

PLATTSMOUTH PLANNING COMMISSION (AMENDED) MINUTES
January 19, 2017

Meeting convened at 7:30 p.m. on January 19, 2017 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 January 5, 2017, 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 Richard McKinley, Robert Rice, Mike Bowman, Heather Herlick, Dewayne Prince, Jeff Kindig, Karen Weaver. Absent was Mary Harding. Prior to the meeting, Angela Minahan declared that items on the agenda created a professional conflict of interest, therefore she recused herself and did not attend.

ITEM 4

MOTION BY BOWMAN, SECONDED BY RICE, TO APPROVE THE MINUTES OF THE OCTOBER 20, 2016 MEETING. On roll call, VOTING YES, MCKINLEY, RICE, BOWMAN, HERLICK, PRINCE, KINDIG, WEAVER; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 5

Kindig read from the agenda, "A public hearing regarding a proposed amendment to the City of Plattsmouth Land Development Ordinance, Article Five, Overlay Districts, Section 5-7, Floodplain/Floodway Overlay District, to further define Permitted uses within the Floodway Overlay Districts, and to provide a definition of Recreational Vehicle."

Kindig opened a public hearing at 7:32 p.m. City Administrator Erv Portis spoke, saying the amendment was meant to bring the city's ordinance compliant with federal law and Nebraska

Department of Natural Resources regulations. No one else spoke, and Kindig closed the hearing at 7:42 p.m.

ITEM 6

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a proposed amendment to the City of Plattsmouth Land Development Ordinance, Article Five, Overlay Districts, Section 5-7, Floodplain/Floodway Overlay District, to further define Permitted uses within the Floodway Overlay Districts, and to provide a definition of Recreational Vehicle.” Following discussion: MOTION BY MCKINLEY, SECONDED BY RICE, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A PROPOSED AMENDMENT TO THE CITY OF PLATTSMOUTH LAND DEVELOPMENT ORDINANCE, ARTICLE FIVE, OVERLAY DISTRICTS, SECTION 5-7, FLOODPLAIN/FLOODWAY OVERLAY DISTRICT, TO FURTHER DEFINE PERMITTED USES WITHIN THE FLOODWAY OVERLAY DISTRICTS, AND TO PROVIDE A DEFINITION OF RECREATIONAL VEHICLE. On roll call: VOTING YES, RICE, BOWMAN, HERLICK, PRINCE, KINDIG, WEAVER, MCKINLEY; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING; RECUSED, MINAHAN; MOTION CARRIED.

ITEM 7

Kindig read from the agenda, “Consider a recommendation to the Mayor and City Council regarding the Plattsmouth Missouri Riverfront Commercial Campground Redevelopment Area Redevelopment Plan and its conformity with the general plan for the development of the city as a whole.” Kindig asked Portis to speak. Portis explained how the City of Plattsmouth acquired the riverfront property, the financing of the purchase, the redevelopment plan for the property, and the need to convey the property to a private developer so the city can recoup its investment.

Following discussion: MOTION BY PRINCE, SECONDED BY BOWMAN, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF THE PLATTSMOUTH MISSOURI RIVERFRONT COMMERCIAL CAMPGROUND REDEVELOPMENT AREA REDEVELOPMENT PLAN AND ITS CONFORMITY WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE CITY AS A WHOLE, SUBJECT TO A REVISION OF THE PLAN EXHIBIT 2 TO MORE ACCURATELY REPRESENT THE PROPOSED REDEVELOPMENT.

RESOLUTION NO. PC 17-001

A RESOLUTION OF THE CITY OF PLATTSMOUTH, NEBRASKA PLANNING COMMISSION RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN ENTITLED PLATTSMOUTH MISSOURI RIVERFRONT COMMERCIAL CAMPGROUND REDEVELOPMENT AREA 2016 (PLAN).

WHEREAS, by Resolution No. 16-007, adopted on July 5, 2016, the City Council designated the property described in the Plattsmouth Missouri Riverfront Commercial Campground Redevelopment Area to be blighted and substandard;

WHEREAS, on January 3, 2017, the Community Development Agency of the City of Plattsmouth received the PLAN and referred the PLAN to the Planning Commission for review and recommendations as to its conformity with the general plan for the development of the city as a whole; and

WHEREAS, notice of the January 19, 2017 Planning Commission meeting was published in the Plattsmouth Journal on January 5, 2017;

WHEREAS, the Planning Commission, on January 19, 2017, having reviewed and discussed the PLAN, concludes it conforms with the general plan for the development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Plattsmouth, Nebraska, that the redevelopment plan entitled Plattsmouth Missouri Riverfront Commercial Campground Redevelopment Area 2016 is recommended to the Community Development Agency and City Council for approval.

PASSED AND APPROVED this 19th day of January, 2017.

Planning Commission Chairman

ATTEST:

On roll call: VOTING YES, BOWMAN, HERLICK, PRINCE, KINDIG, RICE; VOTING NO, WEAVER, MCKINLEY; ABSENT AND NOT VOTING, HARDING; RECUSED, MINAHAN. MOTION CARRIED.

ITEM 8

Kindig read from the agenda, "A public hearing regarding the proposed One and Six Year Road Plan for the City of Plattsmouth."

Kindig opened a public hearing at 8:36 p.m. Plattsmouth Public Works Director Gary Hellwig spoke, offering to answer questions from the commission. No one else spoke and Kindig closed the public hearing at 8:37 p.m.

ITEM 9

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding the proposed One and Six Year Road Plan for the City of Plattsmouth."

Following discussion, MOTION BY MCKINLEY, SECONDED BY WEAVER, TO

RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF THE PROPOSED ONE AND SIX YEAR ROAD PLAN FOR THE CITY OF PLATTSMOUTH, WITH THE ADDITION OF THE PAVING OF THE PORTION OF AVENUE A EAST OF NORTH THIRD STREET. On roll call: VOTING YES, HERLICK, PRINCE, KINDIG,

WEAVER, MCKINLEY, RICE, BOWMAN; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING; RECUSED, MINAHAN. MOTION CARRIED.

Kindig spoke about the upcoming 2017 Nebraska Annual Planning Conference (NPZA).

ITEM 10

MOTION BY WEAVER, SECONDED BY BOWMAN TO ADJOURN. On roll call: VOTING YES, PRINCE, KINDIG, WEAVER, MCKINLEY, RICE, BOWMAN HERLICK; VOTING NO, NONE; ABSENT AND NOT VOTING, HARDING; RECUSED, MINAHAN. MOTION CARRIED. Meeting adjourned at 8:46 p.m.

Dewayne Prince
Secretary

Minutes recorded and typed by Kevin Larson