

**Planning Commission Meeting
Monday, March 23, 2020 7:00 PM
Crete Library/Community Center
1515 Forest Ave.
Crete, NE 68333**

1. Open Meeting

2. In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.

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3. Roll Call

4. Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

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5. Special Order of Business

6. The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

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A. Planning Commission Minutes

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1. Planning Commission Meeting Minutes of February 25, 2020.

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B. Public Hearing regarding Belohlavy request for subdivision.

- [Error! Hyperlink reference not valid.](#)

C. Public Hearing regarding Thomas (Dana Pointe) request for subdivision.

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7. Officers' Reports

8. Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

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9. Adjournment

10. The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such and individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

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CITY OF CRETE, NEBRASKA
PLANNING COMMISSION
MEETING MINUTES OF FEBRUARY 25, 2020

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

Planning Commission Chair Dave Hansen called the meeting to order at 7:00pm.

2. Roll Call

Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

Drew Rische: Absent
Ronald Schroeder: Absent
Sharon Scusa: Absent
Bud Clouse: Present
Dave Hansen: Present
Ryan Jindra: Present
Justin Kozisek: Present
Scott Kuncl: Present
Jennifer Robison: Present
Present: 6, Absent: 3.

Also present: City Administrator Tom Ourada, City Clerk Judi Meyer, Building Inspector Brad Bailey, Economic Development Coordinator Brenda Carnes, members of the public.

3. Special Order of Business

3.A. Planning Commission Minutes

3.A.1. Planning Commission Minutes of January 27, 2020

Approve the Planning Commission Minutes of January 27, 2020. Carried with a motion by Scott Kuncl and a second by Jennifer Robison.

Bud Clouse: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye,
Scott Kuncl: Aye, Jennifer Robison: Aye
Aye: 6, No: 0

3.B. Discuss and consider recommendation to City Council regarding sidewalks Recommend City Council consider funding a sidewalk study. Carried with a motion by Scott Kuncl and a second by Bud Clouse.

Bud Clouse: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye
Aye: 6, No: 0

3.C. Consider annexation schedule.

Discussion was held regarding areas for consideration and next steps. Jeff Ray with JEO will be at the next meeting to provide information.

3.D. Consider Public Hearing regarding Belohlavy request for subdivision. Set a Public Hearing regarding Belohlavy request for subdivision for March 23, 2020 at 7:00pm. Carried with a motion by Jennifer Robison and a second by Ryan Jindra.

Bud Clouse: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye
Aye: 6, No: 0

3.E. Consider Public Hearing regarding Thomas request for subdivision (NIFA project).

Set a Public Hearing regarding Thomas (Dana Pointe) request for subdivision for March 23, 2020 at 7:00pm. Carried with a motion by Bud Clouse and a second by Scott Kuncl.

Bud Clouse: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye
Aye: 6, No: 0

4. Officers' Reports

5. Adjournment

The meeting was adjourned at 7:36pm.

Recorded by City Clerk Judi Meyer

**FINAL PLAT
BELOHLAVY ESTATES**
PART OF THE SW 1/4, SECTION 33, T8N, R4E OF THE
6th P.M., SALINE COUNTY, NEBRASKA

FIELD NOTES

"A" - Northeast Corner, SW 1/4
the southerly bank of the creek.
24.92' WNW to nail in disk in southeast side of 12" tree
310.67' E to 5/8" rebar on west side of the railroad right-of-way
All other ties gone due to flooding
Set steel "U" post on south side of corner

"B" - Southeast Corner, SW 1/4
7.64' N to aluminum cap
17.03' SE to aluminum cap
65.43' SE to aluminum cap
On range of fence line/crop line north

"C" - Northwest Corner, SW 1/4
5.0' W to centerline north-south gravel road
46.6' NE to iron bar
46.6' SE to iron bar
33.0' W to iron bar
33.0' E to iron bar

At "D", found iron bar as recorded on a plat by Brian D. Benck, L.S. #536, dated January 12, 1999. All the found monuments on the east right-of-way line of Highway #103 were set by John V. Berry, L.S. #535 in 2015. The death of a property owner caused a delay in the project and the final plat of the subdivision was not filed at that time.

