

PLATTSMOUTH PLANNING COMMISSION MINUTES
August 18, 2016

Meeting convened at 7:30 p.m. on August 18, 2016 at the 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 August 4, 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, 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 JULY 21, 2016 MEETING. A VOICE VOTE WAS UNANIMOUS, MOTION CARRIED.

ITEM 5

Kindig read from the agenda, "A public hearing regarding a rezoning request from GC (General Commercial) to R2 (Urban Residential Medium Density) by Triple S Properties LLC for property located south of Osage Ranch Boulevard and east of Highway 75, legally described as Osage Ranch Subdivision Lots 1 through 14."

Kindig opened a public hearing at 7:31 p.m. John Stanfield, a resident of Osage Ranch, expressed concerns for traffic, economic impact, crop production in the area, impact to current easements, erosion, maintenance of unimproved lots, and the deterioration of signage and barriers in the area. No one else spoke, and Kindig closed the hearing at 7:40 p.m.

ITEM 6

Minahan states she had a conflict, as her law firm does business with the applicant, and she would not be participating in discussion or voting. Prince noted he was a resident of Osage Ranch Subdivision. Following discussion, MOTION BY WEAVER, SECONDED BY BOWMAN, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A REZONING REQUEST FROM GC (GENERAL COMMERCIAL) TO R2 (URBAN RESIDENTIAL MEDIUM DENSITY) BY TRIPLE S PROPERTIES LLC FOR PROPERTY LOCATED SOUTH OF OSAGE RANCH BOULEVARD AND EAST OF HIGHWAY 75, LEGALLY DESCRIBED AS OSAGE RANCH SUBDIVISION LOTS 1 THROUGH 14. On roll call, VOTING YES, RICE, BOWMAN, HERLICK, PRINCE, KINDIG, WEAVER; VOTING NO, NONE; ABSENT AND NOT VOTING, MCKINLEY, HARDING; ABSTAIN, MINAHAN; MOTION CARRIED.

ITEM 7

Kindig read from the agenda, “A public hearing regarding amendments to Chapter 3, Chapter 4, and Chapter 6 of the Land Development Ordinance for the City of Plattsmouth related to a new use type, “Commercial Recreation Campground”.

Kindig opened a public hearing at 7:49 p.m. Plattsmouth City Administrator Erv Portis spoke, stating the amendment is related to riverfront development and will allow the city to create a quality campground through the special use permit process. No one else spoke, and Kindig closed the hearing at 7:53 p.m.

ITEM 8

Following discussion, MOTION BY PRINCE, SECONDED BY WEAVER, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL THE APPROVAL OF AMENDMENTS TO CHAPTER 3, CHAPTER 4, AND CHAPTER 6 OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF PLATTSMOUTH RELATED TO A NEW USE TYPE, “COMMERCIAL RECREATION CAMPGROUND”. On roll call, VOTING YES, BOWMAN, HERLICK, PRINCE, KINDIG, WEAVER, MINAHAN, RICE; VOTING NO, NONE; ABSENT AND NOT VOTING, MCKINLEY, HARDING; MOTION CARRIED.

ITEM 9

MOTION BY BOWMAN, SECONDED BY RICE TO ADJOURN. A voice vote was unanimous, MOTION CARRIED. Meeting adjourned at 8:10 p.m.

Dewayne Prince
Secretary

Minutes recorded and typed by Kevin Larson