

PLATTSMOUTH PLANNING COMMISSION

February 19, 2009

7:30 p.m.

The Plattsmouth Planning Commission met Thursday, February 19, 2009 at Plattsmouth City Hall. Chairman Marc Nichols called the meeting to order at 7:30 p.m. and announced the location of the Open Meeting Law information and the location of documents pertaining to the planning agenda. Answering roll call were Charles Warga, Billy Hale, Pat Dugan, Richard McKinley, Sharon Kief. Also present was City Inspector Kevin Larson.

MOTION BY KIEF, SECONDED BY MCKINLEY, TO APPROVE THE MINUTES OF THE JANUARY 15, 2009 REGULAR MEETING. A voice vote was unanimous, MOTION CARRIED.

Nichols read the agenda and opened discussion regarding a request for a major subdivision, "Settler's Draw."

Larry Hagwood of Design Engineering spoke on behalf of the developer. He said street profiles and ditch sections need data from the county before they can be completed.

Steve Perry of Olmsted and Perry Engineering commented on his Feb. 12, 2009 letter to the City of Plattsmouth regarding grading and drainage, roadway profiles, and sediment/erosion control for the project.

Larson provided updates to his original report on the project.

Nichols read a letter from Hagwood regarding the project.

Nichols noted that the proposed thickness of the streets in Settler's Draw was below the city's standards for such a street. Developer Mark Tincher said he was opposed to the requirement for 8 inch-thick asphalt. Perry said the matter could be addressed in the subdivision agreement between the developer and the city.

MOTION BY DUGAN, SECONDED BY WARGA, TO RECOMMEND APPROVAL OF THE REQUEST BY TINCHER INVESTMENT CO. INC. FOR A PRELIMINARY PLAT OF A MAJOR SUBDIVISION, "SETTLER'S DRAW," ON PROPERTY LOCATED ROUGHLY ¼ MILE SOUTH OF BAY RD. AND EAST OF 18TH ST., LEGALLY DESCRIBED AS LOTS 1 THROUGH 24, INCLUSIVE, BEING LOCATED IN A PORTION OF THE PART OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, CONTINGENT UPON RECOMMENDATIONS OUTLINED BY THE CITY'S ENGINEER AND THE DEVELOPER'S ENGINEER. A roll call vote was unanimous, MOTION CARRIED.

Nichols read from the agenda and opened discussion regarding a rezoning request from AG (Agricultural) to RR (Rural Residential) for the proposed major subdivision, "Settler's Draw."

MOTION BY KIEF, SECONDED BY MCKINLEY TO RECOMMEND APPROVAL OF THE REZONING REQUEST FROM AG (AGRICULTURAL) TO RR (RURAL RESIDENTIAL) BY TINCHER INVESTMENT CO. INC. ON A PRELIMINARY PLAT OF A MAJOR SUBDIVISION, "SETTLER'S DRAW," ON PROPERTY LOCATED ROUGHLY ¼ MILE SOUTH OF BAY RD. AND EAST OF 18TH ST., LEGALLY DESCRIBED AS LOTS 1 THROUGH 24, INCLUSIVE, BEING LOCATED IN A PORTION OF THE PART OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA. A roll call vote was unanimous, MOTION CARRIED.

Nichols announced that elections would be held at the next meeting.

Nichols reminded the members of the 8 a.m., March 7 "Visioning" meeting with HDR at the Plattsmouth Community Center.

MOTION BY HALE, SECONDED BY WARGA, TO ADJOURN. A voice vote was unanimous, MOTION CARRIED.

Meeting adjourned at 8:00 p.m.

Minutes recorded and typed by Kevin Larson



Charles Warga
Secretary