LEGAL DESCRIPTION

A tract of land located in the SW 1/4 of Section 33, T8N, R4E of the 6th P.M., Saline County, Nebraska, more particularly described as follows:

Beginning at the northeast corner, SW 1/4 of Section 33, T8N, R4E of the 6th P.M., Saline County, Nebraska, and assuming the north line, SW 1/4 of Section 33 to have a bearing of S 89°43'59" W, 895.35 feet, to a point on the easterly right-of-way line of Hwy. No. 103; thence S 01°18'01" E on said easterly Hwy. No. 103 right-of-way, 830.80 feet; thence S 03°20'38" W on said right-of-way line, 83.26 feet; thence S 89°59'57" E on said right-of-way line, 18.98 feet; thence S 00°09'37" E on said right-of-way line, 180.10 feet; thence S 89°36'00" W on said right-of-way line, 29.46 feet; thence S 03°19'10" W on said right-of-way line, 61.14 feet; thence S 00°07'48" E on said right-of-way line, 122.20 feet, to the beginning of a 1844.86-foot radius curve concave northeasterly; thence southeasterly, on said 1844.86-foot radius curve, 1534.02 feet, to a point on the south line, SW 1/4 of Section 33; thence S 89°59'03" E on the south line, SW 1/4 of Section 33, 100.37 feet, to the southeast corner, SW 1/4 of Section 33; thence N 00°02'14" W, on the east line SW 1/4, 2645.82 feet, to the point of beginning, containing 36.20 acres, more or less.

I, the undersigned registered land surveyor in the state of Nebraska, do hereby certify that I have made a boundary survey of the subdivision herein, and that permanent markers have been placed on the boundary and that iron bars will be placed at all corners of all lots, streets, angle points and ends of all curves in BELOHLAVY ESTATES, being a platting of that part of the SW 1/4, SECTION 33, T8N, R4E of the 6th P.M., Saline County, Nebraska, described above.



Clyde R. Flowers, Jr.
Clyde R. Flowers, Jr., L.S. #357
GILMORE & ASSOCIATES, INC.

