

Plattsmouth Planning Commission Meeting
May 21, 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 May 21, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Commission Members: Bernard (Bill) Boyle, Chris Kerns, Jamie Kinkaid, Rich McKinley, DeWayne Prince and Michael Vaughn. Commission Members Absent: Craig Shrimpton and Joe Woracek. 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 May 8, 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

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

Commission member Kinkaid arrived at 6:33 p.m.

ITEM 5

Pursuant to publication, Chairman Vaughn opened the public hearing at 6:33 p.m. to hear and consider public comment, oral or written, regarding Permit #26066 – the preliminary plat of a major sub-division of property located west of the intersection of Club View Drive and Highway 75 legally described as 17600 Club View Drive; 11-12-13 LOTS 31 & 32 EXC HWY SE1/4 NE1/4 (23.59) and 11-12-13 LOT 28 N1/2 SW1/4 NE1/4 (20). Parcel Id Numbers are 130162523 and 130162795. (hearing originally held on 6/15/2023).

Trevar Veskrna, 10836 Old Mill Rd, from TD2 construction and representing Tincher Investments gave a brief summary of the preliminary plat. Mr. Veskrna stated not much has changed since the original preliminary plat was presented to the Commission on 6/15/2023. Percolation tests have been done per state requirements, a traffic study was conducted showing no significant impact, Cass Rural water will supply water to the subdivision, and a 7500-gal water tank for fire suppression has been added to the subdivision but the location is preliminary.

Robert Felthousen, 17810 Hwy 75, has a well on his property and he is concerned about all the proposed septic tanks on the 1.3 acre lots. Mr. Felthousen would like to see the lots be at least 2 acres so there would be more separation between the septic tanks and residential wells.

Dave Stuart, 17904 Hwy 75, is concerned about the increased traffic from the subdivision. Mr. Stuart believes the subdivision will cause a significant increase to traffic, especially during rush hour. A frontage road and a secondary exit onto 6th St should be considered.

Todd Schuler, 17314 Club View Dr, wanted clarification as to who has jurisdiction in the area, County or City, and if the lots meet minimum size requirements. Mr. Schuler is also concerned with the septic tanks' proximity to the creek, especially if the area floods.

Kari Stiles, 17404 Club View Dr, is concerned with the increase in traffic at the intersection, especially when trying to turn north during rush hour. Mrs. Stiles also stated the proposed subdivision is currently not being maintained and trash is collecting and making the neighborhood look run down.

With no one else coming forward to speak, Chairman Vaughn closed the public hearing at 6:46 p.m.

ITEM 6

Commission members discussed concerns expressed during the public hearing with Tinch Investments representative Trevar Veskrna. Mr. Veskrna stated the developer is open to repositioning the water tank and addressing any concerns from the Fire Department. The Septic tanks meet all setback requirements and percolation tests have been run but still need to be submitted to state for final approval. To address potential flooding in the area, a proposed 5'x8' box culvert will be installed where the road crosses the creek. All other runoff should be mitigated once properties are fully vegetated and by the ditch system along the road. A traffic study was completed, and the State sees no significant increase at this intersection warranting modifications.

Commission members emphasized the need for the developer to get the Plattsmouth Fire Departments approval on a fire mitigation system, one 7500-gal tank seems inadequate for the proposed subdivision. Waivers also need to be reviewed to see if they are necessary for construction of the subdivision and don't negatively affect annexation in the future. Storm water runoff may need to be studied and mitigation put in place.

Michael Jensen, City Inspector, confirmed that all septic tanks meet state setback requirements and will need to be inspected and get final approval from the state. County is not reviewing this subdivision because the City has a 2-mile extra territorial jurisdiction outside city limits. Mr. Jensen tasked Mr. Veskrna to have the developer use "creative" landscaping on the properties near the creek to help mitigate runoff. He also recommended the developer prepare documents listing multiple fire mitigation options for the Plattsmouth Fire Department to review.

Following discussion, Motion by Vaughn seconded by McKinley to recommend approval of Permit #26066 – **preliminary plat of a major sub-division of property located west of the intersection of Club View Drive and Highway 75** legally described as 17600 Club View Drive; 11-12-13 LOTS 31 & 32 EXC HWY SE1/4 NE1/4 (23.59) and 11-12-13 LOT 28 N1/2 SW1/4 NE1/4 (20). Parcel Id Numbers are 130162523 and 130162795 with the following conditions:

1. A fire mitigation plan reviewed and approved by the Plattsmouth Fire Department
2. Review the necessity to waive larger lot size recommendations
3. Review the necessity to waive the park dedication requirement
4. The wastewater variance report be submitted to NDWEE for approval
5. Review storm water runoff to determine road culvert size
6. Prepare covenants prior to final plat

ROLL CALL: Yes-Prince, Kinkaid, Vaughn, Boyle, Kerns and McKinley. No-None. Absent-Shrimpton and Woracek. Abstain-None. MOTION CARRIED.

ITEM 7

At 7:19 p.m. Motion by Prince seconded by Kerns to adjourn. ROLL CALL: Yes-Boyle, Kerns, McKinley, Kinkaid, Vaughn and Prince. No-None. Absent-Shrimpton and Woracek. Abstain-None. MOTION CARRIED.

Mike Vaughn, Chairman

ATTEST:

Ryan Vulgamott, Deputy City Clerk