

Plattsmouth Planning Commission Meeting
February 20, 2025

A meeting of the Planning Commission of the City of Plattsmouth, Nebraska was convened in open and public session at 6:30 o'clock p.m. on February 20, 2025 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Bernard Boyle, Chris Kerns, Rich McKinley, Craig Shrimpton and Michael Vaughn. Commission Members Absent: Heather Herlick, Angie Minahan, DeWayne Prince, Joe Woracek and Alternate Jamie Kinkaid. Also present: City Inspector Adam Denio & Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice of meeting was published on January 25, 2025 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.

ITEM 4

Motion by Boyle seconded by Kerns to approve the September 19, 2024 Planning Commission meeting minutes. ROLL CALL: Yes-Shrimpton, Kerns, Boyle, McKinley and Vaughn. No-None. Absent-Herlick, Minahan, Prince, Woracek and Kinkaid. Abstain-None. MOTION CARRIED.

ITEM 5

Adam Denio, City Inspector, and Commission members discussed if it was still necessary to have a Planning Commission Secretary since it is not required by state statute. Following discussion, Chairman Vaughn opened the floor for nominations of officers.

Motion by Boyle seconded by Shrimpton to nominate Vaughn as Chairman. With no further nominations Vaughn was elected Chairman by unanimous consent.

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

No motions were made to nominate a Secretary. Chairman Vaughn again asked if there were any nominations for Secretary and with no motions being made the position of Secretary was declared vacant.

ITEM 6

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:37 p.m. to hear and consider public comment, oral or written, regarding the Preliminary and Final plat regarding a Major Subdivision located at the Northwest corner of the highway 75 and 66, Plattsmouth, lots

legally described as the PLATTSMOUTH 14- 12-13 SE1/4 SE1/4 EXC HWY & RD & PT DB165 P379 (36.79), 14-12-13 NE1/4 SE1/4 EXC TL29 & CEMETERY (16.40), and 14-12-13 TL29 NE1/4 SE1/4 (10.10); additions to the City of Plattsmouth, Cass County Nebraska.

Jeff Wiles, 224 Hwy 66, gave an overview of his intent to partition the property to consolidate existing assets onto one Lot and create other Lots for future development by heirs or interested buyers. Most of the land is covered with heavy timber so Mr. Wiles estimates that only three houses could be built on the property.

With no one else coming forward to speak Chairman Vaughn closed the public hearing at 6:40 p.m.

ITEM 7

Jeff Wiles, property owner, was available to answer questions. Adam Denio, City Inspector, stated that the proposed Subdivision has been reviewed by the City Engineer and City Attorney with the only concern being not having a secondary access to the property. The current ingress/egress easement entry point from Hwy 66 will be widened and an additional ingress/egress easement has been added so proposed Lot 1 doesn't become land locked. McKinley reviewed the Plat and suggested an East-West ingress/egress easement be added along the South edge of proposed Lot 5 running to 6th Street to meet City code requirements for secondary access. Mr. Wiles stated he currently has a farm road there so an easement in that location makes sense.

Motion by McKinley seconded by Boyle to recommend approval to the Plattsmouth City Council regarding a Preliminary and Final plat regarding a Major Subdivision located at the Northwest corner of the highway 75 and 66, Plattsmouth, lots legally described as the PLATTSMOUTH 14-12-13 SE1/4 SE1/4 EXC HWY & RD & PT DB165 P379 (36.79), 14-12-13 NE1/4 SE1/4 EXC TL29 & CEMETERY (16.40), and 14-12-13 TL29 NE1/4 SE1/4 (10.10); additions to the City of Plattsmouth, Cass County Nebraska contingent upon an East-West ingress/egress easement being added along the South edge of proposed Lot 5 to 6th Street creating a secondary access point. ROLL CALL: Yes-McKinley, Kerns, Vaughn, Boyle and Shrimpton. No-None. Absent- Herlick, Minahan, Prince, Woracek and Kinkaid. Abstain-None. MOTION CARRIED.

ITEM 8

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:50 p.m. to hear and consider public comment, oral or written, regarding a proposed Special use Permit for a two-family residential development located at 224 Highway 66, Plattsmouth, legally described at the PLATTSMOUTH 14-12-13 NE1/4 SE1/4 EXC TL29 & CEMETERY (16.40) and 14-12-13 TL29 NE1/4 SE1/4 (10.10); additions to the City of Plattsmouth, Cass County Nebraska.

