

PLATTSMOUTH PLANNING COMMISSION MINUTES
April 16, 2015

Meeting convened at 7:30 p.m. on April 16, 2015 at 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 March 5, 2015, 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 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 Angie Minahan, Rich McKinley, Robert Rice, Dewayne Prince, Mike Bowman, Heather Herlick, Jeff Kindig, Karen Weaver.

ITEM 4

MOTION BY BOWMAN, SECONDED BY MINAHAN, TO APPROVE THE MINUTES OF THE MARCH 19, 2015 MEETING. A voice vote in favor was unanimous, MOTION CARRIED.

ITEM 5

Kindig explained the public hearing process then read from the agenda, "A public hearing regarding a preliminary plat of a major subdivision application for "Meadow Heights Estates Replat 2 Lots 1 through 60 and Outlots A&B" by Melvin Sudbeck Homes Inc. on property located between 11th and 13th Avenues, and east of South 4th Street, legally described as, "Lots 14 thru 25, inclusive, together with Lots 36 thru 53, inclusive, together with the lot shown as "Park" in Meadow Heights Estates, a subdivision in Cass County, Nebraska, together with Sublot 2 of the "Replat of Outlot "A" of said Meadow Heights Estates, together with the south 25.00 feet of Lot 30 and all of Lots 31 thru 35, inclusive, of the "Replat of Lot 9 and Lots 26 through 35" of said Meadow Heights Estates, together with adjacent Ridgecrest Drive, Ridgecrest Circle and Meadow Drive," then opened a public hearing at 7:32 p.m. Applicant Melvin Sudbeck spoke in favor of the preliminary plat, stating the project area is 13.76 acres, that the area has been previously platted and has now been redesigned into a four-phase project

to accommodate homes in the \$180,000 to \$220,000 price range, and will include protective covenants regarding such issues as outbuildings, outdoor storage, and parking.

City Administrator Erv Portis spoke, stating the project area had been before the planning commission several times, that the area has been declared substandard and blighted, and that a redevelopment contract for Tax Increment Financing (TIF) has been created for the project.

No one else spoke, and Kindig closed the hearing at 7:36 p.m.

ITEM 6

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a preliminary plat of a major subdivision application for "Meadow Heights Estates Replat 2 Lots 1 through 60 and Outlots A&B" by Melvin Sudbeck Homes Inc. on property located between 11th and 13th Avenues, and east of South 4th Street, legally described as, "Lots 14 thru 25, inclusive, together with Lots 36 thru 53, inclusive, together with the lot shown as "Park" in Meadow Heights Estates, a subdivision in Cass County, Nebraska, together with Sublot 2 of the "Replat of Outlot "A" of said Meadow Heights Estates, together with the south 25.00 feet of Lot 30 and all of Lots 31 thru 35, inclusive, of the "Replat of Lot 9 and Lots 26 through 35" of said Meadow Heights Estates, together with adjacent Ridgecrest Drive, Ridgecrest Circle and Meadow Drive."

City Engineer Steve Perry presented his review April 9, 2015 of the application.

Weaver asked about a discrepancy between the R2 setbacks noted on the plat and the R2 setbacks in Article 4-17 of the Land Development Ordinance for the City of Plattsmouth, and about fences surrounding the project's detention ponds (Outlots A and B).

City Inspector Kevin Larson reported on the preliminary plat and recommended approval.

Prince noted the dates in the signature blocks need to be changed from 2014 to 2015, the proposed cul-de-sac on 12th Avenue Circle exceeds the city's 500' limit, no landscaping is noted in the detention ponds, and the draft subdivision agreement refers to an assistant city attorney.

