



---

## CRETE PLANNING COMMISSION MEETING

August 7<sup>th</sup>, 2023 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

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

Present: 8, Absent: 2.

City Administrator Tom Ourada was present for the meeting but did not vote.

### **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 Robinson.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robinson: Aye, Ryan Jindra: Aye

Aye: 8 , No: 0

#### **3.B. Consider a recommendation to the City Council on the Preliminary Plat for Butterfly Acres.**

Mike Ecker with representing the owners of the project stated the following:

- Passed out handouts with the land layouts, grading plans for the roadways, and all the details needed.
- Have worked on the zoning and with the county on the connections to the roads. This one lies on Lancaster county but is in your jurisdiction.
- Worked with the NRD on the area downstream on the adjacent property.
- Lots will go into that area but there will be a no build limit.
- Worked with the county to meet the county standards.
- Single family housing, no mobile homes, move on houses are permitted if previously approved, no more than 1 inoperable vehicle, no more than 1 camper/ recreational vehicle, any more than that can be inside.
- One story ranch is 1350 sf , 2 story home is 1000 sf per floor
- Explained where they are going to put the culvert through. Mentioned that it's not a huge amount of water that comes through and also no buildings can be put there.

City Administrator Tom Ourada stated that they are in our zoning jurisdiction and the only thing that intersects between us is the roadway. They are dealing with Lancaster and are having conversations.

Recommend to the City Council on the Preliminary Plat for Butterfly Acres. Carried with a motion by Justin Kozisek and a second by Scott Kunch.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robinson: Aye, Ryan Jindra: Aye

Aye: 8 , No: 0

#### **3.C. Consider a recommendation to the City Council on Ordinance NO.2176 An Ordinance of the City of Crete, Nebraska Relating to Annexation; To Annex Certain Contiguous Or Adjacent Land In Part Of The Southeast Quarter Of The Northwest Quarter of Section 33, Township 8 North, Range 4 East; And To Extend The Corporate Limits Of The City.**

City Administrator Tom Ourada explained that at Belohavy Estates, Matt Thomas with Dana Point did the subdivision by Schwan's. These are houses and duplexes for families with low to moderate incomes.

There is a duplex that is built into the setback by about three feet. They cannot do a variance so they looked into buying 4-5 feet of property.

City Attorney Anna Burge stated that at this point Matt Thomas has a contract for purchase the property but needs approval for financing this lot of land. He needs approval in

order to attach it to the other land to fulfill the setbacks. He needs to request an annexation of this property.

Ourada explained that since the owner is requesting the annexation there are steps that can be statutorily skipped.

Recommend to the City Council Ordinance NO.2176 An Ordinance of the City of Crete, Nebraska Relating to Annexation; To Annex Certain Contiguous Or Adjacent Land In Part Of The Southeast Quarter Of The Northwest Quarter of Section 33, Township 8 North, Range 4 East; And To Extend The Corporate Limits Of The City. Carried with a motion by Jennifer Robinson and a second by Jay Quinn.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robinson: Aye, Ryan Jindra: Aye  
Aye: 8 , No: 0

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

City Administrator Tom Ourada mentioned that he appreciates everyone attending the special meeting. It helps the developers and it helps the City. There will still be a regular meeting on Monday, August 28th 2023. The final plat for Butterfly Acres is supposed to be done in time for that meeting. That's likely going to be the only agenda item for that meeting.

#### **5. Adjournment**

7:31pm