



CRETE PLANNING COMMISSION MEETING

September 25th, 2023 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

Dave Jurena:	Absent
Jay Quinn:	Absent
Brent Cole:	Present
Ryan Jindra:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Drew Rische:	Present
Jennifer Robison:	Present
Jeff Wenz:	Present

Present: 7, Absent: 2.

City Administrator Tom Ourada was present but did not vote. Also present were City Attorney Anna Burge, City Inspector Brad Bailey, Human Resource Director Wendy Thomas, Acting City Clerk Nancy Tellez, Darcy Ross, and Mike Pavelka.

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 Drew Rische.

Brent Cole: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

3.B. Public hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Petition ZOA23-03 To Amend The Zoning Ordinance.

Opened Public hearing at 7:04 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the Petition ZOA23-03 To Amend The Zoning Ordinance.

Carried with a motion by Drew Rische and a second by Scott Kunch.

Brent Cole: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

City Administrator Tom Ourada explained that this property is located by the Blue River Meats. Ourada stated that C2 setbacks make more sense due to T1 not being buildable. The property owner would like to build a shed and run a trucking business. This would be allowed in C2 zoning. The property owner met with Ourada and with City Inspector Brad Bailey to discuss his plans with the property.

Closed Public hearing at 7:07 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the Petition ZOA23-03 To Amend The Zoning Ordinance.

Carried with a motion by Scott Kunch and a second by Brent Cole.

Brent Cole: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

3.C. Consider a recommendation to the City Council on the Petition To Amend The Zoning Ordinance on Application:ZOA23-03.

Recommend to the City Council on the Petition To Amend The Zoning Ordinance on Application:ZOA23-03. Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Brent Cole: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

3.D. Public hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Chapter 11 Article 5 Fencing Standards.

Opened public hearing at 7:08 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the Chapter 11 Article 5 Fencing Standards. Carried with a motion by Drew Rische and a second by Justin Kozisek.

Brent Cole: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

City Administrator Tom Ourada explained that City Inspector Brad Bailey had brought in suggested changes to fencing standards and City Attorney Anna Burge put those into ordinance form. Burge stated that the only change was in Section G. This would help with creating a logical flow. Ourada stated that the City can't grandfather something that isn't legal.

Ourada mentioned that this conversation about changes to the fencing standards started years ago.

Closed public hearing at 7:14 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the Chapter 11 Article 5 Fencing Standards. Carried with a motion by Scott Kuncl and a second by Brent Cole.

Brent Cole: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

3.E. Consider a recommendation to the City Council on Chapter 11 Article 5 Fencing Standards.

Recommend to the City Council on Chapter 11 Article 5 Fencing Standards. Carried with a motion by Drew Rische and a second by Jennifer Robison.

Brent Cole: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

3.F. Accept Preliminary Plat for Burlington Estates.

City Administrator Tom Ourada stated that all the Planning Commission is doing is accepting a preliminary plat and not do anything past that or accepting it. There will continue to be review work. The Planning Commission will review it and can request changes and clarifications. The function of what the Planning Commission is doing is to enable the ability for this preliminary plat to go to the school district, which is part of the process and procedure. Ourada mentioned that the school has to have it 10 days before the next meeting.

Darcy Ross passed out a preliminary plat and explained that there have not been significant changes, only that there are townhome lots that will provide people with the possibility of owning them individually. There had been 6 lots for townhomes but they wanted to make sure they fit 2 car garages, so there would only be 4 townhomes. There will be a total of 35 units.

City Administrator Tom Ourada stated that it will take some rezoning and variance. The variance would be a council decision and would just change a small portion. Ourada stated that the lots are a little bit smaller. They don't meet by 4 feet. Technically, there can be four parking spots with two in the garages and two in front of the garage for watch dwelling. Mike Pavelka mentioned there will be public park space as well as private green space.

4. Officers' Reports

The next Planning Commission meeting will be a joint meeting with the City Council on October 3rd, 2023 at the Community Room for a presentation from Confluence on the Comprehensive Plan.

5. Adjournment

7:30 p.m.