



CRETE PLANNING COMMISSION MEETING

April 22nd, 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: Present
Ryan Jindra: Absent
Dave Jurena: Present
Justin Kozisek: Present
Scott Kunch: Present
Jay Quinn: Absent
Drew Rische: Absent
Jeff Wenz: Present
Carely Adame Ortiz: Present
Present: 6, Absent: 3.

City Administrator Tom Ourada was also present during the meeting but did not vote. Also, present for the meeting were City Inspector Brad Bailey, City Attorney Anna Burge, Finance Director Wendy Thomas, and City Clerk Nancy Tellez

City Administrator Tom Ourada introduced new Planning Commission member Carely Adame Ortiz. Ourada explained that Adame Ortiz would be abstaining from voting on certain items at the meeting since she works for the firm that has done work for the applicant for the zoning change.

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 Jennifer Robison.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

Carely Adame Ortiz abstained from voting.

3.B. Public Hearing to amend future land use map Lots 7-8 Block 99 C2 to R3.

Opened Public Hearing to amend future land use map Lots 7-8 Block 99 C2 to R3. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Carely Adame Ortiz: Aye

Aye: 6, No: 0

Opened the Public Hearing at 7:03 p.m. to discuss amending future land use map on Lots 7-8 Block 99 C2 to R3. City Administrator Tom Ourada explained that this was a request to change zoning. Ourada explained that first is amending the zoning map and then the zoning change. Ourada stated that the City recommends amending the future land use map. Planning Commission member Scott Kunch asked why that is recommended. Ourada explained that it is common to amend and that it is a dynamic document. Ourada expanded that this is not island zoning or spot zoning. This is also consistent with 2014 and the new comprehensive plan.

Planning Commission member Jennifer Robinson asked how it is inconsistent and Ourada explained that it is currently C2, and it would be going to R3. Ourada explained that the new zoning would affect this action and if they are looking to build 8 units and a variance would be needed as it stands, since the number of units is the issue, they can currently do 5 1/2 units. 2 parking spots are needed per living unit. City of Crete Building Inspector Brad Bailey stated that he looked at parking before the application was turned in. Closed the Public Hearing at 7:17 p.m.

Closed the Public Hearing to amend future land use map Lots 7-8 Block 99 C2 to R3. Carried with a motion by Justin Kozisek and a second by Scott Kunch.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Carely Adame Ortiz: Aye,

Aye: 6, No: 0

3.C. Vote to recommend to the City Council to change future land use map Lots 7-8 Block 99 C2 to R3.

Voted to recommend to the City Council to change future land use map Lots 7-8 Block 99 C2 to R3. Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

Carely Adame Ortiz abstained from voting.

3.D. Public Hearing on zoning change Lots 7-8 Block 99 C2 to R3.

Opened the Public Hearing at 7:19 p.m on zoning change Lots 7-8 Block 99 C2 to R3. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Carely Adame Ortiz: Aye.

Aye: 6, No: 0

City Administrator Tom Ourada explained Joe Nerud's application. Ourada explained that this is not spot zoning and City Ordinance is consistent with state statute.

Closed the Public Hearing at 7:22 p.m.

Closed Public Hearing on zoning change Lots 7-8 Block 99 C2 to R3. Carried with a motion by Justin Kozisek and a second by Scott Kunch.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Carely Adame Ortiz: Aye.

Aye: 6, No: 0

3.E. Vote to recommend to the City Council the zoning change Lots 7-8 Block 99 C2 to R3.

Voted to recommend to the City Council the zoning change Lots 7-8 Block 99 C2 to R3. Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

Carely Adame Ortiz abstained from voting.

3.F. Discussion on several pending plats of future subdivisions.

City Administrator Tom Ourada explained that this discussion is about plats that will be coming to the Planning Commission when the preliminary plats are ready. Notifications need to go to the school 10 days before. There will be discussion on TIF and how much applies and what qualifies.

Ourada explained that if everything gets done, they will see it next month. Planning Commission member Jennifer Robinson asked what kind of businesses will be going in and Ourada answered that fast food and other 6 of anything. There are also three acreages associated with it and a mix of everything.

3.G. Discussion on zoning

City Administrator Tom Ourada stated to the Planning Commission members to start thinking about zoning current and future. Ourada stated that he spoke to Jeff Ray about zoning practices and housing trends. Traditional housing and bit smaller multifamily and all zoning. With the price of housing there need to be innovative solutions.

Ourada stated to keep thinking about that and what best practices are. They will also be looking at urban ag and how to incorporate that and where.

4. Officers' Reports

5. Adjournment

7:37 p.m.