

PLATTSMOUTH PLANNING COMMISSION

April 20, 2023

A meeting of the Planning Commission of the City of Plattsmouth, Nebraska was convened in open and public session at 7:30 o'clock p.m. on April 20, 2023 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Member: Mike Vaughn, Rich McKinley, DeWayne Prince, Bernard Boyle, Heather Herlick, Mike Bowman, Angie Minahan & Joe Woracek. Commission Members Absent: None. Also present: City Inspector Adam Denio, City Attorney Steve Preston & Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice of meeting was published on March 28, 2023 in the Omaha World Herald. Proof of publication along with the Commission's Acknowledgment of Receipt of Notice are on file. The Open Meetings Act is posted on the bulletin board in the Council Chambers. A copy of the agenda and all documents to be discussed is available to the public. All proceedings hereafter shown were taken while the convened meeting was open to the public. We will follow the agenda that was made available to the public. Please silence cell phones.

ITEM 4

Chairmen Vaughn stated the agenda needed to be corrected to show the previous planning meeting to be June 16, 2022 instead of June 17, 2022. Motion by Bowman seconded by Prince to approve the previous planning commission minutes with the corrected date of June 16, 2022. ROLL CALL: Yes- Woracek, Bowman, Boyle, McKinley, Minahan, Herlick, Prince and Vaughn. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 5 (originally ITEM 8)

Chairmen Vaughn moved the election of Planning Commission officers from ITEM 8 on the agenda to ITEM 5. Vaughn opened the floor to nominations.

Motion by Prince seconded by McKinley to nominate Vaughn as Chairmen. With no further nominations Vaughn was elected Chairmen by unanimous consent.

Motion by Vaughn seconded by McKinley to nominate Boyle as Vice Chair. With no further nominations Boyle was elected Vice Chair by unanimous consent.

Motion by Vaughn seconded by Prince to nominate Herlick for Secretary. With no further nominations Herlick was elected Secretary by unanimous consent.

ITEM 6 (originally ITEM 5)

Adam Denio, City Inspector, reviewed Article 7-2 6C of the current Land Development Ordinance with the Commission. Denio stated that the current wording of Article 7-2 6C was never intended for agricultural and rural zones and has never been enforced on them. The Commission also considered potentially updating definitions in Article 2-4 A2 and Article 2-5 B8 to clarify accessory structures and accessory buildings. Following discussion, it was agreed only Article 7-2 6C needed to be updated. Motion by Boyle seconded by Bowman to recommend to the Plattsmouth City Council amending Article 7-2 6C of the Plattsmouth Land Development Ordinance. ROLL CALL: Yes-Herlick, Prince,

Vaughn, Woracek, Bowman, Boyle, McKinley and Minahan. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 7 (originally ITEM 6)

Pursuant to publication, Chairmen Vaughn opened a public hearing at 7:53 p.m. to hear and consider public comment, oral or written, regarding replat V of land located at Fourmile industrial Park, legally described as LOTS 1, 2 AND 3, AND OUTLOTS A AND B, BEING A REPLATTING OF LOTS 2, 4, 5, 6, 7, 10, 11, 12 AND OUTLOT A, FOURMILE INDUSTRIAL PARK AND LOT 2. FOURMILE INDUSTRIAL SITE REPLAT V, BOTH SUBDIVISIONS IN SECTION 26, T12N, R13E OF THE 6TH P.M., CASS COUNTY, NEBRASKA. Steve Perry PE, Olmsted & Perry Consulting Engineers Inc., reviewed replat V and its connection to the Relocated Wastewater Treatment Facility (2019 Flood Recovery Project #88688). Mr. Perry stated this will be the final replat of the area creating lots 1,2, & 3 for the Wastewater Facility and outlots A & B to surround wetland delineation. The proposed replat V will allow for the option of two accesses to the Wastewater Facility property and the outlots are large enough for potential wetland expansion. No one else spoke in favor, opposition or of a neutral nature. Chairmen Vaughn closed the public hearing at 7:57 p.m.

ITEM 8 (originally ITEM 7)

Motion by McKinley seconded by Woracek to recommend approval to the Plattsmouth City Council for preliminary and final replat V of land located at Fourmile industrial Park, legally described as LOTS 1, 2 AND 3, AND OUTLOTS A AND B, BEING A REPLATTING OF LOTS 2, 4, 5, 6, 7, 10, 11, 12 AND OUTLOT A, FOURMILE INDUSTRIAL PARK AND LOT 2. FOURMILE INDUSTRIAL SITE REPLAT V, BOTH SUBDIVISIONS IN SECTION 26, T12N, R13E OF THE 6TH P.M., CASS COUNTY, NEBRASKA. ROLL CALL: Yes-Minahan, Boyle, Vaughn, Woracek, Herlick, Prince, Bowman and McKinley. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 9

8:04 p.m. Motion by Boman seconded by Prince to adjourn. ROLL CALL: Yes- Bowman, McKinley, Woracek, Vaughn, Prince, Minahan, Herlick and Boyle. No-None. Absent-None. Abstain-None. MOTION CARRIED.

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Heather Herlick, Secretary

Minutes Recorded and Prepared by Ryan Vulgamott, Deputy City Clerk.