

**PLATTSMOUTH PLANNING COMMISSION MINUTES**  
**November 18, 2021**

Meeting convened at 7:30 p.m. on November 18, 2021 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 November 4, 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 Richard McKinley, Mike Bowman, Heather Herlick, Joe Woracek, Bill Boyle, Mike Vaughn, Dewayne Prince. Absent were Angela Minahan, Mary Harding.

ITEM 4

MOTION BY BOWMAN, SECONDED BY PRINCE, TO APPROVE THE MINUTES OF THE AUGUST 19, 2021 MEETING. On roll call: VOTING YES, BOWMAN, HERLICK, WORACEK, BOYLE, VAUGHN, PRINCE; VOTING NO, NONE; ABSTAIN, MCKINLEY; ABSENT AND NOT VOTING, HARDING, MINAHAN; MOTION CARRIED.

ITEM 5

Vaughn read from the agenda, "A public hearing regarding a rezoning request from Keeler Properties LLC from R3/PUD to R3 on property located at 2209 1<sup>st</sup> Avenue Plattsmouth, legally described as Plattsmouth Outlots Tax Lot 83 except Sub Lot 1 of 83 NW1/4, SW1/4, and Outlots 73 West of Railroad NE1/4 SW1/4 13-12-13." Vaughn opened a public hearing at 7:32 p.m. Brent Beller with the law firm of FJJB LLP spoke, stating the project proposed for the site would include 192 housing units to be built in three phases over two years, with construction beginning in spring 2022. No one else spoke, and Vaughn closed the hearing at 7:42 p.m.

## ITEM 6

Vaughn read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a rezoning request from Keeler Properties LLC from R3/PUD to R3 on property located at 2209 1<sup>st</sup> Avenue Plattsmouth, legally described as Plattsmouth Outlots Tax Lot 83 except Sub Lot 1 of 83 NW1/4, SW1/4, and Outlots 73 West of Railroad NE1/4 SW1/4 13-12-13.” City Inspector Kevin Larson spoke, stating the proposed project fit the site and did not require a Planned Unit Development (PUD) overlay. City Attorney Stephen Preston spoke, stating the proposed recommendation did not approve the preliminary site plan, only removed the existing PUD overlay. Following discussion,

MOTION BY MCKINLEY, SECONDED BY BOYLE, TO RECOMMEND TO THE PLATTSMOUTH CITY COUNCIL APPROVAL OF A REZONING REQUEST FROM KEELER PROPERTIES LLC FROM R3/PUD TO R3 ON PROPERTY LOCATED AT 2209 1<sup>ST</sup> AVENUE PLATTSMOUTH, LEGALLY DESCRIBED AS PLATTSMOUTH OUTLOTS TAX LOT 83 EXCEPT SUB LOT 1 OF 83 NW1/4, SW1/4, AND OUTLOTS 73 WEST OF RAILROAD NE1/4 SW1/4 13-12-13.”. ON ROLL CALL: VOTING YES, HERLICK, WORACEK, BOYLE, VAUGHN, PRINCE, MCKINLEY, BOWMAN. VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, HARDING, MINAHAN; MOTION CARRIED.

## ITEM 7

Vaughn read from the agenda, “A public hearing regarding a redevelopment plan entitled: “Redevelopment Plan for the Highway 75 Living Redevelopment Project,” for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, section 18-2101, et seq., within a portion of Plattsmouth, Nebraska, previously designated as blighted and substandard area, as legally described below:

Outlots TL83 Exc SL1 of Lot 83 NW1/4 SW1/4 13-12-13 (10.87a), Plattsmouth, Cass County, Nebraska, and

Outlots 74 W of RR NE1/4 SW1/4 13-12-13 (1.49a), Plattsmouth, Cass County, Nebraska.”

Due to an issue with advertising of the public hearing, a public hearing was not opened.

## ITEM 8

Vaughn read from the agenda, “Consider a recommendation to the Plattsmouth City Council regarding a redevelopment plan entitled: “Redevelopment Plan for the Highway 75 Living Redevelopment Project,” for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, section 18-2101, et seq., within a portion of Plattsmouth, Nebraska, previously designated as blighted and substandard area, as legally described below:

Outlots TL83 Exc SL1 of Lot 83 NW1/4 SW1/4 13-12-13 (10.87a), Plattsmouth, Cass County, Nebraska, and

Outlots 74 W of RR NE1/4 SW1/4 13-12-13 (1.49a), Plattsmouth, Cass County, Nebraska.

City Attorney Preston told the commission, due to insufficient notification of the taxing entities regarding the hearing, the commission may discuss the redevelopment plan but may take no action at this time.

Following discussion, MOTION BY VAUGHN, SECONDED BY HERLICK, TO TABLE ITEM 8 TO A SPECIAL MEETING OF THE PLATTSMOUTH PLANNING COMMISSION TO BE HELD THURSDAY, DECEMBER 2, 2021. On roll call: VOTING YES, WORACEK, BOYLE, VAUGHN, PRINCE, MCKINLEY, BOWMAN, HERLICK; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, HARDING, MINAHAN. MOTION CARRIED

MOTION BY VAUGHN, SECONDED BY WORACEK, TO TABLE ITEM 7 TO A SPECIAL MEEING OF THE PLATTSMOUTH PLANNING COMMISSION TO BE HELD THURDAY, DECEMBER 2, 2021. On roll call: VOTING YES, BOYLE, VAUGHN, PRINCE, MCKINLEY, BOWMAN, HERLICK, WORACEK; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, HARDING, MINAHAN. MOTION CARRIED.

#### ITEM 9

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

Meeting adjourned at 8:08 p.m.

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Heather Herlick  
Secretary

Minutes recorded and typed by Kevin Larson