With no one coming forward to speak Chairman Vaughn closed the public hearing at 6:51 p.m.

ITEM 9

Adam Denio, City Inspector, reviewed the special use permit with Commission members. The proposed Plat will put two residential houses on one Lot, which is not a normal use allowed on Ag land. Motion by Boyle seconded by Shrimpton to recommend approval to the Plattsmouth City Council regarding a proposed Special use Permit for a two-family residential development located at 224 Highway 66, Plattsmouth, legally described at the PLATTSMOUTH 14-12- 13 NE1/4 SE1/4 EXC TL29 & CEMETERY (16.40) and 14-12-13 TL29 NE1/4 SE1/4 (10.10); additions to the City of Plattsmouth, Cass County Nebraska. ROLL CALL: Yes-Boyle, Shrimpton, McKinley, Kerns and Vaughn. No-None. Absent- Herlick, Minahan, Prince, Woracek and Kinkaid. Abstain-None. MOTION CARRIED.

ITEM 10

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:53 p.m. to hear and consider public comment, oral or written, regarding a rezoning request for property located at 12613 24th ave, PLATTSMOUTH, legally described as 32-12- 14 TL45 N1/2 SW1/4 (14.70); additions to the City of Plattsmouth, Cass County Nebraska.

With no one coming forward to speak Chairman Vaughn closed the public hearing at 6:53 p.m.

ITEM 11

John Lepert, property owner, stated he has struggled to sell this property as one Lot and would like to divide it into three smaller Lots. Mr. Lepert was available to answer questions. Adam Denio, City Inspector, reviewed this request with Commission members stating that only a small portion of this property falls within the City's 2-mile extraterritorial jurisdiction. The property is currently zoned Ag which only allows 10-acre minimum lot sizes. By rezoning to Rural Residential (RR) Mr. Lepert will be able to divide the property into smaller Lot sizes and RR would conform with surrounding properties. Motion by McKinley seconded by Kerns to recommend approval to the Plattsmouth City Council regarding a rezoning request for property located at 12613 24th Ave., PLATTSMOUTH, legally described as 32-12-14 TL45 N1/2 SW1/4 (14.70); additions to the City of Plattsmouth, Cass County Nebraska. ROLL CALL: Yes-Kerns, Boyle, Shrimpton, Vaughn and McKinley. No-None. Absent- Herlick, Minahan, Prince, Woracek and Kinkaid. Abstain-None. MOTION CARRIED.

ITEM 12

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:59 p.m. to hear and consider public comment, oral or written, regarding a Minor Subdivision located at 12613 24th Ave., PLATTSMOUTH, legally described as 32-12-14 TL45 N1/2 SW1/4 (14.70); additions to the City of Plattsmouth, Cass County Nebraska.

With no one coming forward to speak Chairman Vaughn closed the public hearing at 6:59 p.m.

ITEM 13

Adam Denio, City Inspector, reviewed the differences in requirements between a Minor Subdivision and a Major Subdivision with Commission members. Adam also reminded Commission that they have authority to approve Minor Subdivisions but this one requires City Council to approve the rezoning first. Motion by Kerns seconded by Vaughn to approve a Minor Subdivision located at 12613 24th Ave., PLATTSMOUTH, legally described as 32-12-14 TL45 N1/2 SW1/4 (14.70); additions to the City of Plattsmouth, Cass County Nebraska contingent upon City Council approving rezoning of the property from Ag to Rural Residential. ROLL CALL: Yes-Vaughn, Shrimpton, McKinley, Kerns, and Boyle. No-None. Absent-Herlick, Minahan, Prince, Woracek and Kinkaid. Abstain-None. MOTION CARRIED.

ITEM 14

At 7:02 p.m. Motion by Shrimpton seconded by Kerns to adjourn. ROLL CALL: Yes-Kerns, McKinley, Boyle, Shrimpton and Vaughn. No-None. Absent- Herlick, Minahan, Prince, Woracek and Kinkaid. Abstain-None. MOTION CARRIED.

Mike Vaughn, Chairman

ATTEST:

Ryan Vulgamott, Deputy City Clerk