



CRETE PLANNING COMMISSION MEETING

January 22, 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

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

Present: 7, Absent: 1.

City Administrator Tom Ourada was also present during the meeting but did not vote. Also present for the meeting were City Inspector Brad Bailey, City Attorney Anna Burge, Finance Director Wendy Thomas, and City Clerk Nancy Tellez.

3. Items of Business

3.A. Approve Planning Commission Minutes

Scott Kuncel asked City Attorney Anna Burge about two of the items on the December 18th 2023 agenda minutes that said carried with a motion. Kuncel asked Burge if they were supposed to say the motion failed. Burge stated that she would check and have the appropriate motion added.

Later in the meeting Burge recommended amending the language from carried motion to motion failed.

Approved Planning Commission Minutes with the correction to be made on the two items 3B and 3C Carried with a motion by Scott Kuncel and a second by Jay Quinn.

Dave Jurena: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

3.B. Consider moving the next meeting to Monday, February 12th, 2024

City Administrator Tom Ourada mentioned there are two reasons for moving the next meeting to February 12th 2024. The first reason is that they would not be able to be there since there is a league conference in Lincoln. The second reason is that they need to have the Planning Commission meeting before a council meeting to discuss the One Year and Six Year Street Improvement Program.

Approved moving the next meeting to Monday, February 12th, 2024 Carried with a motion by Scott Kuncel and a second by Jennifer Robinson.

Dave Jurena: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

3.C. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Final Plat for Butterfly Acres.

Scott Kuncel motioned and Justin Kozisek seconded to open the Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Final Plat for Butterfly Acres.

Dave Jurena: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

Mike Eckert with Civil Design stated that this is the same layout as the preliminary plat. There is a full right-of-way dedication to the county. Planning Commission member Scott Kuncel asked if this is in Lancaster County but since it's within two miles the City of Crete has to be involved. City Administrator Tom Ourada mentioned that the City of Crete has had to be involved including with the Lancaster County Department of Roads.

They need the final plat so they can start closing on the lots.

Ryan Jindra motioned and Scott Kuncel seconded to close the public hearing at 7:09 p.m.

Dave Jurena: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

3.D. Consider a recommendation to the City Council on the Final Plat for Butterfly Acres.

Justin Kozisek motioned and Ryan Jindra seconded to recommend to the City Council on the Final Plat for Butterfly Acres.

Dave Jurena: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

3.E. Discussion on conceptual development.

City Administrator Tom Ourada stated that this conceptual development was received last week and is on the Dittmer's property across Wal-Mart. It generally meets existing zoning but would require some special exceptions. However, it may not need them depending on how quickly it moves forward. Ourada mentioned that zoning would possibly take about 4 months. Jeff Ray who has been involved with the zoning efforts had mentioned to him that this is something that should be embraced. Ourada stated that there would be commercial as well as medium and low-density housing.

On the conceptual development it states that there would be parking on both sides however, City Administrator Tom Ourada stated that would not happen and mentioned that Ron Dittmer said he had nothing to do with that.

Planning Commission member Jennifer Robinson asked about the 3 and 1/2 acre lots and Ron Dittmer mentioned that he thinks they have them sold. Planning Commission member Justin Kozisek asked if this project would be completed in phases. Ron Dittmer stated that he would like to use Tax Increment Financing.

City Administrator Tom Ourada mentioned that some of the retail businesses do not want TIF and that is attractive because you want a mix of both. Planning Commission member Jay Quinn asked if this is all in city limits and Ourada mentioned it has all been annexed and you can't use TIF outside of city limits.

4. Officers' Reports

5. Adjournment

7:31 p.m.