

**PLATTSMOUTH PLANNING COMMISSION MINUTES**  
**September 20, 2018**

Meeting convened at 7:30 p.m. on September 20, 2018 at the Plattsmouth City Hall, 136 N. 5<sup>th</sup> 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 September 6, 2018, 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 Angela Minahan, Rich McKinley, Mary Harding, Robert Rice, Mike Bowman, Heather Herlick, Jeff Kindig, Karen Weaver. Absent was Dewayne Prince.

ITEM 4

MOTION BY RICE, SECONDED BY BOWMAN, TO APPROVE THE MINUTES OF THE JUNE 21, 2018 MEETING. On roll call, VOTING YES, MCKINLEY, HARDING, RICE, BOWMAN, HERLICK, PRINCE, KINDIG, WEAVER, MINAHAN; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE. MOTION CARRIED.

ITEM 5

Kindig opened a public hearing at 7:32 p.m. and read from the agenda, "A public hearing regarding a request by Jeff Henry for rezoning of property located at 648 First Avenue, Plattsmouth, legally described as Original Town Lots 7 to 9 except east 5'7" of south 40' Lot 8 and west 30' Lot 10 and west 3' of the north 99 1/3' Lot 10, Block 36, from CBD (Central Business District) to GC (General Commercial)." Corey Hobscheidt spoke, stating he is a business partner with Jeff Henry and available to answer questions. City Inspector Kevin Larson entered the rezoning application and his reports into the record. No one else spoke, and the hearing was closed at 7:34 p.m.

## ITEM 6

Kindig read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a request by Jeff Henry for rezoning of property located at 648 First Avenue, Plattsmouth, legally described as Original Town Lots 7 to 9 except east 5’7” of south 40’ Lot 8 and west 30’ Lot 10 and west 3’ of the north 99 1/3’ Lot 10, Block 36, from CBD (Central Business District) to GC (General Commercial).” Following discussion: MOTION BY MCKINLEY, SECONDED BY WEAVER, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF A REQUEST BY JEFF HENRY FOR REZONING OF PROPERTY LOCATED AT 648 FIRST AVENUE, PLATTSMOUTH, LEGALLY DESCRIBED AS ORIGINAL TOWN LOTS 7 TO 9 EXCEPT EAST 5’7” OF SOUTH 40’ LOT 8 AND WEST 30’ LOT 10 AND WEST 3’ OF THE NORTH 99 1/3’ LOT 10, BLOCK 36, FROM CBD (CENTRAL BUSINESS DISTRICT) TO GC (GENERAL COMMERCIAL). On roll call: VOTING YES; RICE, BOWMAN, HERLICK, WEAVER, MCKINLEY: VOTING NO, KINDIG; ABSTAIN, HARDING, MINAHAN; ABSENT AND NOT VOTING, PRINCE. MOTION CARRIED.

Staff was directed to revisit the Land Development Ordinance for the City of Plattsmouth regulations regarding Auto Sales in the CBD (Central Business District) and present findings at a later meeting of the Plattsmouth Planning Commission.

## ITEM 7

Kindig read from the agenda, “Discussion regarding Article 10 (signs) of the Land Development Ordinance for the City of Plattsmouth.” Addressing concerns regarding wayfinding for significant community features and attractions, Kindig said he was comfortable with the available options and felt revisiting the city’s sign ordinance (Article 10 of the Land Development Ordinance) was not necessary. Weaver agreed, saying she was proud of the city’s signage regulations. City Administrator Erv Portis said the first phase of the city’s comprehensive plan for wayfinding was in place and more was planned. McKinley said Highway 75 is “littered” with billboards and the rest of the Highway 75 communities need to catch up with Plattsmouth’s regulations.

## ITEM 8

Kindig read from the agenda, “Discussion regarding Article 11 (non-conforming uses) of the Land Development Ordinance for the City of Plattsmouth.” Portis suggested a need for flexibility with criteria. City Attorney Stephen Preston, via telephone, said at a minimum there is a need to clarify the current equal or less intensive standard definition. McKinley said he had an issue with regulations regarding the improvement of nonconforming buildings.

Staff was directed to continue its research regarding nonconforming uses and offer recommendations regarding the topics of special use permits, criteria, a compatibility matrix, and reasonable use.

ITEM 9

MOTION BY HARDING, SECONDED BY BOWMAN TO ADJOURN. On roll call: VOTING YES, HARDING, RICE, BOWMAN, HERLICK, PRINCE, KINDIG, WEAVER, MINAHAN, MCKINLEY; VOTING NO, NONE; ABSENT AND NOT VOTING, PRINCE. MOTION CARRIED.

Meeting adjourned at 8:44 p.m.

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Jeff Kindig  
Chairman

Minutes recorded and typed by Kevin Larson