



CRETE PLANNING COMMISSION MEETING

February 28, 2023 at 7:00 PM
Crete City Hall, 243 East 13th Street

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

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

Present: 8, Absent: 2.

3. Items of Business

3.A. Approve Planning Commission Minutes

Member Scott Kuncel noted that Tom Ourada was in the minutes as a voter, but he did not vote due to there being a quorum. Fixing that is the only change that needs to be made.

Approve Planning Commission Minutes with the changes discussed. Carried with a motion by Scott Kuncel and a second by Jennifer Robison.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

3.B. Provide a recommendation to the City Council on adopting Ordinance 2164: An ordinance to annex Area #6 into the corporate limits of the City of Crete.

Open a public hearing on the annexation of Area #6 at 7:04pm. Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

Attorney Alison Borer explained that this annexation was requested by the property owners. She mentioned that the owners are looking to develop the land, and that the developers want to use Tax Increment Financing (TIF) for the development. In order to qualify for TIF, the land needs to be inside city limits. There is already a plan to extend city services to the property. There was discussion on the intent of the developer and possibly needing to rezone down the road for those plans. It was also mentioned that on March 7, the City Council will have their public hearing on the annexation and will be voting on whether to accept the ordinance's second reading.

There were no members of the public present to speak on the matter.

Close the public hearing at 7:16pm. 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, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

Recommend to the City Council to enact Ordinance 2164 to annex Area #6 into city limits. Carried with a motion by Jennifer Robison and a second by Scott Kunch.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

4. Officers' Reports

City Administrator Tom Ourada gave an update on the other proposed annexations. Engineers are doing a study of the entire area to get a better idea of what it would cost to extend city services to all of the proposed properties. Ourada also reported that Attorney Alison Borer is working on the agreement with Nestle regarding the pavement of North Boswell. There are a few details that need to be worked out.

5. Adjournment