

Plattsmouth Planning Commission Meeting
September 18, 2025

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 18, 2025 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Chris Kerns, Joe Woracek, Rich McKinley, DeWayne Prince, Jamie Kinkaid and Michael Vaughn. Commission Members Absent: Bernard (Bill) Boyle and Craig Shrimpton. Also present: City Inspector Mike Jensen and City Clerk Sandra J. Meyer.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice was published on September 4, 2025 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 Prince seconded by Kerns to approve the August 21, 2025 Planning Commission meeting minutes. ROLL CALL: Yes-Vaughn, Prince, Kinkaid and Kerns. No-None. Absent-Shrimpton and Boyle. Abstain-McKinley and Woracek. MOTION FAILED.

ITEM 5

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:32 p.m. to hear and consider public comment, oral or written, regarding a Preliminary Plat for the proposed Masonic Home South-Independent Living Homes project submitted by hgm Associates Inc. on behalf of Nebraska Masonic Home

Russ Kathol, 608 N. 9th Street, Plattsmouth NE-recently acquired the trailer park/quick shop east of the proposed project site and inquired as to the plan addressing the creek that runs behind his property. Feels this is a great project.

Paul Gonzales, Engineer-hgm Associates Inc was available to answer any questions.

With no one else coming forward to speak, Chairman Vaughn closed the public hearing at 6:35 p.m

ITEM 6

The Planning Commission had discussions on Flood Zone, flood prevention, erosion, R-2 allowed uses and commission options with regard to this project before them.

Motion by McKinley seconded by Kinkaid to table Masonic Home South-Independent Living Homes Preliminary Plat to the next meeting so required documentation could be provided for

review. ROLL CALL: Yes-Vaughn, McKinley, Prince, Kinkaid, Woracek and Kerns. No-None. Absent-Boyle and Shrimpton. Abstain-None. MOTION CARRIED.

ITEM 7

At 7:06 p.m. Motion by Kinkaid seconded by Kerns to adjourn. ROLL CALL: Yes-Vaughn, McKinley, Prince, Kinkaid, Woracek and Kerns. No-None. Absent-Boyle and Shrimpton. Abstain-None. MOTION CARRIED.

Mike Vaughn, Chairman

ATTEST:

Ryan Vulgamott, Deputy City Clerk