

**Planning Commission Meeting**  
**Monday, October 26, 2020 7:00 PM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

1. **Open Meeting**

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.

2. **Roll Call**

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

3. **Special Order of Business**

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.

A. Planning Commission Minutes

1. Planning Commission meeting minutes of September 28, 2020.

B. Public Hearing regarding amending the zoning regulations to allow or disallow Outdoor Advertising Businesses in certain zones.

C. Discuss and provide a recommendation to the City Council on amending the zoning regulations to allow or disallow Outdoor Advertising Businesses in certain zones.

D. Discuss city code regulations regarding electronic information and pole-mounted signs.

4. **Officers' Reports**

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.

5. **Adjournment**

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 an 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.

## **Disclaimers & Notices**

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such 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 immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
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- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).

CITY OF CRETE, NEBRASKA  
PLANNING COMMISSION  
MEETING MINUTES OF SEPTEMBER 28, 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 7:15pm.

2. Roll Call

Ryan Jindra:	Absent
Drew Rische:	Absent
Jennifer Robison:	Absent
Ronald Schroeder:	Absent
Bud Clouse:	Present
Dave Hansen:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Sharon Scusa:	Present

Present: 5, Absent: 4.

Also present: City Administrator Tom Ourada, City Clerk Judi Meyer, Finance Director Jerry Wilcox, City Attorney Kyle Manley, Building Inspector Brad Bailey, IT Director Mike Kalkwarf.

3. Special Order of Business

3.A. Planning Commission Minutes

3.A.1. Planning Commission Minutes of August 24, 2020.

Approve the Planning Commission meeting minutes of August 24, 2020. Carried with a motion by Justin Kozisek and a second by Scott Kunch.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Sharon Scusa: Aye

Aye: 5, No: 0

3.B. Public Hearing on amending the subdivision regulations to include a process for merging adjacent lots.

Open Public Hearing regarding amending subdivision regulations to include a process for merging adjacent lots. Carried with a motion by Scott Kunch and a second by Bud Clouse.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

Close Public Hearing. Carried with a motion by Scott Kuncl and a second by Bud Clouse.  
Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

Recommend City Council approve amending the subdivision regulations to include a process for merging adjacent lots using language and structure similar to the Ashland regulations and acceptable to the City Attorney. Carried with a motion by Scott Kuncl and a second by Justin Kozisek.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

The Public Hearing was opened at 7:21pm. Blaine Spanjer of Crete, NE commented that as a member of the Board of Adjustment, they do occasionally receive requests to put accessory buildings on adjacent lots owned by the same individual. This regulation would alleviate issues related to that. The Public Hearing was closed at 7:34pm.

3.C. Discuss and provide a recommendation to the City Council on amending the zoning regulations to allow or disallow Outdoor Advertising Businesses in certain zones.  
Set Public Hearing regarding zoning regulations to allow or disallow Outdoor Advertising Businesses in certain zones for October 26, 2020 at 7:00pm at City Hall. Carried with a motion by Bud Clouse and a second by Scott Kuncl.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

3.D. Consider recommendation to City Council regarding prioritization of sidewalk improvements.

Table action regarding prioritization of sidewalk improvements to the October Planning Commission meeting. Carried with a motion by Scott Kuncl and a second by Bud Clouse.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

#### 4. Officers' Reports

#### 5. Adjournment

The meeting was adjourned at 8:20pm.

Recorded by City Clerk Judi Meyer