APPROVAL

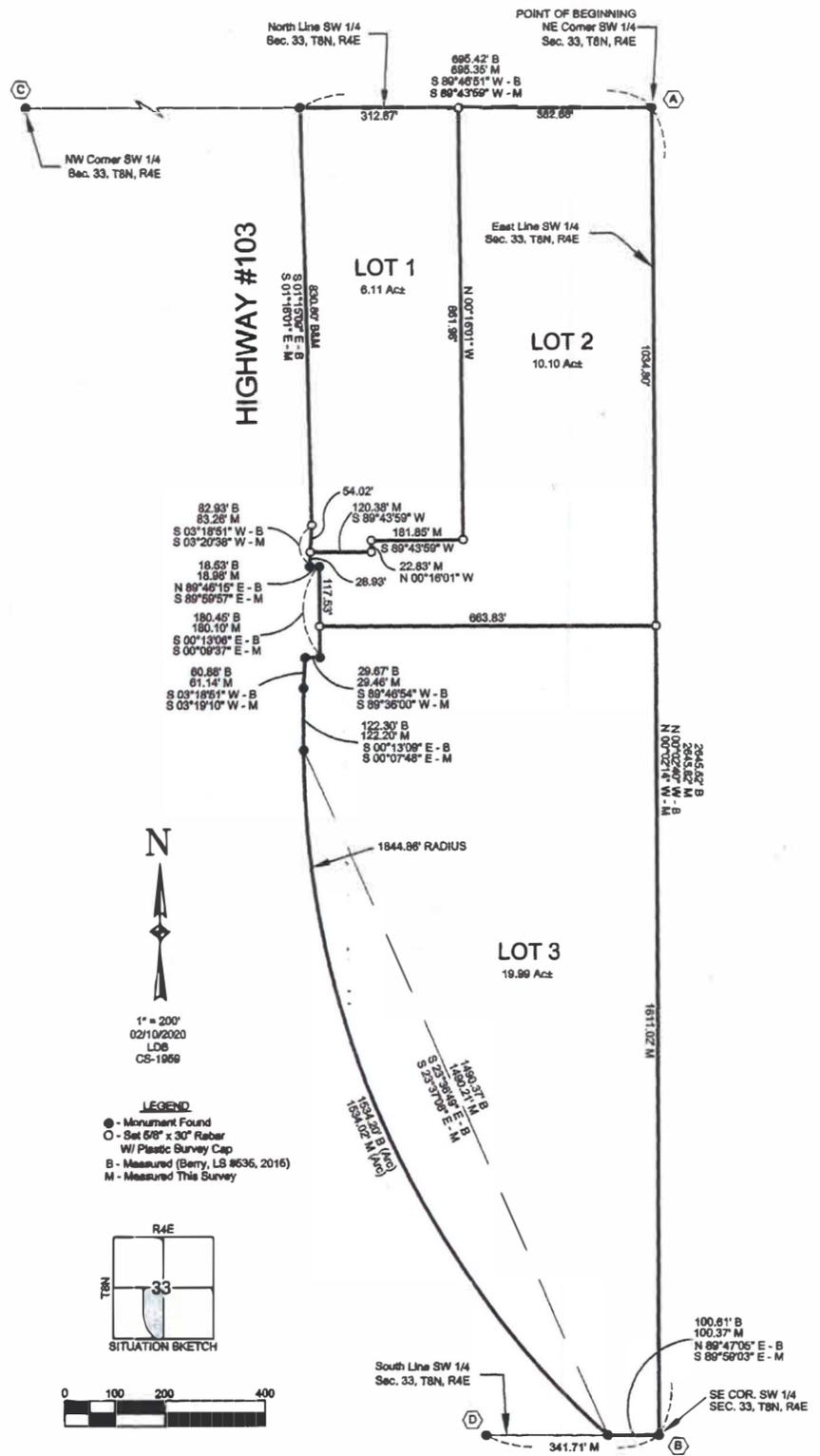
Approval and accepted by the City Council of the City of Crete, Saline County, Nebraska by Ordinance No. _____ passed this _____ day of _____, 2020.

City Clerk

PLANNING COMMISSION CERTIFICATION

The foregoing final plat was reviewed at public hearing by the Planning Commission of the City of Crete, Nebraska on this _____ day of _____, 2020.

Planning Commission Chairperson



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT I, JANICE BELOHLOVY, OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELOHLOVY ESTATES, AND I DO HEREBY DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, OVER UPON OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDINGS OR TREES SHALL BE PROHIBITED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS _____ DAY OF _____, 2020.

JANICE BELOHLOVY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
SALINE COUNTY) SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JANICE BELOHLOVY, WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGED THE EXECUTION TO BE THEIR OWN VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

