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## CRETE PLANNING COMMISSION MEETING

March 7, 2022 at 7:00 PM

Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting and publishing in the Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the board 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. Additional copies are available to read. The board may consider items listed on the agenda in random order. 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
Sharon Scusa:	Absent
Anthony Fitzgerald:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Drew Rische:	Present
Jennifer Robison:	Present

Present: 6, Absent: 2.

#### 3. Items of Business

##### 3.A. Approve Planning Commission Minutes

Approve January 24th, 2022 Planning Commission minutes. Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Anthony Fitzgerald: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 6, No: 0

### **3.B. Discuss Comprehensive Plan updates.**

City Administrator Tom Ourada explained that the Comprehensive Plan consultant previously discussed has provided an RFP. He informed the Planning Commission that this consultant is willing to come down to do some training with them as well. One topic that Ourada found interesting in the RFP were Policy Districts, which go within a zone to allow certain things in certain parts of that zone without having to rezone the whole area. There are places in Crete that could really benefit from these districts. Another great topic in the RFP is community involvement, both physical and digital.

The city should be receiving a fee schedule from the consultant by the end of March, although they wouldn't be able to start anything until May. It will go through the Planning Commission, the Council, and a Steering Committee that still needs to be formed.

### **3.C. Provide a recommendation to the City Council on amending code sections relating to nonconforming structures and uses.**

City Attorney Kyle Manley informed the Commission that this code amendment is the same one from the last meeting that was tabled. Nothing in the amendment has changed since that meeting. City Administrator Tom Ourada inquired if this was something they wanted to push through or hold out on until the Comprehensive Plan gets started to see what other municipalities do about nonconforming structures. There are no current issues that would need this to change for any reason, so the consensus was to wait for the amendment.

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

City Administrator Tom Ourada informed the Commission of an upcoming issue regarding house design standards. He showed an example of the design that does not meet the city code. Clarification questions were asked and answered to allow the Planning Commission to think about it with more information and to allow the developer to be at the meeting to present his case.

### **5. Adjournment**

Recorded by City Clerk-Treasurer Jerry Wilcox