

Plattsmouth Planning Commission Meeting

September 19, 2024

A meeting of the Planning Commission of the City of Plattsmouth, Nebraska was convened in open and public session at 6:30 o'clock p.m. on September 19, 2024 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Bernard Boyle, Chris Kerns, Rich McKinley, Angie Minahan, DeWayne Prince, Craig Shrimpton, Michael Vaughn and Joe Woracek. Commission Members Absent: Heather Herlick and Alternate Franklin Fisher. Also present: City Inspector Adam Denio & Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice of meeting was published on August 21, 2024 in the Omaha World Herald. Proof of publication along with the Commission's Acknowledgment of Receipt of Notice are on file. The Open Meetings Act is posted on the bulletin board in the Council Chambers. A copy of the agenda and all documents to be discussed is available to the public. All proceedings hereafter shown were taken while the convened meeting was open to the public. We will follow the agenda that was made available to the public.

ITEM 4

Motion by Vaughn seconded by Boyle to approve the June 20, 2024 Planning Commission meeting minutes. ROLL CALL: Yes-Shrimpton, Vaughn, Kerns, McKinley, Woracek, Prince, Minahan and Boyle. No-None. Absent-Herlick. Abstain-None. MOTION CARRIED.

ITEM 5

Pursuant to publication, Chairman Vaughn opened a public hearing at 6:31 p.m. to hear and consider public comment, oral or written, regarding a Minor subdivision located at, 2022 Lincoln Ave, Plattsmouth, legally described as PLATTSMOUTH - HOPPE HEIGHTS ADD LOT 2 BLK 1.

Chairman Vaughn again stated the reason for the public hearing and with no one coming forward to speak closed the public hearing at 6:32 p.m.

ITEM 6

Adam Denio, City Inspector, reviewed this replat request with the commission. Since two landowners are involved, a minor subdivision is required instead of an administrative subdivision. This replat will correct lot discrepancies and both landowners are in agreement. Following discussion, Motion by Shrimpton seconded by Woracek to approve a Minor subdivision located at, 2022 Lincoln Ave, Plattsmouth, legally described as PLATTSMOUTH - HOPPE HEIGHTS ADD LOT 2 BLK 1 contingent on Cass County Surveyor Charles Jordan's final review. ROLL CALL: Yes-Prince, McKinley, Woracek, Kerns, Vaughn, Boyle, Shrimpton and Minahan. No-None. Absent-Herlick. Abstain-None. MOTION CARRIED.

ITEM 7

Pursuant to publication, Chairman Vaughn opened a public hearing at 6:41 p.m. to hear and

consider public comment, oral or written, regarding the rezoning from agricultural to business park zoning and preliminary submittal of the highway 75 business park major subdivision parcel# 130163848, North of the Greg Young dealerships along highway 75. Legal description 12-12-13 Lots 99 &100 &103 E of HWY EXC TL117 NW1/4 (29.20).

Doug Kellner, 10836 Old Mill Rd., of TD2 Engineering & Surveying spoke on behalf of his client. Mr. Kellner reviewed the proposed project and the conditions that need to be met before a final plat can be brought back to Planning Commission. His client is seeking approval for the rezoning and preliminary plat before investing further in the project.

Adam Denio, City Inspector, stated the rezone and update to the Plattsmouth Comprehensive Plan will be concurrent with the approval of the final plat.

Chairman Vaughn again stated the reason for the public hearing and with no one else coming forward to speak closed the public hearing at 6:44 p.m.

ITEM 8

Adam Denio, City Inspector, discussed the benefits of creating a Business Park District along Hwy 75 since it is a hybrid of Industrial and Commercial Districts. The rezoning and update of the Comprehensive Plan are contingent upon approval of the final plat. Doug Kellner, TD2, told Planning Commission that his client is aware of all conditions from the City Inspector and City Engineer that must be met before the final plat is presented. Following discussion, Motion by McKinley seconded by Prince to divide the question so the Commission can vote on the rezoning (ITEM 8 A) and preliminary plat (ITEM 8 B) as separate items. With no dissenting argument Chairman Vaughn divided ITEM 8 into two items by unanimous consent.

ITEM 8 A

Motion by McKinley seconded by Vaughn to recommend approval to the Plattsmouth City Council regarding the rezoning from agricultural to business park zoning of parcel# 130163848, North of the Greg Young dealerships along highway 75. Legal description 12-12- 13 Lots 99 &100 &103 E of HWY EXC TL117 NW1/4 (29.20) and update to the Plattsmouth Comprehensive Plan contingent upon approval of final plat. Following discussion, ROLL CALL: Yes-Minahan, Kerns, Vaughn, Woracek, Shrimpton, Boyle and McKinley. No-Prince. Absent-Herlick. Abstain-None. MOTION CARRIED.

ITEM 8 B

Motion by Vaughn seconded by Kerns to recommend approval to the Plattsmouth City Council regarding a preliminary plat of the highway 75 business park major subdivision parcel# 130163848, North of the Greg Young dealerships along highway 75. Legal description 12-12- 13 Lots 99 &100 &103 E of HWY EXC TL117 NW1/4 (29.20) contingent upon all conditions from the City Inspector and City Engineering being met before the final plat is presented to Planning Commission. Following discussion, ROLL CALL: Yes-Vaughn, Minahan, Shrimpton, Boyle, Woracek and Kerns. No-Prince and McKinley. Absent-Herlick. Abstain-None. MOTION CARRIED.

ITEM 9

Pursuant to publication, Chairman Vaughn opened a public hearing at 6:56 p.m. to hear and consider public comment, oral or written, regarding the one- and six-year road improvement plan for the City of Plattsburgh.

Chairman Vaughn again stated the reason for the public hearing and with no one coming forward to speak closed the public hearing at 6:57 p.m.

ITEM 10

Shane Huxoll, Olsson – City Engineer, reviewed the presented 2025-2030 one- and six-year road plan with Commission. Many of the one-year projects have already been awarded this year and may be finished in 2024. This means some of the six-year projects may move up to the 2025 construction season if funds are available. The City has reviewed and agree with the City Engineer’s project list. Commission member McKinley recommended adding Ave. A East of 3rd St. to the six-year plan for asphalt surfacing. Commission member Shrimpton suggested adding city snow routes, especially North 6th St. from Ave. A to Ave. G to the six-year plan for repair and resurfacing. Following discussion, Motion by Vaughn seconded by McKinley to recommend approval to the Plattsburgh City Council regarding the one- and six-year road plan with the additions of North 6th St. from Ave. A to Ave. G and Ave. A East of 3rd St. to the six-year plan. ROLL CALL: Yes-Woracek, Shrimpton, Boyle, Minahan, Prince, Kerns, Vaughn and Mckinley. No-None. Absent-Herlick. Abstain-None. MOTION CARRIED.

ITEM 11

At 7:20 p.m. Motion by Shrimpton seconded by Boyle to adjourn. ROLL CALL: Yes-Vaughn, McKinley, Prince, Boyle, Minahan, Woracek, Kerns, Shrimpton. No-None. Absent-Herlick. Abstain-None. MOTION CARRIED.

Heather Herlick, Secretary

ATTEST:

Ryan Vulgamott, Deputy City Clerk