



CRETE PLANNING COMMISSION MEETING

October 28th, 2024 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

Jennifer Robison:	Absent
Carely Adame Ortiz:	Present
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Jay Quinn:	Present
Drew Rische:	Absent
Jeff Wenz:	Present

Present: 7, Absent: 2.

City Administrator Tom Ourada was present but did not vote.

Also, present for the meeting were City Attorney Anna Burge, City Clerk Nancy Tellez, and Finance Director Wendy Thomas, Building Inspector Trent Griffin

3. Items of Business

3.A. Approve Planning Commission Minutes

Scott Kunchl motioned to approve the amended minutes, approving the Dittmer Commercial Preliminary Plat with the variances 1 through 5 seconded by Justin Kozisek

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunchl: Aye, Jay Quinn: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.B. Discussion on zoning rewrite

City Administrator Tom Ourada explained that an example is Butterfly Estates. When they went through the code, they were hoping to do some innovative things but the planner repackaged everything and it is the same. The City would like to do something with medium and high density, like row houses and things like that, but that was not addressed in there. What was addressed in there was an urban/ag that was kind of broad. Ourada stated he had hoped to see some transitional zoning and some different zones for highway zones. Ourada stated that they are looking at coming up with their own product.

3.C. Discussion on suspension of small lot zoning enforcement in A1

City Administrator Tom Ourada explained that there is someone who is building a house on a 6-acre lot north of Crete in the county in our 2-mile extraterritorial jurisdiction (ETJ). According to A1 you have to have 50-foot setbacks and where the lot is positioned on a hill in the county will not put a culvert in the side of the hill where he can put his house to meet the setbacks. He asked if he can get a variance and, technically, you can get a variance not when you don't want to meet the code but when you can't meet the code and you can get a variance from the Board of Adjustment. In this case he could probably qualify for a variance. There is a small subdivision with 6 acre lots.

Ourada and City Attorney Anna Burge explained that they are looking at zoning examples from other municipalities. Burge explained that for example Hickman has residential estates. They are a minimum of 3 acre lots. The purpose for this lots is residential only. The side yard set backs are 25 feet. In Hastings they have a rural residential, which is 1 acre or 3 acres minimum and they have side yards of 15 feet. Ourada stated that they would like to mirror best practices.

4. Officers' Reports

City Administrator Tom Ourada introduced Building Inspector Trent Griffin.

5. Adjournment

7:33 p.m.