

Plattsmouth Planning Commission Meeting
February 26, 2026

A meeting of the Planning Commission of the City of Plattsmouth, Nebraska was convened in open and public session at 6:31 o'clock p.m. on February 26, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Chris Kerns, Jamie Kinkaid, Rich McKinley, DeWayne Prince, Craig Shrimpton, Michael Vaughn and Joe Woracek. Commission Members Absent: Bernard (Bill) Boyle. Also present: City Inspector Michael Jensen and Deputy City Clerk Ryan Vulgamott.

This is a special meeting of the Planning Commission of Plattsmouth due to inclement weather and no quorum at the February 19, 2026 meeting. Notice of meeting was posted on February 20, 2026 at Plattsmouth City Hall, Plattsmouth Public Library, and Cass County Courthouse. Notice was also published on February 24, 2026 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

Chairman Vaughn had the Commission consider the November 20, 2025 and February 19, 2026 minutes separately.

Motion by Kinkaid seconded by Shrimpton to approve the November 20, 2025 minutes. ROLL CALL: Yes-McKinley, Kinkaid, Kerns, Vaughn, Prince, Woracek and Shrimpton. No-None. Absent-Boyle. Abstain-None. MOTION CARRIED.

Motion by Kinkaid seconded by Woracek to approve the February 19, 2026 minutes. ROLL CALL: Yes-Prince, Woracek, Shrimpton, McKinley, Kinkaid, Kerns and Vaughn. No-None. Absent-Boyle, Abstain-None. MOTION CARRIED.

ITEM 5

Chairman Vaughn opened the floor for nominations of officers.

Motion by Kerns seconded by McKinley 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.

ITEM 6

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:35 p.m. to hear and consider public comment, oral or written, regarding a Final Plat of the Nebraska Masonic Home Ashlar Subdivision Phase 1, located in the NE ¼, Section 13, Township 12 North, Range 13 East of the 6th PM, City of Plattsmouth, Cass County, Nebraska.

Commission member Kerns stated he would be abstaining from any discussion or action on ITEM 7 due to a conflict of interest.

With no one else coming forward to speak, Chairman Vaughn closed the public hearing at 6:36 p.m.

ITEM 7

Chairman Vaughn stated adjacent landowners expressed concern about runoff from this project when the preliminary plat was presented at the October 16, 2025 meeting and when the special use permit was presented at the November 20, 2025 meeting. A study, conducted by HGM Associates Inc., has been submitted to the Commission showing no significant impact to surrounding properties. Motion by Kinkaid seconded by Prince to make a recommendation of approval to the City Council for a Final Plat of the Nebraska Masonic Home Ashlar Subdivision Phase 1, located in the NE ¼, Section 13, Township 12 North, Range 13 East of the 6th PM, City of Plattsmouth, Cass County, Nebraska. ROLL CALL: Yes-Kinkaid, Vaughn, Prince, Woracek, Shrimpton and McKinley. No-None. Absent-Boyle. Abstain-Kerns. MOTION CARRIED.

ITEM 8

At 6:40 p.m. Motion by Shrimpton seconded by Woracek to adjourn. ROLL CALL: Yes-Woracek, Shrimpton, McKinley, Kinkaid, Kerns, Vaughn and Prince. No-None. Absent-Boyle. Abstain-None. MOTION CARRIED.

Mike Vaughn, Chairman

ATTEST:

Ryan Vulgamott, Deputy City Clerk