



CRETE PLANNING COMMISSION MEETING

May 19th, 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
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 present but did not vote.

Also present: City Attorney Anna Burge, Building Inspector Trent Griffin, City Clerk Nancy Tellez, Chad Eggerbraaten, Finance Director Wendy Thomas arrived at 7:02 p.m.

3. Items of Business

3.A. Approve Planning Commission Minutes

3.A.1. April 28th, 2025 Minutes

Approved the April 28th, 2025 Minutes Carried with a motion by Scott Kuncl and a second by Jeff Wenz.

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

Aye: 6, No: 0

3.B. Public Hearing on the proposed Zoning Change Request for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

Opened the Public Hearing at 7:01 p.m. on the proposed Zoning Change Request for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2 Carried with a motion by Scott Kuncl and a second by Justin Kozisek.

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

Aye: 6, No: 0

City Administrator Tom Ourada stated that they have been in contact with the owner. This Zoning Change Request is contiguous with the rest of the properties that were recently rezoned to C-2.

Ourada explained that the only concern was that the owner would like storage units and people had mentioned that might generate more traffic. Ourada did inform the people with the concern know that is a county road and not a city road and no one was eager to annex.

Closed the Public Hearing at 7:04 p.m. on the proposed Zoning Change Request for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2 Carried with a motion by Jennifer Robison and a second by Scott Kuncl.

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

Aye: 6, No: 0

3.C. Public Hearing on the proposed future land use Zoning Map Amendment for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

Opened the Public Hearing at 7:06 p.m. on the proposed future land use Zoning Map Amendment for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2 Carried with a motion by Scott Kuncl and a second by Justin Kozisek.

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

Aye: 6, No: 0

City Administrator Tom Ourada explained that the public hearings are held first to get the public input about the zoning changes and the proposed future land use zoning map amendment.

Closed the Public Hearing at 7:07 p.m. on the proposed future land use Zoning Map Amendment for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2 Carried with a motion by Carely Adame Ortiz and a second by Scott Kuncl.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 6, No: 0

3.D. Consider a recommendation to the City Council on the proposed Zoning Change Request for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

Recommend to the City Council on the proposed Zoning Change Request for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2 Carried with a motion by Jennifer Robison and a second by Carely Adame Ortiz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 6, No: 0

3.E. Consider a recommendation to the City Council on the proposed future land use Zoning Map Amendment for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

Recommend to the City Council on the proposed future land use Zoning Map Amendment for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2 Carried with a motion by Justin Kozisek and a second by Scott Kuncl.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 6, No: 0

3.F. Public Hearing on the proposed Zoning Change Request. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1

Opened the Public Hearing at 7:10 p.m. on the proposed Zoning Change Request. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1 Carried with a motion by Scott Kuncl and a second by Justin Kozisek.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 6, No: 0

City Administrator Tom Ourada stated that the applicant would like the setbacks from I-2 to I-1. Ourada stated that this is contiguous and with the land use of the area. Chad Eggerbraaten stated that he works at Enerlux Windows and he also lives next to the property and he is there as an employee of Enerlux Windows.

Closed the Public Hearing at 7:13 p.m.on the proposed Zoning Change Request. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1 Carried with a motion by Carely Adame Ortiz and a second by Jennifer Robison.

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

Aye: 6, No: 0

3.G. Public Hearing on the proposed future land use Zoning Map Amendment. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106

Commonly Known AS 1530 Pine Ave from I-2 to I-1

Opened the Public Hearing at 7:13 p.m. on the proposed future land use Zoning Map Amendment. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1 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

City Administrator Tom Ourada explained that the VAC. Alley in the description stands for vacated alley.

Closed the Public Hearing AT 7:14 p.m. on the proposed future land use Zoning Map Amendment. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1 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.H. Consider a recommendation to the City Council on the proposed Zoning Change Request. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1

Recommend to the City Council on the proposed Zoning Change Request. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1 Carried with a motion by Scott Kuncel 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.I. Consider a recommendation to the City Council on the proposed future land use Zoning Map Amendment. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1

Recommend to the City Council on the proposed future land use Zoning Map Amendment. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1 Carried with a motion by Jennifer Robison 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

4. Officers' Reports

City Administrator Tom Ourada stated that he gave the zoning work that City Attorney Anna Burge completed to Jeff Ray with JEO. Once Ray gets it back to Ourada he will bring it to the Planning Commission for a recommendation to the City Council.

Ourada stated that the City of Crete has not been having great success with housing grant applications and are looking into getting a new housing study completed. The Nebraska Investment Finance Authority (NIFA) might be able to help with 50% of the cost of the housing study.

The Crete Housing & Community Development Corporation Meeting will be held in the first week of June.

5. Adjournment

The meeting adjourned at 7:21 p.m.