



CRETE PLANNING COMMISSION MEETING

April 28th, 2025 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

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

Present: 5, Absent: 5.

Also present: City Attorney Anna Burge, Building Inspector Trent Griffin, Waste Water Operator William Cody Benson, City Clerk Nancy Tellez, Finance Director Wendy Thomas arrived at 7:10 p.m.

3. Items of Business

3.A. Approve Planning Commission Minutes

3.A.1. March 24th, 2025 Meeting Minutes

Approved the March 24th, 2025 Planning Commission Meeting Minutes Carried with a motion by Scott Kunch and a second by Carely Adame Ortiz.

Carely Adame Ortiz: Aye, Tom Ourada: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Jeff Wenz, Aye

Aye: 5, No: 0

3.B. Consider the proposed Zoning Change request from C3 to C2 on west Highway 33 area.

City Administrator and Planning Commission member Tom Ourada stated that hearings were held to hear testimony in favor of and in opposition to and in relation to the Zoning Change request from C3 to C2 on the west Highway 33 area. Planning Commission member Jeff Wenz asked if a summary could be provided of what was discussed during the hearings. Ourada explained that a number of people were present and had concerns. Brian Pribyl was concerned and thought that an apartment complex was going to be built where the Great Wall Chinese Restaurant is located.

Ourada explained that an apartment complex is not allowed in C3 or C2 zoning. Pribyl stopped by Ourada's office the next day after the hearing and apologized that he had misunderstood what was taking place.

Planning Commission member Scott Kunch stated that there are business currently in the area that are non-conforming and with the zoning change they would be conforming. Ourada explained that Dimas Adame had asked for his property to be rezoned and when they started looking into it, they realized that there were many businesses that were not conforming.

Recommend to the City Council the proposed Zoning Change request from C3 to C2 on west Highway 33 area. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Abstain (With Conflict), Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 4, No: 0, Abstain (With Conflict): 1

3.C. Consider the proposed future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area.

City Administrator and Planning Commission member Tom Ourada stated that this follows what was done with the proposed zoning change request and is a requirement by state statute and for the comprehensive plan.

Recommend to the City Council the proposed future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Abstain (With Conflict), Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 4, No: 0, Abstain (With Conflict): 1

3.D. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Change request at 1530 Pine Ave from I-2 to I-1.

City Administrator and Planning Commission member Tom Ourada explained that this is located at 1530 Pine Ave where the old Douglas Manufacturing used to be at.

Set Public Hearing for the Zoning Change request at 1530 Pine Ave from I-2 to I-1 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz. Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.E. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to an in relation to the proposed future land use Zoning Map Amendment at 1530 Pine Ave from I-2 to I-1.

Set Public Hearing to hear testimony in favor of and in opposition to and in relation to the proposed future land use Zoning Map Amendment at 1530 Pine Ave from I-2 to I-1 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.F. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to and in relation to the zoning change for the property CRETE PRCT SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES from R-3 to C-2

City Administrator and Planning Commission member Tom Ourada stated that although the owner of the property Matthew Hansen had not formally put in a request, he had stated his interest in having the zoning changed from R-3 to C-2.

Set Public Hearing to hear testimony in favor of and in opposition to and in relation to the zoning change for the property CRETE PRCT SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES from R-3 to C-2 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.G. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to and in relation to the proposed future land use Zoning Map Amendment from R-3 to C-2 for the property CRETE PRCT SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES from R-3 to C-2

Set the Public Hearing to hear testimony in favor of and in opposition to and in relation to the proposed future land use Zoning Map Amendment from R-3 to C-2 for the property CRETE PRCT SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES from R-3 to C-2 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

4. Officers' Reports

City Administrator and Planning Commission member Tom Ourada stated that he is an alternate member on the commission. In the past they had been having a difficult time getting five members to constitute a quorum. This has been the second time he has been a voting

member on the Planning Commission as the alternate member.

Ourada also explained that the two recommendations from the Planning Commission for the first two items now go to the City Council. There will be public hearings on the proposed changes. The next meeting will be on Monday, May 19, 2025 at 7:00 p.m.

5. Adjournment

Planning Commission Chair Dave Jurena Adjourned the meeting at 7:22 p.m.