BELOHLAVY ESTATES SECOND

A SUBDIVISION BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SALINE COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being all of Lot One (1), now vacated and part of Lot Two (2), now vacated, Belohlavy Estates, part of the SW1/4, Section 33, T8N, R4E of the 6th P.M., Saline County, Nebraska, all in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty-three (33), Township Eight (8) North, Range Four (4) East of the Sixth Principal Meridian, Saline County, Nebraska, and all more particularly described as follows: Referring to the Northeast Corner of the Southwest 1/4 of said Section 33 and assuming the north line of said Southwest 1/4 as bearing S 89°42'18" W and all bearings contained herein are relative thereto; thence S 89°42'18" W on the aforesaid north line a distance of 362.63 feet to the ACTUAL PLACE OF BEGINNING, said point being the Northeast corner of said Lot 1; thence continuing S 89°42'18" W on the afore described course and on the north line of said Lot 1 a distance of 312.67 feet to a point on the east right-of-way line of said Lot 1 a distance of 831.02 feet; thence continuing on the aforesaid east right-of-way line S 03°19'00" W a distance of 82.95 feet; thence S 89°59'38" E a distance of 18.99 feet; thence S 00°08'06" E a distance of 31.02 feet; thence leaving the aforesaid east right-of-way line N 89°42'18" E a distance of 163.30 feet; thence N 00°17'42" W a distance of 82.83 feet to a point on the south line of said Lot 1; thence N 89°42'18" E on the aforesaid south line a distance of 121.85 feet to the Southeast corner of said Lot 1; thence N 00°17'42" W on the east line of said lot a distance of 861.98 feet to the place of beginning. Containing 6.38 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "BELOHLAVY ESTATES SECOND", a subdivision being part of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 8 North, Range 4 East of the Sixth Principal Meridian, Saline County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow
Nebr. Reg. L.S. No. 626

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Janice Belohlavy, a single person, being the sole owner of the land described hereon has caused the same to be surveyed, subdivided, platted and designated as "BELOHLAVY ESTATES SECOND", a subdivision being part of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 8 North, Range 4 East of the Sixth Principal Meridian, Saline County, Nebraska, and said owner hereby ratifies and approves the disposition of the property as shown on the above plat, and hereby dedicates to the use and benefit of the public, the streets and utility easements as shown upon said plat, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owner.

Dated this ____ day of _____, 20__.

_____(signature)
Janice Belohlavy

ACKNOWLEDGMENTS

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Janice Belohlavy.

_____(S E A L)
Notary Public

APPROVAL OF CRETE, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, _____, Chairperson or Vice-Chairperson of the City Planning Commission of the City of Crete, Saline County, Nebraska, does hereby certify that the foregoing plat of "BELOHLAVY ESTATES SECOND", a subdivision being part of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 8 North, Range 4 East of the Sixth Principal Meridian, Saline County, Nebraska, was submitted to the Kearney, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the ____ day of _____, 20__.

Chairman or Vice-Chairman Title

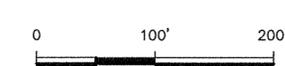
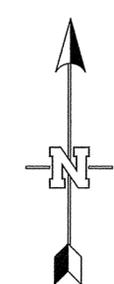
APPROVAL OF CRETE, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Crete, Saline County, Nebraska, and duly considered by this Council at its regular meeting assembled on the ____ day of _____, 20__, and upon motion duly made and recorded, the same was approved, solely within the terms and meanings of Sections 16-901 through 16-904, inclusive, R.R.S. 1943 (as amended) as a suburban development, not part of the city, in all respects by a majority vote of the members of such council.

Dated this ____ day of _____, 20__.

ATTEST:

_____(S E A L)
JUDI MEYER
CITY CLERK



- Scale: 1" = 100'
- (M) = Measured Distance
 - (P) = Platted Distance
 - + = Temporary Point
 - = Corner Found (5/8" Capped Rebar Except As Indicated)
 - = Corner Established (5/8" x 24" Capped Rebar)

