

Plattsmouth Planning Commission Meeting
October 16th, 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 October 16, 2025 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Bernard (Bill) Boyle, Chris Kerns, Rich McKinley, DeWayne Prince, and Michael Vaughn. Commission Members Absent: Jamie Kinkaid, Craig Shrimpton and Joe Woracek. Also present: City Inspector Michael Jensen and Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice was published on September 24, 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

Commission member Vaughn discussed the administrative purpose of approving meeting minutes and stated that those present at the August 21st, 2025 meeting reviewed the minutes and agree they are an accurate record of the meeting.

Motion by Boyle seconded by Prince to approve the August 21st, 2025 Planning meeting minutes. ROLL CALL: Yes-Kerns, Boyle, Prince, McKinley and Vaughn. No-None. Absent-Kinkaid, Shrimpton and Woracek. Abstain-None. MOTION CARRIED.

ITEM 5

Commission member Vaughn entertained a motion for approval from the Commission, if they feel the September 18th, 2025 minutes are an accurate record of that meeting. Motion by Kerns seconded by Prince to approve the September 18th Planning meeting minutes. ROLL CALL: Yes-McKinley, Kerns, Prince, Vaughn and Boyle. No-None. Absent-Kinkaid, Shrimpton and Woracek. Abstain-None. MOTION CARRIED.

ITEM 6

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

Paul Gonzales, Engineer - HGM Associates Inc., stated he was available to answer any questions.

Brett Bennett, 1219 James St., Plattsmouth, NE 68048, stated he has lived in Plattsmouth for twenty years and is in favor of this project.

With no one else coming forward to speak, Chairman Vaughn closed the public hearing at 6:33 p.m.

ITEM 7

Commission member Vaughn stated the Special Use Permit associated with this Preliminary Plat was not advertised and would have to be considered separately at the November Planning Commission meeting. Commission member Prince advised project representatives that it may be better, in the long term, to consider rezoning the area, given the limited nature of special use permits. Michael Jenkins, City Inspector, stated this special use permit in R-2 zones is common in neighboring communities. Commission member Vaughn feels that the Commission can approve the Preliminary Plat at this time to keep the project moving. Paul Gonzales, Engineer - HGM Associates Inc., appreciates the Planning Commissions consideration of the Preliminary Plat but doesn't want to bring the Plat to City Council until the special use permit is also approved.

Motion by Vaughn seconded by Boyle to make a recommendation of approval to the City Council for the proposed "Masonic Home South- Independent Living Homes" Preliminary Plat. ROLL CALL: Yes-Prince, Vaughn, Kerns, Boyle and McKinley. No-None. Absent-Kinkaid, Shrimpton and Woracek. Abstain-None. MOTION CARRIED.

Commission member Vaughn made an announcement reminding Commission members to contact Michael Jenkins, City Inspector, if they find any administrative mistakes in their packets. This will help mitigate having to postpone action items.

ITEM 8

At 6:41 p.m. Motion by Kerns seconded by Prince to adjourn. ROLL CALL: Yes-Boyle, McKinley, Vaughn, Prince and Kerns. No-None. Absent-Kinkaid, Shrimpton and Woracek. Abstain-None. MOTION CARRIED.

Mike Vaughn, Chairman

ATTEST:

Ryan Vulgamott, Deputy City Clerk