MOTION BY PRINCE, SECONDED BY BOWMAN, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A PRELIMINARY PLAT OF A MAJOR SUBDIVISION APPLICATION BY MELVIN SUDBECK HOMES INC. ON PROPERTY LOCATED BETWEEN 11TH AND 13TH AVENUES, AND EAST OF SOUTH 4TH STREET, LEGALLY DESCRIBED AS, "LOTS 14 THRU 25, INCLUSIVE, TOGETHER WITH LOTS 36 THRU 53, INCLUSIVE, TOGETHER WITH THE LOT SHOWN AS "PARK" IN MEADOW HEIGHTS ESTATES, A SUBDIVISION IN CASS COUNTY, NEBRASKA, TOGETHER WITH SUBLOT 2 OF THE "REPLAT OF OUTLOT "A" OF SAID MEADOW HEIGHTS ESTATES, TOGETHER WITH THE SOUTH 25.00 FEET OF LOT 30 AND ALL OF LOTS 31 THRU 35, INCLUSIVE, OF THE "REPLAT OF LOT 9 AND LOTS 26 THROUGH 35" OF SAID MEADOW HEIGHTS ESTATES, TOGETHER WITH ADJACENT RIDGECREST DRIVE, RIDGECREST CIRCLE AND MEADOW DRIVE," CONTINGENT UPON CLARIFICATION OF THE R2 SETBACKS IN TABLE 4.5 OF THE LAND DEVELOPMENT ORDINANCE OF PLATTSMOUTH AUGUST 2006, ADDRESS THE LENGTH OF THE CUL-DE-SAC ON 12TH AVENUE CIRCLE, RENAME "PERRY" STREET

TO "A" STREET, ALLOW FOR PAVEMENT OF THE UNPAVED PORTION OF "A" STREET NORTH OF THE SUBDIVISION PRIOR TO CONSTRUCTION OF PHASE FOUR OF THE PROJECT, CONSIDER SAFETY MEASURES OF THE DETENTION AREAS (OUTLOT A AND B), AND ADDRESS THE COMMENTS INCLUDED IN THE CITY ENGINEER'S REVIEW FROM OLMSTED AND PERRY CONSULTING ENGINEERING INC. On roll call: VOTING YES, MCKINLEY, RICE, PRINCE, BOWMAN, HERLICK, KINDIG, WEAVER, MINAHAN; VOTING NO, NONE; ABSENT AND NOT VOTING, KIEF, NICHOLS. MOTION CARRIED.

ITEM 7

Kindig read from the agenda, "Consider Resolution No. PC 15-001, "A Resolution of the Planning Commission of the City of Plattsmouth, Nebraska recommending to the City Council that City Hall, 136 North 5th Street, legally described as Plattsmouth Original Town Lots 1 to 3 Block 28, be designated as a Local Landmark per Plattsmouth Municipal Code, Section 9-305." Portis spoke as a representative of the Plattsmouth Historic Preservation Board and recommended approval.

MOTION BY WEAVER, SECONDED BY MINAHAN, TO ADOPT RESOLUTION NO. PC 15-001, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLATTSMOUTH, NEBRASKA RECOMMENING TO THE CITY COUNCIL THAT CITY HALL, 136 NORTH 5TH STREET, LEGALLY DESCRIBED AS PLATTSMOUTH ORIGINAL TOWN LOT 1 TO 3 BLOCK 28, BE DESIGNATED AS A LOCAL LANDMARK PER PLATTSMOUTH MUNICIPAL CODE, SECTION 9-305." On roll call, VOTING YES, RICE, PRINCE, BOWMAN, HERLICK, KINDIG, WEAVER, MINAHAN; VOTING NO, NONE; ABSENT AND NOT VOTING, KIEF, NICHOLS; AS CHAIRMAN OF THE PLATTSMOUTH HISTORIC PRESERVATION BOARD, MCKINLEY ABSTAINED FROM VOTING. MOTION CARRIED.

ITEM 8

Kindig read from the agenda, "Discuss possible updates to the Land Development Ordinance for the City of Plattsmouth, August 2006." It was agreed that Larson would review the Land Development Ordinance for the City of Plattsmouth, August 2006 and bring recommendations to the next planning commission meeting.

MOTION BY PRINCE, SECONDED BY BOWMAN TO ADJOURN. A voice vote in favor was unanimous, MOTION CARRIED. Meeting adjourned at 8:28 p.m.

Dewayne Prince
Secretary

Minutes recorded and typed by Kevin Larson