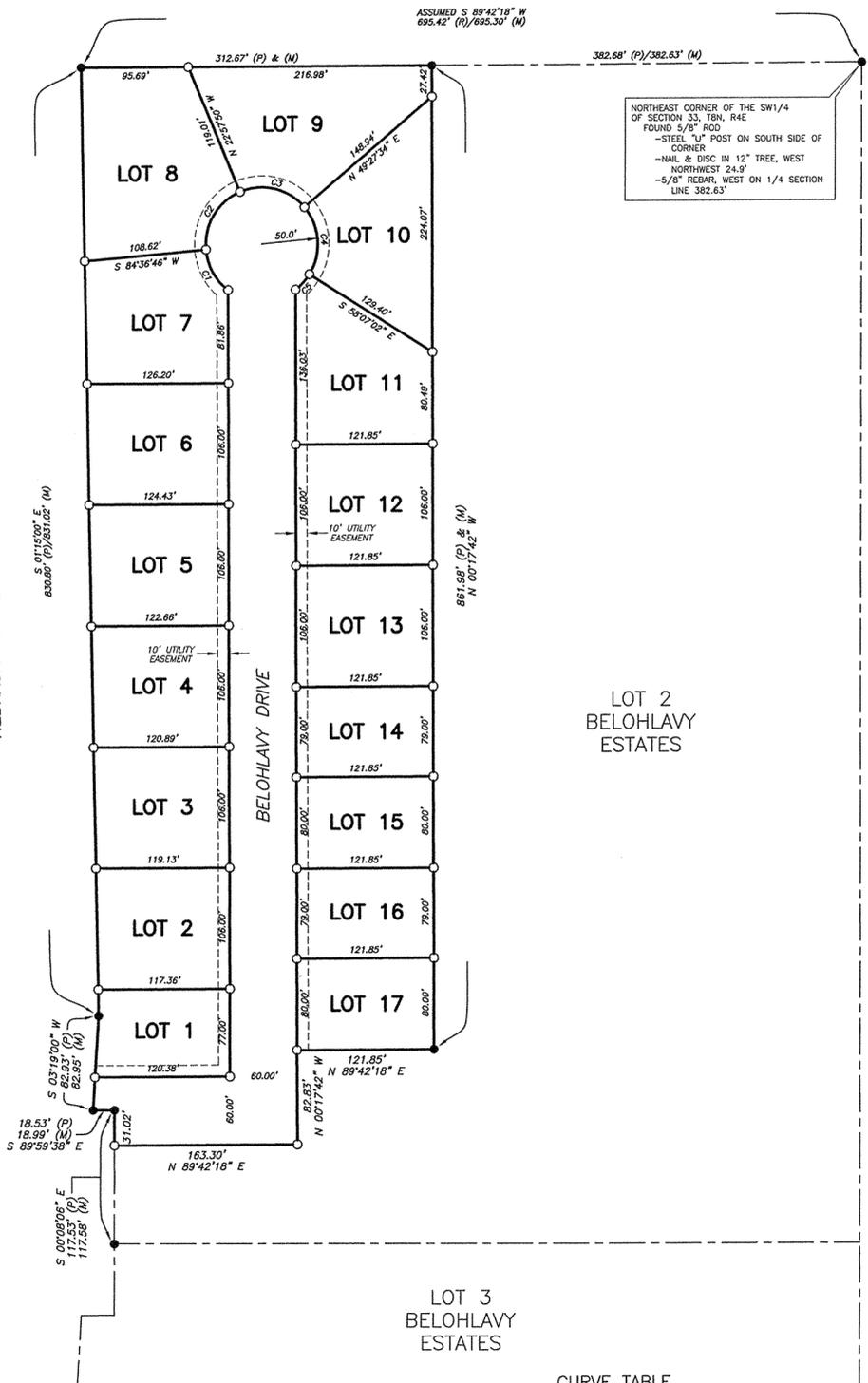
TRENTON D. SNOW, LLC
A Land Surveying Company



1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1065
www.nebraskasurveys.com

PRELIMINARY PLAT

UNPLATTED



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH
C1	50.00'	48°02'16"	41.92'	40.70'
C2	50.00'	72°25'24"	63.20'	59.08'
C3	50.00'	72°25'24"	63.20'	59.08'
C4	50.00'	72°25'24"	63.20'	59.08'
C5	50.00'	20°57'08"	18.28'	18.18'

