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## CRETE PLANNING COMMISSION MEETING

October 30<sup>th</sup>, 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

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

Present: 5, Absent: 5.

Also present were City Attorney Anna Burge, City Inspector Brad Bailey, Finance Director Wendy Thomas, Acting City Clerk Nancy Tellez, Darcy Ross, Troy Ross, Mike Eckert, Blaine Spanjer, and Ron Dittmer.

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

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

Approved Planning Commission Minutes Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye  
Aye: 5, No: 0

#### **3.B. Consider a recommendation to the City Council on the Burlington Estates Preliminary Plat.**

Mike Eckert with Civil Design Group, Inc. explained the Burlington Estates Preliminary Plat.

- Creating a loop from Jasmine around to Locust
- Area for park
- Lots along Iris Ave are currently in R2 and will be asking to be R3 in order to build a fourplex. Individual lots and they can be sold independently.
- Variance request with the application. Even in R3 the minimum lot width of 50 ft. They would like to build the four units. The end units will maintain the required setbacks.
- There is a sewer easement next to the end lot.
- Get more density out of the development and build a variety of housing options at different price ranges. A housing mix that they think is good for the area.

Eckert answered questions about other options for the lots if the fourplex are not able to be built.

Recommend to the City Council on the Burlington Estates Preliminary Plat but oppose rezoning on Iris Ave. Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: No, Jeff Wenz: No  
Aye: 3, No: 2

Tom Ourada: No, Jeff Wenz: No

Revote on 3.B recommendation to the City Council on the Burlington Estates Preliminary Plat. Carried with a motion by Ryan Jindra and a second by Jeff Wenz.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye  
Aye: 5, No: 0

Recommend to the City Council on the Burlington Estates Preliminary Plat with the understanding that there is disagreement over Zoning changes. Carried with a motion by Tom Ourada and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye  
Aye: 5, No: 0

#### **3.C. Consider a recommendation to the City Council on the Burlington Estates Final Plat.**

Recommend to the City Council on the Burlington Estates Final Plat but oppose the zoning change. Failed with a motion by Scott Kunch and a second by Ryan Jindra.

Ryan Jindra: Aye, Scott Kunch: Aye, Dave Jurena: No, Tom Ourada: No, Jeff Wenz: No

Aye: 2, No: 3

Ryan Jindra: Aye, Scott Kunch: Aye

There was some confusion on the wording of the motions and a revote of both 3A. and 3C. was requested.

Revote on 3C. recommend to the City Council on the Burlington Estates Final Plat.  
Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye  
Aye: 5, No: 0

Recommend to the City Council on the Burlington Estates Final Plat with the understanding that there is disagreement over the Zoning changes. Carried with a motion by Tom Ourada and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye  
Aye: 5, No: 0

### **3.D. Set a Public Hearing date for the zoning change request for College Park Addition block 15 lots 9-11 R2 to R3**

Set a Public Hearing date on November 13th at 7:00pm for the zoning change request for College Park Addition block 15 lots 9-11 R2 to R3. Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye  
Aye: 5, No: 0

### **4. Officers' Reports**

### **5. Adjournment**

8:30 p.m.