

PLATTSMOUTH PLANNING COMMISSION MINUTES
June 18, 2015

Meeting convened at 7:30 p.m. on June 18, 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 June 4, 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 chairman Jeff Kindig called the meeting to order at 7:31 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 RICE, TO APPROVE THE MINUTES OF THE MAY 21, 2015 MEETING. A voice vote in favor was unanimous, MOTION CARRIED.

ITEM 5

Kindig read into the record:

As a result of the title search for the Meadow Heights replat property, it was found that similarities between the current description of the property and previous recorded descriptions of the property existed. These similarities caused the researchers to be uncomfortable with the proposed name for the new subdivision.

In order to eliminate future confusion, the developer has changed the name of the current replat from "Meadow Heights Estates Replat 2 Lots 1 through 60 and Outlots A&B, a replat of 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,” to “Meadow Heights Estates Replat 3, Lots 1 Thru 60, Inclusive and Outlots “A” and “B”, being a replating of Lots 1 thru 55, inclusive, of Meadow Heights Estates Phase II, a subdivision in Cass County, Nebraska, together with a 25 foot wide access easement adjoining the south line of said Lot 9, together with Brookhaven Drive, Brookhaven Circle and Meadow Drive lying within said Meadow Heights Estates Phase II.”

Further reference to this new subdivision will be Meadow Heights Estates Replat 3 as noted above.

Kindig read from the agenda, “A public hearing regarding a final 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” being the same platting, and now being referred to and known as “Meadow Heights Estates Replat 3, Lots 1 Thru 60, Inclusive, and Outlots “A” and “B” final plat,” then opened a public hearing at 7:37 p.m. Applicant Melvin Sudbeck spoke and offered to answer questions from the Planning Commission. City Engineer Steve Perry spoke and reviewed his written comments that had been provided to the Planning Commission. No one else spoke and Kindig closed the hearing at 7:41 p.m.

ITEM 6

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a final 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” being the same platting, and now being referred to and known as “Meadow Heights Estates Replat 3, Lots 1 Thru 60, Inclusive, and Outlots “A” and “B” final plat.

Following discussion, “MOTION BY MCKINLEY, SECONDED BY BOWMAN, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL A FINAL 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" BEING THE SAME PLATTING, AND NOW BEING REFERRED TO AND KNOWN AS "MEADOW HEIGHTS ESTATES REPLAT 3, LOTS 1 THRU 60, INCLUSIVE, AND OUTLOTS "A" AND "B" FINAL PLAT CONTINGENT UPON A WRITTEN OPINION BY THE CITY ATTORNEY THAT THE PROPOSED CULDESAC MEETS THE FULL INTENT OF SECTION I C.4 OF THE SUBDIVISION AGREEMENT, THAT THE COMMENTS OF THE CITY ENGINEER'S JUNE 11, 2015 REPORT BE ADOPTED, THAT THE TOTAL ACREAGE OF THE SUBDIVISION BE SHOWN ON THE FINAL PLAT, THAT THE SQUARE FOOTAGE OF THE INDIVIDUAL LOTS BE SHOWN ON THE FINAL PLAT, AND THAT THE SOURCE AND USE OF FUNDS REPORT BE BROKEN DOWN ACCORDING TO THE FOUR DEVELOPMENT PHASES OF THE SUBDIVISION. On roll call: VOTING YES, MCKINLEY, RICE, PRINCE, BOWMAN, HERLICK, KINDIG, WEAVER, MINAHAN; VOTING NO, NONE; ABSENT AND NOT VOTING, KIEF. MOTION CARRIED.

ITEM 7

Kindig explained the election process and called for nominations. MCKINLEY NOMINATED KINDIG FOR CHAIR, WEAVER SECONDED. WEAVER NOMINATED MCKINLEY FOR VICE CHAIR, PRINCE SECONDED. WEAVER MOVED THAT NOMINATIONS CEASE, HERLICK SECONDED. On roll call: VOTING YES, RICE, PRINCE, BOWMAN, HERLICK, KINDIG, WEAVER, MINAHAN, MCKINLEY; VOTING NO, NONE; ABSENT AND NOT VOTING, KIEF. MOTION CARRIED.

ITEM 9

Discussion was held regarding updates to the Land Development Ordinance for the City of Plattsmouth August 2006. City Inspector Kevin Larson was directed to compile comment received to date and present them to the planning commission three weeks before the August meeting of the Plattsmouth Planning Commission.

MOTION BY RICE, 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