



**Land Development, Planning and Zoning Application**

|  | QTY   | TOTAL   |   |
|--|-------|---------|---|
| <b>Subdivision Development</b>             |       |         | Crete Municipal Code Article 3 Subdivisions               |
| Application Fee                            | \$100 |         |   |
| Preliminary Plat (plus City Attorney Fees) | \$200 |         | Crete Municipal Code 11-306.01                            |
| Final Plat                                 | \$200 |         | Crete Municipal Code 11-306.02                            |
| Other Plats                                | \$200 |         |   |
| Subdivision Review and Inspections         | \$250 |         | City Engineer fees are in addition to listed fees         |
| Recording Fee                              | \$25  |         |   |
| <b>Administrative Subdivision</b>          |       |         | City Municipal Code 11-306.03 Administrative Subdivisions |
| Subdivision Review and Inspections         | \$250 |         |   |
| Recording Fee                              | \$25  |         |   |
| <b>Zoning Change</b>                       | \$200 |         | Crete municipal Code Chapter 11 Article 2                 |
| <b>Special Exception</b>                   | \$200 | X \$200 | Crete municipal Code Chapter 11-230                       |
| <b>Variance Request</b>                    | \$150 |         | Crete Municipal Code 11-213                               |
| <b>Comprehensive Plan Amendment</b>        | \$200 |         | Future Land Use Map, Existing Land Use Map                |
| <b>Total Fees</b>                          |       |         | City Attorney fees are in addition to listed fees         |

**Owner Information**

|  |                              |   |                     |
|--|------------------------------|---|---------------------|
| Name<br><b>Northern Natural Gas</b>  | Phone<br><b>402-580-1380</b> | Email<br><b>andrew.hardenburger@libertycore.com</b> |                     |
| Street Address<br><b>PO Box 3330</b>   | City<br><b>Omaha</b>         | State<br><b>NE</b>                                  | Zip<br><b>68103</b> |
| Signature<br> |                              | Application Date<br><b>April 7, 2025</b>            |                     |

**Applicant Information**

|  |                              |   |                     |
|--|------------------------------|---|---------------------|
| Name<br><b>Andrew Hardenburger</b>   | Phone<br><b>402-580-1380</b> | Email<br><b>andrew.hardenburger@libertycore.com</b> |                     |
| Street Address<br><b>1702 East 12<sup>th</sup> Street</b>  | City<br><b>Hickman</b>       | State<br><b>NE</b>                                  | Zip<br><b>68372</b> |
| Signature<br> |                              | Application Date<br><b>April 7, 2025</b>            |                     |

**Description**

**See Attached**

**Subdivision Development Checklist**

Pre Application Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_

Planning Commission Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_      ☐ Application Fee

City Council Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_

- |   |   |
|---|---|
| <input type="checkbox"/> Preliminary Plat physical and digital copies   | <input type="checkbox"/> Final Plat one original and two mylar copies   |
| <input type="checkbox"/> Name, Location, Legal description, Date        | <input type="checkbox"/> Date, title, Name, Location of Subdivision   |
| <input type="checkbox"/> Names of Adjoining Properties                  | <input type="checkbox"/> Graphics Scale and North Arrow   |
| <input type="checkbox"/> North Point and Graphics Scale                 | <input type="checkbox"/> Monuments 1" diameter maximum 30" length   |
| <input type="checkbox"/> Roads  | <input type="checkbox"/> Dimensions, angles and bearings, legal description of the property   |
| <input type="checkbox"/> Existing Utilities and sizes                   | <input type="checkbox"/> Names of Adjoining Properties  |
| <input type="checkbox"/> Name, Location, Legal description, Date        | <input type="checkbox"/> Location and dimensions of easements   |
| <input type="checkbox"/> Proposed Utility System                        | <input type="checkbox"/> Purpose for which sites are dedicated or reserved  |
| <input type="checkbox"/> Contours at intervals 2' or 5'                 | <input type="checkbox"/> Surveyor Certification as to the accuracy of plat  |
| <input type="checkbox"/> Proposed improvement or grading                | <input type="checkbox"/> Certification signed and acknowledged by all parties holding title   |
| <input type="checkbox"/> Location of existing buildings                 | <input type="checkbox"/> Certification recording the approval of the Planning Commission  |
| <input type="checkbox"/> Proposed Easements, Dedications                | <input type="checkbox"/> Certification recording the approval of the City Council   |
| <input type="checkbox"/> Filing Fees                                    | <input type="checkbox"/> Detailed Construction plans of all required public improvements approved by and engineer   |
| <input type="checkbox"/> Improvement schedule and restrictive covenants | <input type="checkbox"/> Posted bond or certified check to the City of Crete in sufficient amount to complete the required improvements as approved by and engineer |
| <input type="checkbox"/> Notification of County Planning Commission     |   |
| <input type="checkbox"/> Notification of School Board                   |   |

