

Plattsmouth Planning Commission Meeting
July 17, 2025

A meeting of the Planning Commission of the City of Plattsmouth, Nebraska was convened in open and public session at 6:37 o'clock p.m. on July 17, 2025 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Angie Minahan, Chris Kerns, Joe Woracek, Craig Shrimpton and Michael Vaughn. Commission Members Absent: Rich McKinley, DeWayne Prince, Bernard (Bill) Boyle and Jamie Kinkaid. Also present: City Inspector Mike Jensen, City Administrator Emily G. Bausch & City Clerk Sandra J. Meyer.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice of meeting was published on June 4, 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 Kerns seconded by Shrimpton to approve the February 20, 2025 Planning Commission meeting minutes. ROLL CALL: Yes-Minahan, Vaughn, Shrimpton, Woracek and Kerns. No-None. Absent-McKinley, Prince, Boyle and Kinkaid. Abstain-None. MOTION CARRIED.

ITEM 5

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:39 p.m. to hear and consider public comment, oral or written, regarding a minor Subdivision located at 1318 Elizabeth Drive, Plattsmouth, lots legally described as PLATTSMOUTH - ON THE GREEN LOT 11 and Part of Lot 89, additions to the City of Plattsmouth, Cass County Nebraska.

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

Emily Bausch, City Administrator introduced Michael Jensen, City Inspector to the sitting Planning Commission.

ITEM 6

Emily Bausch, City Administrator informed the Commission she understood the minor subdivision was for purposes of property maintenance. There is no existing infrastructure and the lot is not buildable. Greenspace was also discussed. Motion by Vaughn seconded by Shrimpton to approve a minor Subdivision located at 1318 Elizabeth Drive, Plattsmouth, lots legally described as PLATTSMOUTH - ON THE GREEN LOT 11 and Part of Lot 89,

additions to the City of Plattsmouth, Cass County Nebraska. ROLL CALL: Yes-Kerns, Shrimpton, Vaughn, Minahan and Woracek. No-None. Absent-McKinley, Prince, Boyle and Kinkaid. Abstain-None. MOTION CARRIED.

6:56 p.m. Planning Commission member Bernard (Bill) Boyle arrived

ITEM 7

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 proposed City owned 9 lot campground, located on east Main St east of wastewater treatment plant, City of Plattsmouth, Cass County Nebraska.

Shane Jensen, 17375 5th Ave., Plattsmouth NE voiced concerns about tax dollars for 9 camping spots for people to use and then move on, but allow 13 Lots at the Boatclub to be inaccessible to resident members. Is not opposed to the project.

Gary Hellwig, 1223 2nd Ave., Plattsmouth NE voiced concerns about the park area down by the boat dock. It is a complete eyesore and numerous residents use to go down and enjoy the area and view the river. Understood the general consensus of the council was to spend no money on the riverfront and about 6 hours later there was mapping for a proposed campground available. Is not opposed to the project just have concerns.

With no one else coming forward to speak, Chairman Vaughn closed the public hearing at 7:00 p.m.

ITEM 8

Emily Bausch, City Administrator stated this is a FEMA related project with FEMA 90% and City 10% on cost share. Council authorized the design and the environmental review of the proposed campground property which will have an ADA accessible camping space. The city cannot invest any money in property that is in the floodway and the park like area at the boat ramp is in the floodway. Bausch offered to provide information on the other flood related projects if the commission so requests. Following further discussion, Motion by Vaughn seconded by Shrimpton to recommend approval to the Plattsmouth City Council regarding a proposed City owned 9 lot campground, located on east Main St east of wastewater treatment plant, City of Plattsmouth, Cass County Nebraska. ROLL CALL: Yes-Shrimpton, Kerns, Woracek, Minahan, Vaughn and Boyle. No-None. Absent-McKinley, Prince and Kinkaid. Abstain-None. MOTION CARRIED.

ITEM 9

Emily Bausch, City Administrator presented the proposed names for the 9 Lot Campground: Missouri River Park Landing; Plattsmouth Community Campground; Flat Waters Recreation Area; Martin's Landing Camp Ground (Martin was first settler in Plattsmouth); Corps of Discovery; Meriwether Lewis; 1855; Barracks; and Indian

Runner. Terry Dasher, Cass County Commissioner asked council to consider naming in memory of Dale Sharp a former City Council Member and Cass County Commissioner as well as a life-long resident of Plattsmouth who recently passed away. NO ACTION TAKEN.

ITEM 10

At 7:32 p.m. Motion by Shrimpton seconded by Kerns to adjourn. ROLL CALL: Yes-Vaughn, Boyle, Minahan, Woracek, Kerns and Shrimpton. No-None. Absent-McKinley, Prince and Kinkaid. Abstain-None. MOTION CARRIED.

Mike Vaughn, Chairman

ATTEST:

Sandra J. Meyer, City Clerk