

PLATTSMOUTH PLANNING COMMISSION MINUTES
January 21, 2016

Meeting convened at 7:30 p.m. on January 21, 2016 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 January 7, 2016, 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

Chairman 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, Mike Bowman, Heather Herlick, Dewayne Prince, Jeff Kindig, Karen Weaver.

ITEM 4

MOTION BY RICE, SECONDED BY BOWMAN, TO APPROVE THE MINUTES OF THE DECEMBER 17, 2015 MEETING. A voice vote in favor was unanimous, MOTION CARRIED.

ITEM 5

Kindig read from the agenda, "A public hearing regarding a request by Southeast Community College, agent for Russell and Kim Kathol, for a special use permit for a College/University in a CBD (Central Business District) zoning district on property at 527/537 Main Street, legally described as Plattsmouth Original Town, West ½ Lot 4 and all of Lot 5, Block 35." Kindig explained the hearing process and opened the public hearing at 7:31 p.m. Frank Prohaska spoke in favor of the special use permit but expressed some concerns regarding parking. Russ Kathol spoke in favor of the special use permit, stating the college would bring 30 to 50 new people downtown every day, the project will involve a large investment in the city, and that the proposed site has been vacant for nine years. Bob Morgan of Southeast Community College said the college intends to integrate into the community, make a strong financial commitment, and offer high-quality, affordable education. Charles Jones of the Main Street Association offered the results of a downtown parking study showing that roughly 50 percent of the available public

parking spaces within 500 feet of the site were open at 10 a.m., 2 p.m., and 6 p.m. on Monday through Saturday during a six-week period. City Administrator Erv Portis said the best way for downtown to succeed is traffic, more people create commerce, and that he was excited that Southeast Community College had chose Plattsmouth for a regional learning center. No one else spoke and Kindig closed the hearing at 8:03 p.m.

ITEM 6

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a request by Southeast Community College, agent for Russell and Kim Kathol, for a special use permit for a College/University in a CBD (Central Business District) zoning district on property at 527/537 Main Street, legally described as Plattsmouth Original Town, West ½ Lot 4 and all of Lot 5, Block 35.” McKinley stated he has been working as an advisor on the project and would abstain from discussion and voting.

Following discussion, MOTION BY PRINCE, SECONDED BY WEAVER, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A REQUEST BY SOUTHEAST COMMUNITY COLLEGE, AGENT FOR RUSSELL AND KIM KATHOL, FOR A SPECIAL USE PERMIT FOR A COLLEGE/UNIVERSITY IN A CBD (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT ON PROPERTY AT 527/537 MAIN STREET, LEGALLY DESCRIBED AS PLATTSMOUTH ORIGINAL TOWN, WEST ½ LOT 4 AND ALL OF LOT 5, BLOCK 35. On roll call: VOTING YES, RICE, BOWMAN, HERLICK, PRINCE, KINDIG, WEAVER, MINAHAN; VOTING NO, NONE; ABSENT AND NOT VOTING, NONE; ABSTAIN, MCKINLEY. MOTION CARRIED.

ITEM 7

Kindig read from the agenda, “A public hearing regarding the City of Plattsmouth One and Six Year Road Plan.” Kindig explained the hearing process and opened the public hearing at 8:18 p.m. Public Works Director Gary Hellwig explained the road plan. No one else spoke and Kindig closed the hearing at 8:20 p.m.

ITEM 8

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding the One and Six Year Road Plan.”

Following discussion, MOTION BY MINAHAN, SECONDED BY BOWMAN, TO RECOMMEND APPROVAL OF THE CITY OF PLATTSMOUTH ONE AND SIX YEAR ROAD PLAN TO THE PLATTSMOUTH CITY COUNCIL. On roll call: VOTING YES, RICE, BOWMAN, HERLICK PRINCE, KINDIG, WEAVER, MINAHAN, MCKINLEY; VOTING NO, NONE; ABSENT AND NOT VOTING, NONE. MOTION CARRIED.

ITEM 9

MOTION BY BOWMAN, SECONDED BY RICE TO ADJOURN. A voice vote in favor was unanimous, MOTION CARRIED. Meeting adjourned at 8:30 p.m.

Dewayne Prince
Secretary

Minutes recorded and typed by Kevin Larson