

PLATTSMOUTH PLANNING COMMISSION MINUTES
August 19, 2021

Meeting convened at 7:30 p.m. on August 19, 2021 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 August 5, 2021, 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

Chair Mike Vaughn called the meeting to order at 7:30 p.m.

ITEM 2

Vaughn announced the location of the Open Meetings Act and of documents pertaining to the planning agenda.

ITEM 3

Answering roll call were Angela Minahan, Mike Bowman, Heather Herlick, Joe Woracek, Bill Boyle, Dewayne Prince, Mike Vaughn. Absent were Richard McKinley and Mary Harding.

ITEM 4

MOTION BY BOYLE, SECONDED BY MINAHAN, TO APPROVE THE MINUTES OF THE JULY 17, 2021 MEETING. On roll call: VOTING YES, BOWMAN, HERLICK, WORACEK, BOYLE, PRINCE, VAUGHN, MINAHAN; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, MCKINLEY, HARDING; MOTION CARRIED.

ITEM 5

Vaughn read from the agenda, "A public hearing regarding a rezoning request from Agricultural (AG) and General Commercial/Mixed Use (GC/MU) to General Industrial (GI) by Schmidt Transportation on property located south of East Bay Road and east of Webster Boulevard, legally described as Lot 1 through 3, Schmidt's Commercial." Vaughn opened a public hearing at 7:32 p.m. City Inspector Kevin Larson entered into the record his report regarding the application and the City Engineer's review of the application. Joe Zadina, engineer for the applicant, explained the proposed project. Harriet Holman expressed concerns regarding the floodplain in the area of the property. No one else spoke, and Vaughn closed the hearing at 7:35 p.m.

ITEM 6

Vaughn read from the agenda, "Consider action on a rezoning request from Agricultural (AG) and General Commercial/Mixed Use (GC/MU) to General Industrial (GI) by Schmidt Transportation on property located south of East Bay Road and east of Webster Boulevard, legally described as Lot 1 through 3, Schmidt's Commercial." Following discussion, MOTION BY BOYLE, SECONDED BY PRINCE, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF THE REZONING REQUEST FROM AGRICULTURAL AND GENERAL COMMERCIAL/MIXED USE TO GENERAL INDUSTRIAL OF THE PROPERTY LOCATED SOUTH OF EAST BAY ROAD AND EAST OF WEBSTER BOULEVARD, LEGALLY DESCRIBED AS LOT 1 THROUGH 3, SCHMIDT'S COMMERCIAL. On roll call: VOTING YES, HERLICK, WORACEK, BOYLE, PRINCE, VAUGHN, BOWMAN. VOTING NO, NONE; ABSTAIN, MINAHAN; ABSENT AND NOT VOTING, MCKINLEY, HARDING; MOTION CARRIED.

ITEM 7

Vaughn read from the agenda, "A public hearing regarding a preliminary and final plat of a major subdivision request by Schmidt Transportation on property located south of East Bay Road and east of Webster Boulevard, legally described as Lot 1 through 3, Schmidt's Commercial." Vaughn opened a public hearing at 7:42 p.m. Larson entered into the record his report regarding the application and the City Engineer's review of the proposed project. Zadina told the commission the proposed subdivision would simplify the project. No one else spoke, and the hearing was closed at 7:43 p.m.

ITEM 8

Vaughn read from the agenda, "Consider action on a preliminary and final plat of a major subdivision request by Schmidt Transportation on property located south of East Bay Road and east of Webster Boulevard, legally described as Lot 1 through 3, Schmidt's Commercial." Following discussion, MOTION BY VAUGHN, SECONDED BY BOWMAN, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF THE PRELIMINARY AND FINAL PLAT OF A MAJOR SUBDIVISION ON PROPERTY LOCATED SOUTH OF EAST BAY ROAD AND EAST OF WEBSTER BOULEVARD, LEGALLY DESCRIBED AS LOTS 1 THROUGH 3, SCHMIDT'S COMMERCIAL, SUBJECT TO THE COMMENTS OF THE CITY ZONING ADMINISTRATOR IN HIS REPORT INCLUDING THE REQUESTED WAIVERS, AND THE CITY ENGINEER'S REPORT. On roll call: VOTING YES, WORACEK, BOYLE, PRINCE, VAUGHN, BOWMAN, HERLICK; VOTING NO, NONE; ABSTAIN, MINAHAN; ABSENT AND NOT VOTING, MCKINLEY, HARDING. MOTION CARRIED.

ITEM 9

City Administrator Erv Portis presented training to the commission regarding Tax Increment Financing.

Vaughn announced this would be City Administrator Erv Portis's last meeting before the planning commission, as he has taken a new job. Vaughn thanked Portis for his support of the Planning Commission. Portis said his leaving was "Bittersweet."

ITEM 10

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

Meeting adjourned at 8:25 p.m.

Heather Herlick
Secretary

Minutes recorded and typed by Kevin Larson