

**PLATTSMOUTH PLANNING COMMISSION MINUTES**  
**June 16, 2016**

Meeting convened at 7:30 p.m. on June 16, 2016 at the Plattsmouth Public Library, 401 Avenue A, 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 2, 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 7:31 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, Mike Bowman, Heather Herlick, Dewayne Prince, Jeff Kindig, Mary Harding.

ITEM 4

MOTION BY MCKINLEY, SECONDED BY HERLICK, TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2016 MEETING. A VOICE VOTE SHOWED HARDING ABSTAINING AND THE REMAINDER OF THE COMMISSION VOTING YES, MOTION CARRIED.

ITEM 5

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding a designation of Substandard and Blighted for property legally described as:

Lots 2-23, Castaway Cottages, A Subdivision in Cass County, Nebraska;  
Lot 1, Castaway Cottages, A Subdivision in Cass County, Nebraska;  
Lots 1-7 Inclusive and Lots 9 and 10 and Outlot 1, Castaway Estates, A Subdivision in Section 17 and 18, T12N, R14 East of the 6<sup>th</sup> P.M., Cass County, Nebraska;  
Lot 3 and that part of Lot 2 Morehead Island Riverfront Development Subdivision Not Platted into Castaway Villas, Cass County, Nebraska; and  
Commercial Lot 9, Morehead Island Development, a subdivision in Cass County, Nebraska."

City Administrator Erv Portis spoke, stating a public hearing for a recommendation of designation of substandard and blighted is not required by the planning commission, but is required by the city council. Portis said the riverfront development is a priority, a feasibility study of the area has been conducted, and a study by RDG Planning and Design shows the area meets the statutory requirements to be declared substandard and blighted. This designation, along with annexation, is required before tax increment financing may be applied to the redevelopment project.

Following discussion: MOTION BY MCKINLEY, SECONDED BY BOWMAN, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL A DESIGNATION OF SUBSTANDARD AND BLIGHTED FOR PROPERTY LEGALLY DESCRIBED AS:

LOTS 2-23, CASTAWAY COTTAGES, A SUBDIVISION IN CASS COUNTY, NEBRASKA;

LOT 1, CASTAWAY COTTAGES, A SUBDIVISION IN CASS COUNTY, NEBRASKA;

LOTS 1-7 INCLUSIVE AND LOTS 9 AND 10 AND OUTLOT 1, CASTAWAY ESTATES, A SUBDIVISION IN SECTION 17 AND 18, T12N, R14 EAST OF THE 6<sup>TH</sup> P.M., CASS COUNTY, NEBRASKA;

LOT 3 AND THAT PART OF LOT 2 MOREHEAD ISLAND RIVERFRONT DEVELOPMENT SUBDIVISION NOT PLATTED INTO CASTAWAY VILLAS, CASS COUNTY, NEBRASKA; AND

COMMERCIAL LOT 9, MOREHEAD ISLAND DEVELOPMENT, A SUBDIVISION IN CASS COUNTY, NEBRASKA.”

On roll call: VOTING YES, MINAHAN, MCKINLEY, BOWMAN, HERLICK, PRINCE, KINDIG, HARDING; VOTING NO, NONE; ABSENT AND NOT VOTING, RICE, WEAVER. MOTION CARRIED.

Kindig introduced the new member Mary Harding and welcomed her to the commission.

Portis made a presentation regarding renovations to Plattsmouth City Hall.

#### ITEM 6

MOTION BY BOWMAN, SECONDED BY HARDING TO ADJOURN. A voice vote was unanimous, MOTION CARRIED. Meeting adjourned at 8:03 p.m.

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Dewayne Prince  
Secretary

Minutes recorded and typed by Kevin Larson