

PLATTSMOUTH PLANNING COMMISSION

August 20, 2009

7:30 p.m.

The Plattsmouth Planning Commission met Thursday, August 20, 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 Rich McKinley, John Hurst, Pat Dugan, Dewayne Prince, Billy Hale, Sharon Kief, Karen Weaver. Also present was City Inspector Kevin Larson.

MOTION BY DUGAN, SECONDED BY KIEF, TO APPROVE THE MINUTES OF THE FEBRUARY 19, 2009 REGULAR MEETING. A voice vote was unanimous, MOTION CARRIED.

MOTION BY HURST, SECONDED BY PRINCE TO APPROVE THE MINUTES OF THE MARCH 7, 2009 SPECIAL MEETING. A voice vote was unanimous, MOTION CARRIED.

Prince and McKinley announced conflicts with the next agenda item and left the room.

Nichols read from the agenda, "A public hearing regarding a Blight Designation Area Downtown Redevelopment Area for Plattsmouth, Nebraska, legally described as: OC Enterprises Subdivision Lot 2; Four Us Subdivision Lots 1,2,3,4; all of Blocks 26, 27, 28, 29, 30, Original Town, Plattsmouth; the west ½ of Block 31, Original Town, Plattsmouth; the west ½ of Block 32, Original Town, Plattsmouth; all of Blocks 33, 34, 35, 36, 37, Original Town, Plattsmouth," then opened a public hearing at 7:31 p.m.

City Administrator Ervin Portis spoke about the history of the study, the impact of adopting the study, and asked the commission to recommend approval of the study, and a copy of the study was received as Exhibit 1.

No one else spoke to the issue, and the hearing was closed at 7:40 p.m.

Nichols read from the agenda, "Consider a recommendation to the Plattsmouth City Council for a Blight Designation Area Downtown Redevelopment Area for Plattsmouth, Nebraska, legally described as: OC Enterprises Subdivision Lot 2; Four Us Subdivision Lots 1,2,3,4; all of Blocks 26, 27, 28, 29, 30, Original Town, Plattsmouth; the west ½ of Block 31, Original Town, Plattsmouth; the west ½ of Block 32, Original Town, Plattsmouth; all of Blocks 33, 34, 35, 36, 37, Original Town, Plattsmouth."

Following discussion, MOTION BY WEAVER, SECONDED BY HURST TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL FOR A BLIGHT DESIGNATION AREA DOWNTOWN REDEVELOPMENT AREA FOR PLATTSMOUTH, NEBRASKA, LEGALLY DESCRIBED AS: OC ENTERPRISES

SUBDIVISION LOT 2; FOUR US SUBDIVISION LOTS 1, 2, 3, 4; ALL OF BLOCKS 26, 27, 28, 29, 39, ORIGINAL TOWN, PLATTSMOUTH; THE WEST ½ OF BLOCK 31, ORIGINAL TOWN, PLATTSMOUTH; THE WEST ½ OF BLOCK 32, ORIGINAL TOWN, PLATTSMOUTH; ALL OF BLOCKS 33, 34, 35, 36, 37, ORIGINAL TOWN, PLATTSMOUTH. A roll call vote showed: VOTING YES, HURST, DUGAN, HALE, KIEF, WEAVER, NICHOLS; VOTING NO, NONE; ABSENT AND NOT VOTING, WARGA, PRINCE, MCKINLEY. MOTION CARRIED.

McKinley and Prince returned.

Nichols read from the agenda, “A public hearing regarding an amendment to the Land Development Ordinance for the City of Plattsmouth, entitled, ‘An Ordinance of the City of Plattsmouth, Nebraska to amend Section 7.6 of Article Seven, Subdivision Chapter, of the Land Development Ordinance for the City of Plattsmouth, August 2006, by deleting the same in its entirety and substituting the following as it relates to performance guarantees for plat approval.’”

City Attorney Roger Johnson spoke to the points of the proposed amendment.

Nichols opened a public hearing at 8 p.m. No one spoke to the issue, and the hearing was closed at 8 p.m.

Nichols read from the agenda, “Consider a recommendation to the Plattsmouth City Council for an amendment to the Land Development Ordinance for the City of Plattsmouth, entitled, ‘An Ordinance of the City of Plattsmouth, Nebraska to amend Section 7.6 of Article Seven, Subdivision Chapter, of the Land Development Ordinance for the City of Plattsmouth, August 2006, by deleting the same in its entirety and substituting the following as it relates to performance guarantees for plat approval.’”

Following discussion, MOTION BY MCKINLEY, SECONDED BY KIEF, TO LAY OVER A RECOMMENDATION TO THE PLATTSMOUTH CITY COUNCIL FOR AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF PLATTSMOUTH, ENTITLED, ‘AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO AMEND SECTION 7.6 OF ARTICLE SEVEN, SEBDIVISION CHAPTER, OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF PLATTSMOUTH, AUGUST 2006, BY DELETING THE SAME IN ITS ENTIRETY AND SUBSTITUTING THE FOLLOWING AS IT RELATES TO PERFORMANCE GUARANTEES FOR PLAT APPROVAL TO ALLOW STAFF TO FURTHER RESEARCH THE ACTION. A roll call vote showed: VOTING YES, DUGAN, PRINCE, KIEF, NICHOLS, MCKINLEY; VOTING NO, HALE, WEAVER, HURST; ABSENT AND NOT VOTING, WARGA. MOTION CARRIED.

Nichols read from the agenda, “A public hearing regarding the replacement of the Plattsmouth North Water Tower (black tank north of Avenue G).”

City Administrator Portis outlined the issue.

Nichols opened a public hearing at 8:53 p.m. No one spoke to the issue, and the hearing was closed at 8:53 p.m.

Nichols read from the agenda, "Consider a recommendation to the Plattsmouth City Council for the replacement of the Plattsmouth North Water Tower (black tower north of Avenue G)."

Following discussion, MOTION BY WEAVER, SECONDED BY HURST TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL THE REPLACEMENT OF THE PLATTSMOUTH NORTH WATER TOWER (BLACK TOWER NORTH OF AVENUE G. A roll call vote showed: VOTING YES, PRINCE, HALE, KIEF, WEAVER, MCKINLEY, HURST, DUGAN, NICHOLS; VOTING NO, NONE; ABSENT AND NOT VOTING, WARGA. MOTION CARRIED.

Nichols called for the nomination of officers for the Plattsmouth Planning Commission.

MOTION BY HALE, SECONDED BY WEAVER, TO NOMINATE THE PRESENT SLATE OF OFFICERS, WHICH INCLUDES CHAIR MARCUS NICHOLS, VICE CHAIR DEWAYNE PRINCE, SECRETARY CHARLES WARGA. A roll call vote showed: VOTING YES, HALE, KIEF, WEAVER, MCKINLEY, HURST, DUGAN, PRINCE, NICHOLS; VOTING NO, NONE; ABSENT AND NOT VOTING, WARGA. MOTION CARRIED.

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

Meeting adjourned at 9:02 p.m.

Minutes recorded and typed by Kevin Larson

Charles Warga
Secretary