



CRETE PLANNING COMMISSION MEETING

March 24th, 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: | Present |
| Jay Quinn: | Present |
| Drew Rische: | Present |
| Carely Adame Ortiz: | Present |
| Dave Jurena: | Present |
| Justin Kozisek: | Absent |
| Scott Kunch: | Present |
| Jennifer Robison: | Present |
| Jeff Wenz: | Absent |

Present: 7, Absent: 2.

City Administrator Tom Ourada was also present for the meeting and did not vote.

Also present: City Attorney Anna Burge, Building Inspector Trent Griffin, City Clerk Nancy Tellez, Finance Director Wendy Thomas.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved the February 26th, 2025 Planning Commission Meeting Minutes Carried with a motion by Scott Kuncel and a second by Jennifer Robison.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Change from C3 to C2 on west Highway 33 area.

Opened the Public Hearing at 7:01 p.m. Carried with a motion by Scott Kuncel and a second by Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

City Administrator Tom Ourada stated that there had been a request for a zoning change and they started looking more into the area. They found there are many non-conforming buildings. A property owner had also voiced wanting to possibly get a liquor license in the future. As that property is now in the current zone that would not be possible. There are also storage units that are non-conforming. Ourada stated that this is for a zoning change and not for annexation.

Vernon Boosinger from 777 Arizona Avenue, Crete addressed the Planning Commission and stated that he has been living at that address for over 25 years. Ourada explained that in C3 single-family dwellings are not allowed. However, in C2 zoning that is allowed.

Byron Lyman owner of 4 Star Pallet, LLC at 1425 West Highway 33, Crete addressed the Planning Commission and stated that he would not like to see any apartments built in the area. He also asked if there are any conflicts with the current business that are in the area. Ourada explained that if the zoning is changed to C2 there wouldn't be any conflicts with the business that are there. Ourada further explained that apartments would not be allowed in the area.

Brian Pribyl from 1475 Blue Acres Street, Crete addressed the Planning Commission and stated that he would not like to see any apartments being built in the area. Ourada explained that apartments are not consistent with what is currently there.

Patel owner of Crete Inn and restaurant 1515 Blue Acres Street, Crete addressed the Planning Commission and stated he didn't understand completely but wanted to know if he would be able to sell alcohol in the future. Ourada explained that in the current zone that is not allowed but if the zone changes to C2 that would be an allowed use.

Planning Commission member Drew Rische asked if something happens to the homes that are currently in the area if anything can be done or if they could be rebuilt. Ourada explained that currently nothing over 50% of the value of the home can be done to remodel or enhance the property.

Chad McDaniel from 1515 West 10th Street, Crete addressed the Planning Commission and stated he would not like to see apartments being built in the area. Ourada explained multi-family commercial use is not allowed. That is something that would have to go to the Planning Commission and then the City Council.

It was asked if Dimas Adame can continue to rent out his building as an event venue. Ourada explained that building can't be rented out for gatherings or parties and it is not in city limits.

Patel asked if he would be able to stop using one of his buildings as a restaurant and turn it into a home. Ourada explained that is not consistent with what is currently there. Ourada explained that they are looking at this zoning change to help with the current uses that are there and the people who live in the area so it is zoned appropriately.

Matt Hansen from Dorchester addressed the Planning Commission and stated that he would like to possibly build storage units in the future. Ourada stated that his property is not included for the zoning change but if he would like to seek that possibility, they could discuss that when he is ready.

Brian Pribyl addressed the Planning Commission and stated that if the zone is changed and certain things are allowed and others are not, he would like to see the rules being enforced, so there are not any mistakes in the future. Ourada stated that for years the building inspector was also the zoning administrator and they are trying to change all of that.

Closed the Public Hearing at 7:44 p.m. Carried with a motion by Jennifer Robison and a second by Drew Rische.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

3.C. Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Map Amendment from C3 to C2 on west Highway 33 area.

Opened the Public Hearing at 7:44 p.m. Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

City Administrator Tom Ourada explained that when there is a zoning change then there is a land use zoning map amendment. The comprehensive plan is a dynamic document that changes with the needs of the community. This goes along with the ordinance and statutory requirements. Only the hearings were held today and the voting will be for next month to recommend or not to recommend to the City Council.

Closed the Public Hearing at 7:47 p.m. Carried with a motion by Drew Rische and a second by Jay Quinn.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

4. Officers' Reports

Planning Commission Chair Dave Jurena stated that he, along with City Attorney Anna Burge and Building Inspector Trent Griffin, attended the Nebraska Planning and Zoning Association Conference on Wednesday, March 5th, 2025 through Friday, March 7th, 2025 in Kearney, Nebraska. City Administrator Tom Ourada was not able to attend. Jurena stated that

they had learned a lot and Crete is in a good place and excited about things to come, and he loves this town.

5. Adjournment

The meeting adjourned at 7:48 p.m.