict of interest.

ITEM 7

Adam Denio, City Inspector, and Stephen Q. Preston, City Attorney, reviewed the plans for the new lift station and access road and were available to answer questions. Motion by Vaughn seconded by Herlick to make a recommendation of approval to the Plattsmouth City Council regarding the rezoning of property to be known as Lot 1 Osage Ranch Lift Station, being a platting of part of the NW ¼ of the SW ¼ of Section 24, T12N, R13E of the 6th P.M., Cass County, Nebraska, lying east of State Highway 75 and South of Lot 8, Osage Ranch, a Subdivision in said Cass County, from AG (Agricultural District) to RE-2 (Urban Residential Medium-Density District). ROLL CALL: Yes-Herlick, Minahan, Fisher, Prince, Vaughn, Woracek and McKinley. No-None. Absent-Boyle and Shrimpton. Abstain-Kerns. MOTION CARRIED.

ITEM 8

Pursuant to publication, Chairman Vaughn opened a public hearing at 7:42 p.m. to hear and consider public comment, oral or written, regarding the preliminary and final plat of a major subdivision to be known as Lot 1 Osage Ranch Lift Station, being a platting of part of the NW ¼ of the SW ¼ of Section 24, T12N, R13E of the 6th P.M., Cass County, Nebraska, lying east of State Highway 75 and South of Lot 8, Osage Ranch, a Subdivision in said Cass County.

Chairman Vaughn again stated the reason for the public hearing and with no one coming forward to speak closed the public hearing at 7:43 p.m.

ITEM 9

Motion by Prince seconded by Minahan to make a recommendation of approval to the Plattsmouth City Council regarding the preliminary and final plat of a major subdivision to be known as Lot 1 Osage Ranch Lift Station, being a platting of part of the NW ¼ of the SW ¼ of Section 24, T12N, R13E of the 6th P.M., Cass County, Nebraska, lying east of State Highway 75 and South of Lot 8, Osage Ranch, a Subdivision in said Cass County. Following discussion, Prince withdrew his motion and Minahan withdrew her second.

Motion by Prince seconded by Minahan to make a recommendation of approval to the Plattsmouth City Council regarding the preliminary and final plat of a major subdivision to be known as Lot 1 Osage Ranch Lift Station, being a platting of part of the NW ¼ of the SW ¼ of Section 24, T12N, R13E of the 6th P.M., Cass County, Nebraska, lying east of State Highway 75 and South of Lot 8, Osage Ranch, a Subdivision in said Cass County, subject to the subdivision requirement waivers recommended by the zoning administrator. ROLL CALL: Yes-Woracek, Vaughn, Herlick, Minahan, Fisher, Prince and McKinley. No-None. Absent-Boyle and Shrimpton. Abstain-Kerns. MOTION CARRIED.

ITEM 10

At 7:46 p.m. motion by Prince seconded by Minahan to adjourn. ROLL CALL: Yes-McKinley, Herlick, Kerns, Vaughn, Fisher, Minahan, Prince and Woracek. No-None. Absent-Boyle and Shrimpton. Abstain-None. MOTION CARRIED.

Adjournment

Heather Herlick, Secretary

ATTEST:

Ryan Vulgamott, Deputy City Clerk