**Administrative Subdivision Checklist**

Pre Application Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_

City Council Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_      ☐ Application Fee

- |   |  |
|---|--|
| <input type="checkbox"/> Name                                   | <input type="checkbox"/> Dimensions                          |
| <input type="checkbox"/> Date                                   | <input type="checkbox"/> Legal description                   |
| <input type="checkbox"/> Title                                  | <input type="checkbox"/> Certification                       |
| <input type="checkbox"/> Location                               | <input type="checkbox"/> Signed by all parties holding Title |
| <input type="checkbox"/> Names of abutting streets              | <input type="checkbox"/> Protective covenants                |
| <input type="checkbox"/> New lots, block numbers, setback lines | <input type="checkbox"/> Have owners requested annexation    |
| <input type="checkbox"/> Graphic Scale and true North Point     | <input type="checkbox"/> Utility easements shown             |
| <input type="checkbox"/> Monuments                              | <input type="checkbox"/> Final Plat Original & 2 Mylar's     |

**Zoning Change or Comprehensive Plan Amendment**Pre Application Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_      ☐ Scaled Survey DrawingPublish and Post      Date \_\_\_\_\_ Time \_\_\_\_\_      ☐ Application Fee

Planning Commission Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_

City Council Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_

Parcel # and Current Zoning      \_\_\_\_\_

Requested Zoning      \_\_\_\_\_

**Special Exception Request**Pre Application Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_      ☐ Application Fee

City Council Meeting      Date \_\_\_\_\_ Time \_\_\_\_\_

Description:

Conditional Use Request for the construction of a "Town Border Station" to serve as a new custody transfer point between Northern Natural Gas and its customers, Black Hills Energy. The construction of this site will ensure the continuation of safe and reliable natural gas distribution to existing customers; and will also allow for necessary upgrades to both the Northern Natural Gas Transmission and Black Hills Distribution systems to accommodate future growth in the City of Crete and the surrounding area. The proposed footprint of the site is .92 acres. A 6' chain link fence will encompass the perimeter of the site – however, a 20' buffer on the East, North and West side of the site; and a 25' buffer on the South side of the site has been incorporated to provide a sufficient area for screening installation. Northern has two proposed structures to be installed within the site: 1) a 14'x28' Regulator/Meter Building, which will house the high-pressure meter for the site and the high[1]pressure regulating equipment related to MERC's distribution system, and 2) A 8' x 8' EFM building which will house the cell modem and electrical equipment for the station. There are also a 25'x25' area that has been identified within the site reserved for the installation of equipment for Northern's customer. This area will contain odorization equipment, weather sensitive electronic equipment, overpressure protection safety devices, and miscellaneous piping and valves for site maintenance. All proposed structures will be a prefabricated steel design, meeting all applicable building code requirements; and proposed installation locations will meet required minimum 70' offset from the Southern property line along the Martell Road ROW and a 40' minimum offset from the property line on the West side of the site. The proposed site will involve the installation of a driveway from Martell Road. Northern has acquired a Facilities Easement from the landowner (Jim Johnson) impacted by the installation of this TBS.

Target Start Date: 8/4/2025



