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## CRETE PLANNING COMMISSION MEETING

March 27, 2023 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, 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

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

Present: 7, Absent: 3.

City Administrator Tom Ourada explained that he would be present for the meeting but would not be voting.

### **3. Items of Business**

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

Approve Planning Commission Minutes Carried with a motion by Scott Kunch and a second by Justin Kozisek.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye

Aye: 6, No: 0

#### **3.B. Public Hearing to obtain public comment prior to consideration of the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law.**

Open Public Hearing to obtain public comment prior to consideration of the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law. Carried with a motion by Scott Kunch and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

Jeffrey B. Ray from JEO provided a presentation on the East Crete Blight Study. Planning Commission member Anthony Fitzgerald stated that Gary F. Lothrop wrote a letter to Mayor Bauer, Tom Ourada, City Council members and Planning Commission members to explain that he is against having his 20 Acre grounds and home given a "Blighted" designation. However, if his 20 acres are needed to get the blighted area up past the 80-acre level so that others may take advantage of TIF financing, then he will not fight the designation. The complete letter is attached.

Close the Public Hearing at 7:25pm Carried with a motion by Ryan Jindra and a second by Dave Jurena.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye

Aye: 6, No: 0

Recommend to the City Council the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law. Carried with a motion by Ryan Jindra and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

#### **3.C. Public Hearing to obtain public comment prior to consideration of the approval of a redevelopment plan for the Subject Area.**

Open Public Hearing to obtain public comment prior to consideration of the approval of a general redevelopment plan for the Subject Area at 7:29pm. Carried with a motion by Scott Kunch and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

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Aye: 6, No: 0

Close Public Hearing to obtain public comment prior to consideration of the approval of a redevelopment plan for the Subject Area at 7:35pm. Carried with a motion by Drew Rische and a second by Scott Kunch.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

Recommend to the City Council the consideration of the approval of a general redevelopment plan for the Subject Area. Carried with a motion by Drew Rische and a second by Scott Kunch.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

### **3.D. Consider a recommendation to the City Council regarding Annexation Area #1.**

City Administrator Tom Ourada explained that the owners have been very interested and city services are available. City Attorney Alison Janecek Borer stated that the owners are also interested in internet services being provided. She also explained that since this is a voluntary annexation, there are certain statutory requirements that don't have to be followed. There is no public hearing and the planning commission provides a recommendation to city council, who will then go through the three readings.

Consider a recommendation to the City Council regarding Annexation Area #1. Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye

Aye: 6, No: 0

### **3.E. A work session will be scheduled for April 18, 2023 to receive an informational presentation by the planner on the comprehensive plan.**

City Administrator Tom Ourada explained that the work session will be in the Community Room at the Library. There will also be a meeting next month in addition to the work session.

## **4. Officers' Reports**

City Administrator Tom Ourada mentioned that there will be more individual recommendations for annexations and data on utility costs for the area.

Dave Jurena asked about creating urban agricultural zones. City Administrator Tom Ourada stated that will be in the last quarter. Jeffery B. Ray from JEO stated that it would be in late summer or fall.

## **5. Adjournment**