

**PLATTSMOUTH PLANNING COMMISSION MINUTES**  
**September 17, 2020**

Meeting convened at 7:31 p.m. on September 17, 2020 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 3, 2020, 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 7:31 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, Richard McKinley, Mary Harding, Jeff Kindig, Michael Vaughn, Dewayne Prince. Absent were Heather Herlick and Mike Bowman.

ITEM 4

MOTION BY HARDING, SECONDED BY MCKINLEY, TO APPROVE THE MINUTES OF THE AUGUST 20, 2020 MEETING. On roll call: VOTING YES, MCKINLEY, MINAHAN, HARDING, KINDIG, VAUGHN, PRINCE; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, HERLICK, BOWMAN. MOTION CARRIED.

ITEM 5

Kindig read from the agenda, "A public hearing regarding the One and Six Year Road Plan for the City of Plattsmouth." Kindig opened the public hearing at 7:33 p.m. City Engineer Steve Perry spoke about the amended One and Six Year Road Plan. No one else spoke, and the hearing was closed at 7:37 p.m.

ITEM 6

Kindig read from the agenda, "Consider a recommendation to the Plattsmouth City Council regarding the One and Six Year Road Plan for the City of Plattsmouth." Following discussion, MOTION BY MCKINLEY, SECONDED BY PRINCE, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF THE AMENDED ONE AND SIX YEAR ROAD PLAN FOR THE CITY OF PLATTSMOUTH. On roll call: VOTING YES, KINDIG,

VAUGHN, PRINCE, MINAHAN, MCKINLEY, HARDING; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, HERLICK, BOWMAN. MOTION CARRIED.

#### ITEM 7

Kindig began the discussion regarding parking requirements in the Urban Corridor Zoning District, reciting a timeline of studies, committee recommendations, and staff recommendations of not changing the parking requirements of the Land Development Ordinance for the City of Plattsmouth. Points of discussion included: difficulty developing small, irregular shaped properties along Washington Avenue, design flexibility, unimproved and under utilized properties, and safety. It was generally agreed these issues should be addressed in future update of the Land Development Ordinance for the City of Plattsmouth. FOLLOWING DISCUSSION, MOTION BY MCKINLEY, SECONDED BY HARDING, TO ALLOW THE OFF-STREET PARKING USE IN THE URBAN CORRIDOR ZONING DISTRICT. On roll call: VOTING YES, MCKINLEY; VOTING NO, VAUGHN, PRINCE, HARDING, KINDIG; ABSTAIN, MINAHAN, DUE TO A POSSIBLE CONFLICT OF INTEREST; ABSENT AND NOT VOTING, HERLICK, BOWMAN. MOTION FAILED.

MOTION BY PRINCE, SECONDED BY MCKINLEY, TO LOOK AT THE APPLICABILITY OF THE CURRENT URBAN CORRIDOR DISTRICT RUNNING GENERALLY ALONG WASHINGTON AVENUE FROM MAIN STREET TO AVENUE D AND REZONING IT TO GENERAL COMMERCIAL. On roll call: VOTING YES, PRINCE, MINAHAN, MCKINLEY, HARDING; VAUGHN; VOTING NO, KINDIG; ABSTAIN, NONE; ABSENT AND NOT VOTING, HERLICK, BOWMAN. MOTION CARRIED.

#### ITEM 8

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

Meeting adjourned at 8:52 p.m.

---

Jeff Kindig  
Chairman

Minutes recorded and typed by Kevin Larson