



---

## CRETE PLANNING COMMISSION MEETING

February 26<sup>th</sup>, 2025 at 7:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> 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

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

Present: 6, Absent: 3.

City Administrator Tom Ourada was also present for the meeting but did not vote. Also present: City Attorney Anna Burge, Finance Director Wendy Thomas, City Clerk Nancy Tellez, Building Inspector Trent Griffin, Brent Cole

### **3. Items of Business**

#### **3.A. Approve Planning Commission Minutes**

Approved Planning Commission Minutes Carried with a motion by Scott Kuncel and a second by Justin Kozisek.

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

Aye: 6, No: 0

#### **3.B. 1 & 6 Year Plan**

City Administrator Tom Ourada explained the 1- & 6-Year plan. Ourada explained that the 1-year plan is a continuation and there are 3 projects coming off. Planning Commission member Justin Kozisek asked Ourada if a project can be added. Ourada explained that a project can be added and the Form 10 needs to be filled out prior to adding a project or revising a project in the one-year plan.

There was discussion on the street conditions on Westwoods and Ourada provided some information of when Westwoods was annexed in the 90's.

Approved the 1- & 6-Year Plan Carried with a motion by Justin Kozisek and a second by Jennifer Robison.

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

Aye: 6, No: 0

#### **3.C. Ordinance 2236 amending building code 9-1203 to include pools**

Brent Cole addressed the Planning Commission and stated that a safety cover would be a safer option and increases safety by amending City Code. City Attorney Anna Burge stated that the language in Ordinance 2236 amending building code 9-1203 to include pools uses the language in the most recent International Swimming Pool and Spa Code to include where pools are equipped with a powered lockable safety cover complying with ASTM F1346. City Administrator Tom Ourada stated that the City recommends the change and is reasonable.

Recommend to the City Council Ordinance 2236 amending building code 9-1203 to include pools Carried with a motion by Justin Kozisek and a second by Carely Adame Ortiz.

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

Aye: 6, No: 0

#### **3.D. Ordinance 2237 amending subdivision applicability**

City Administrator Tom Ourada explained that this Ordinance amends subdivision applicability, removing the language that states that the division of land when the smallest parcel created is more than ten acres in area shall be exempt from providing a plat and applying for the subdivision of a lot. City Attorney Anna Burge explained that individual communities are not required by state law to require this but communities are moving away from that.

Recommend to the City Council Ordinance 2237 amending subdivision applicability Carried with a motion by Scott Kuncel and a second by Justin Kozisek.

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

Aye: 6, No: 0

### **3.E. Set Public Hearing date and time for zoning change**

City Administrator Tom Ourada explained that in that area by Arizona Avenue there are currently storage units and that is not allowed in C-3 it makes sense to change to C-2 which would be more consistent and conforming and would allow commercial and residential or both. City Attorney Anna Burge stated that currently if something is nonconforming, it can't be added on to a house or commercial space.

The Public Hearing for zoning change will be on Monday, March 24th, 2025 at 7:00 p.m. Set Public Hearing for Monday, March 24th, 2025 at 7:00 p.m. for zoning change Carried with a motion by Scott Kunch and a second by Carely Adame Ortiz.

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

Aye: 6, No: 0

### **4. Officers' Reports**

City Administrator Tom Ourada stated that he, along with City Attorney Anna Burge, Building Inspector Trent Griffin, and Planning Commission Chair Dave Jurena will be attending the Nebraska Planning and Zoning Association Conference on Wednesday, March 5th, 2025 through Friday, March 7th, 2025 in Kearney, Nebraska.

### **5. Adjournment**

The meeting adjourned at 7:51 p.m.