



CRETE PLANNING COMMISSION MEETING

August 26th, 2024 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

Jennifer Robison:	Absent
Carely Adame Ortiz:	Present
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Jay Quinn:	Present
Drew Rische:	Present
Jeff Wenz:	Present

Present: 8, Absent: 1.

City Administrator Tom Ourada was present but did not vote.

Also, present for the meeting were City Attorney Anna Burge, City Clerk Nancy Tellez, and Finance Director Wendy Thomas, Richard Onnen with E & A Consulting Group, Inc, and Ron Dittmer and Terry Dittmer.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jeff Wenz: Aye
Aye: 8, No: 0

3.B. Consider the Dittmer Commercial Preliminary Plat

City Administrator Tom Ourada explained that this is the Dittmer Commercial Preliminary Plat and there is also a letter requesting some things to be waived. This property is on 29th st and Iris Avenue.

Richard Onnen with E & A Consulting Group, Inc. provided copies of the preliminary and final plat to the planning commission members. Onnen explained that this is in C-1 zoning and it is 9.5 acres. There are 7 commercial lots the parking is conceptual. The letter submitted for variances requested the following:

1. To allow private roadways within the development.

(Article 3 Subdivision Regulations, 11-307, (12))

2. To allow cross parking to meet required parking requirements within Lots 2 through 7.

(Article 5 Supplementary Regulations, 11-508, (2)(c))

3. To allow the sidewalk and street trees along the east side of Iris Avenue between 29th Street and Big

Mac Drive to be located outside of the street right-of-way and within a pedestrian and landscape Easement on Lot 1.

(Article 5 Supplementary Regulations, 11-524, (2)(b) and (c))

4. To allow the sidewalk along the south side Big Mac Drive, adjacent to Outlot A, not to be installed until

such time as Outlot A is developed or the City of Crete determines necessary.

(Article 5 Supplementary Regulations, 11-524, (2)(b))

5. To allow the sidewalk and street trees along the east side of Iris Avenue, adjacent to Outlot A, not to be

installed until such time as Outlot A or the property south of Outlot A is developed or at such time as the

City of Crete determines necessary.

(Article 5 Supplementary Regulations, 11-524, (2)(b) and (c))

Ourada explained that the private streets would be to city standards. There will be no parking on the streets. Sidewalks on the south side will be required or when the city deems it necessary. Ourada explained that the City would plow through there to the residential area, and it would be up to the association to plow inside the commercial area. Planning Commission member Justin Kozisek asked about a traffic light on 29th Street. Ourada explained that there could be a future traffic study.

Ourada explained that the preliminary plat includes all the requirements. The final plat includes all the guarantees that the developer will include.

Recommend to the City Council the Dittmer Commercial Preliminary Plat. Carried with a motion by Ryan Jindra and a second by Scott Kunch.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jeff Wenz: Aye
Aye: 8, No: 0

3.C. Consider the Dittmer Commercial Final Plat

Onnen explained that the final plat subdivides the property, creating 3 lots. In the future, depending on what will be built.

Recommend to the City Council the Dittmer Commercial Final Plat Carried with a motion by Drew Rische and a second by Jay Quinn.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jeff Wenz: Aye
Aye: 8, No: 0

4. Officers' Reports

5. Adjournment

The meeting adjourned at 7:41 p.m.