

Plattsmouth Planning Commission Meeting
April 16, 2026

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 April 16, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Bernard (Bill) Boyle, Chris Kerns, Jamie Kinkaid, DeWayne Prince, Michael Vaughn and Joe Woracek. Commission Members Absent: Rich McKinley and Craig Shrimpton. Also present: City Inspector Michael Jensen and Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Planning Commission of Plattsmouth. Notice was published on April 4, 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.

Commission Member Kinkaid arrived at 6:31 p.m.

ITEM 4

Motion by Kerns seconded by Prince to approve the February 26, 2026 meeting minutes. ROLL CALL: Yes-Vaughn, Prince, Boyle, Kinkaid, Woracek and Kerns. No-None. Absent-McKinley and Shrimpton. Abstain-None. MOTION CARRIED.

ITEM 5

Motion by Kerns seconded by Woracek to approve the March 16, 2026 meeting minutes. ROLL CALL: Yes-Prince, Woracek, Vaughn, Boyle, Kerns and Kinkaid. No-None. Absent-McKinley and Shrimpton. Abstain-None. MOTION CARRIED.

ITEM 6

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:33 p.m. to hear and consider public comment, oral or written, regarding amending the Comprehensive Development Plan for the City of Plattsmouth dated 2015 to include the Future Land Use Map developed by RDG during the 2025 Highway 75 Corridor Study. With no one else coming forward to speak, Chairman Vaughn closed the public hearing at 6:34 p.m.

ITEM 7

Mike Jensen, City Inspector, reviewed the 2015 Future Land Use Map and the supplemental 2025 Highway 75 Corridor Study Map with the Planning Commission. Mike stated the 2025 Corridor Study Map would be added to the Comprehensive Plan as a stand-alone map. The 2015 and 2025 maps will be merged at a future date when the Comprehensive Plan is updated. Commission members expressed concerns about the 2025 map key using different colors from the 2015 key and labeling certain zones with terms that are not defined in the current comprehensive plan. The 2025 map also has two different styles of defining zones, some are generalized radial labels while

most are defined by lot lines. Following discussion, Motion by Vaughn seconded by Prince to recommend approval to City Council to amend the Comprehensive Development Plan for the City of Plattsmouth dated 2015 to include the Future Land Use Map developed by RDG during the 2025 Highway 75 Corridor Study with the following amendments: That the 2025 map be updated to convert the radial labeling of zones to lot line defined zones so there is consistent labeling on the 2025 map. That the 2015 and 2025 maps use the same color coding of zones. That the 2025 map reference 2015 zone labels that were changed on the 2025 map such as Flex Employment Center 2025 (Employment Reserve 2015). ROLL CALL: Yes-Boyle, Kerns, Prince, Kinkaid, Vaughn and Woracek. No-None. Absent-McKinley and Shrimpton. Abstain-None. MOTION CARRIED.

ITEM 8

At 6:54 p.m. Motion by Kerns seconded by Boyle to adjourn. ROLL CALL: Yes-Woracek, Vaughn, Boyle, Kerns, Prince and Kinkaid. No-None. Absent-McKinley and Shrimpton. Abstain-None. MOTION CARRIED.

Mike Vaughn, Chairman

ATTEST:

Ryan Vulgamott, Deputy City Clerk