

**PLATTSMOUTH PLANNING COMMISSION SPECIAL MEETING MINUTES
December 2, 2021**

Meeting convened at 7:32 p.m. on December 2, 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. All proceedings were taken while convened with attendance open to the public.

ITEM 1

Chair Mike Vaughn called the meeting to order at 7:32 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, Richard McKinley, Mike Bowman, Joe Woracek, Mike Vaughn. Absent were Mary Harding, Heather Herlick, Bill Boyle, Dewayne Prince.

ITEM 4

MOTION BY BOWMAN, SECONDED BY WORACEK, TO APPROVE THE MINUTES OF THE November 18, 2021 MEETING. On roll call: VOTING YES, MCKINLEY, BOWMAN, WORACEK, VAUGHN, MINAHAN; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, BOYLE, PRINCE; MOTION CARRIED.

ITEM 5

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.”

Vaughn opened a public hearing at 7:35 p.m. City Administrator Emily Bausch spoke about her memo to the commission and a corrected redevelopment plan. She said the redevelopment plan conforms to the city’s comprehensive plan and of the need for multi-family housing in Plattsmouth. Brett Beller of the law firm FJJB LLP spoke about the phasing of the project and the extensive grading needed at the site. Developer Jesse Calabretto said his company has built the same project in Gretna, that there is a need for multi-family housing in the community, and the apartments will be market rate, with a one-bedroom unit renting for approximately \$700 a

month and a two-bedroom unit renting for between \$1,000 and \$1,200 a month. No one else spoke, and Vaughn closed the hearing at 7:46 p.m.

ITEM 6

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.

Following discussion, MOTION BY MCKINLEY, SECONDED BY BOWMAN, TO RECOMMEND APPROVAL TO THE PLATTSMOUTH CITY COUNCIL OF 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,

CONTINGENT UPON THE PLATTSMOUTH VOLUNTEER FIRE DEPARTMENT REVIEWING AND APPROVING THE SITE PLAN. On roll call: VOTING YES, BOWMAN, WORACEK, VAUGHN, MINAHAN, MCKINLEY; VOTING NO, NONE; ABSTAIN, NONE; ABSENT AND NOT VOTING, HARDING, HERLICK, BOYLE, PRINCE. MOTION CARRIED.

ITEM 9

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

Meeting adjourned at 7:54 p.m.

Heather Herlick
Secretary

Minutes recorded and typed by Kevin Larson