

**PLATTSMOUTH PLANNING COMMISSION MINUTES**  
**February 15, 2018**

Meeting convened at 7:30 p.m. on February 15, 2018 at the Plattsmouth City Hall, 136 N. 5<sup>th</sup> 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 February 1, 2018, 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 Mary Harding, Robert Rice, Mike Bowman, Heather Herlick, Jeff Kindig. Karen Weaver arrived at 7:32 p.m. Absent were Dewayne Prince, Angela Minahan, Rich McKinley.

ITEM 4

MOTION BY BOWMAN, SECONDED BY HARDING, TO APPROVE THE MINUTES OF THE January 18, 2018 MEETING. On roll call, VOTING YES, HARDING, RICE, BOWMAN, HERLICK, KINDIG; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE, MINAHAN, MCKINLEY, WEAVER. MOTION CARRIED.

Kindig moved Items 7 and 8 to the next order of business.

ITEM 7

Kindig read from the agenda, "A public hearing regarding a draft Wireless Facilities Ordinance, which will be Article 13 of the Plattsmouth Municipal Code."

Kindig opened the hearing at 7:31 p.m. No one spoke, and Kindig closed the public hearing at 7:31 p.m.

## ITEM 8

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a draft Wireless Facilities Ordinance, which will be Article 13 of the Plattsmouth Municipal Code.” City Administrator Erv Portis spoke, introducing consultant Bob Duchen of River Oaks Communications Corporation of Centennial, Colorado, and City Attorney Stephen Preston.

Following discussion, MOTION BY KINDIG, SECONDED BY HERLICK, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A DRAFT WIRELESS FACILITIES ORDINANCE, WHICH WILL BE ARTICLE 13 OF THE PLATTSMOUTH MUNICIPAL CODE, WITH THE ADDITIONS OF (1) A PROVISION REQUIRING EXCEPTIONS TO SETBACKS TO ENCOURAGE THE USE OF BREAKPOINT TECHNOLOGY AND (2) CLARIFYING THAT THE BUILDING PERMIT APPLICATIONS MAY BE SUBJECT TO REVIEW AND RECOMMENDATION BY A STRUCTURAL ENGINEER ENGAGED BY THE CITY. On roll call: VOTING YES, BOWMAN, HERLICK, KINDIG, WEAVER, HARDING, RICE; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE, MINAHAN, MCKINLEY. MOTION CARRIED.

## ITEM 5

Kindig read from the agenda, “A public hearing regarding a redevelopment plan entitled “Redevelopment Plan Highway 75, Bestmann and Oakhill Road Project Area 2018” which has been prepared for redevelopment of the following described real estate:

Bestmann Addition, Lot 2, Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  , except the road, of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska;

Bestmann Addition, Lot 3A and  $\frac{1}{2}$  of adjacent Bestmann Drive, except Highway, of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska;

Bestmann Addition, Lot 3B and  $\frac{1}{2}$  of adjacent Bestmann Drive of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska; and

Bestmann Addition, Lot 4A replat and  $\frac{1}{2}$  of adjacent Bestmann Drive of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska.”

Kindig opened a public hearing at 8:17 p.m. Mary Peters spoke, pointing out an error in the redevelopment plan regarding business operating in the proposed redevelopment area. No one else spoke, and Kindig closed the hearing at 8:23 p.m.

## ITEM 6

Kindig read from the agenda, “Consider a resolution to the Plattsmouth City Council regarding a redevelopment plan entitled “Redevelopment Plan Highway 75, Bestmann and Oakhill Road Project Area 2018” which has been prepared for redevelopment of the following described real estate:

Bestmann Addition, Lot 2, Northwest ¼ of the Northwest 1/4 , except the road, of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska;

Bestmann Addition, Lot 3A and ½ of adjacent Bestmann Drive, except Highway, of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska;

Bestmann Addition, Lot 3B and ½ of adjacent Bestmann Drive of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska; and

Bestmann Addition, Lot 4A replat and ½ of adjacent Bestmann Drive of Section 13, Township 12 North, Range 13 East of Cass County, Nebraska.”

Kindig asked Portis to speak. Portis explained the redevelopment plan and stated the error would be corrected.

Following discussion, MOTION BY HARDING, SECONDED BY BOWMAN, TO ADOPT RESOLUTION NO. PC 18-001, A RESOLUTION OF THE CITY OF PLATTSMOUTH, NEBRASKA PLANNING COMMISSION RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN ENTITLED HIGHWAY 75, BESTMANN AND OAKHILL ROAD PROJECT AREA 2018 (PLAN). On roll call: VOTING YES, HERLICK, KINDIG, WEAVER, HARDING, RICE, BOWMAN; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE, MINAHAN, MCKINLEY. MOTION CARRIED.

## ITEM 9

Kindig opened nominations for the election of officers to the Plattsmouth Planning Commission. Motion by Harding, seconded by Weaver, to re-elect the present slate of officers, including Jeff Kindig as Chair, Rich McKinley as Vice Chair, and Dewayne Prince as Secretary. Weaver moved and Harding seconded that nominations cease. A voice vote was unanimous. ON ROLL CALL FOR THE ELECTION OF THE PRESENT SLATE OF OFFICERS: VOTING YES, KINDIG, WEAVER, HARDING, RICE, BOWMAN, HERLICK; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE, MINAHAN, MCKINLEY. MOTION CARRIED.

ITEM 10

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

Meeting adjourned at 8:47 p.m.

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Jeff Kindig

Chair

Minutes recorded and typed by Kevin Larson