

**Planning Commission Meeting**  
**Monday, January 23, 2023 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. Items 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.

3.A. Approve Planning Commission Minutes

3.B. Provide a recommendation to the City Council on approving the One and Six Year Plan.

3.C. Update on the annexation proceedings.

**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.

4.A. Next meeting date

**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 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.

- 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.
- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).



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## CRETE PLANNING COMMISSION MEETING

November 28, 2022 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

|                     |         |                        |                    |
|---------------------|---------|------------------------|--------------------|
| Justin Kozisek:     | Absent  | Tom Ourada, Alternate: | Present/Not voting |
| Anthony Fitzgerald: | Present | Jay Quinn:             | Present            |
| Ryan Jindra:        | Present | Drew Rische:           | Present            |
| Dave Jurena:        | Present | Jennifer Robison:      | Present            |
| Scott Kuncl:        | Present | Present: 8, Absent: 1. |                    |

#### 3. Items of Business

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

Scott Kuncl stated that the vote for the Public Hearing set for the 4 annexations was missing from the minutes.

Approve the minutes with the vote of the Public Hearing date and time added Carried with a motion by Scott Kuncl and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

##### 3.B. 7:00 PM Public Hearing for comment and review of proposed annexations.

Open a public hearing at 7:03 PM for comments regarding annexations to the City Carried with a motion by Scott Kuncl and a second by Jennifer Robison.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

Anthony Fitzgerald stated that the Public Hearing on the 4 annexations would be opened for public comment. After opening, Gary Lothrop spoke for Al Wanek, who was not present, and said that he was not notified and does not plan to do any development on the property at 2000 East 13th Street and would not like to be annexed. Fitzgerald stated that this property was included because it has city corporate limits on 3 sides and has city services connected. The other 3 properties were discussed and all requested annexation. Fitzgerald suggested that a motion be taken on each property.

Close the public hearing a 7:16 PM Carried with a motion by Scott Kuncl and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

**3.C. Consider a recommendation to the City Council on the following proposed annexations:**

**340 Co Rd 2300**

PID# 760050139 CRETE PRCT PT NW NW SEC 26-8-4 18 ACRES

Recommend to the City Council that 340 County Road 2300 (PID# 760050139) be annexed to the City Carried with a motion by Jennifer Robison and a second by Jay Quinn.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

**547 Co Rd 2400**

PID# 760146040 CRETE PRCT PT N 1/2 SE 1/4 & PT SE 1/4 NE 1/4 SEC. 26-8-4 5.58 ACRES

Recommend to the City Council that 547 County Road 2400 (PID# 760146040) be annexed to the City Carried with a motion by Dave Jurena and a second by Ryan Jindra.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

**1018 Jasmine Avenue**

PID# 760090998 CRETE PRCT PT NW 1/4 NE 1/4 SEC. 35-8-4 10.246 ACRES

Recommend to the City Council that 1018 Jasmine Avenue (PID# 760090998) be annexed to the City Carried with a motion by Drew Rische and a second by Scott Kuncl.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

**2000 E 13<sup>th</sup> Street**

PID# 760050112 CRETE PRCT PT SW SE 1/4 SEC 26-8-4 13.02 ACRES

Recommend to the City Council that 2000 East 13th Street (PID# 760050112) be annexed to the City Carried with a motion by Jay Quinn and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

**3.D. Consider a recommendation to the City Council on additional annexations:**

**561 Co Rd 2400**

PID# 760050031 CRETE PRCT PT N 1/2 SE 1/4 NE 1/4 SE 1/4 SEC 26-8-4 2.70 ACRES

PID# 760146039 CRETE PRCT PT NE 1/4 NE 1/4 SE 1/4 SEC. 26-8-4 4.02 ACRES~

**573 Co Rd 2400**

PID# 760125244 CRETE PRCT PT N 1/2 SE 1/4 & S 1/2 SE 1/4 NE 1/4 SE 1/4 SEC. 26-8-4 7.01 ACRES

**607 Co Rd 2400**

PID# 760051135 CRETE PRCT PART NE 1/4 NE 1/4 (TRACT 500' X 500') SEC. 35-8-4 5.74 ACRES~

**610 Co Rd 2400**

PID# 760146947 CRETE PRCT PT E 1/2 NE 1/4 SEC. 35-8-4 13 ACRES

**645 Co Rd 2400**

PID# 760145854 CRETE PRCT PT E 1/2 NE 1/4 SEC 35-8-4 5 ACRES

PID# 760145902 CRETE PRCT PT E 1/2 OF SEC 35-8-4 5 ACRES

PID# 760146181 CRETE PRCT PT SE NE & PT NE SE SEC. 35-8-4 1.87 ACRES~

PID# 760146163 CRETE PRCT PT SE 1/4 NE 1/4 SEC 35-8-4 .35 ACRE

**2051 E 13<sup>th</sup> Street**

PID# 760051348 CRETE PRCT PT E 1/2 NE 1/4 & PT NW 1/4 NE 1/4 SEC. 35-8-4 20.66 ACRES

PID# 760146549 CRETE PRCT PT E 1/2 NE 1/4 & PT NW 1/4 NE 1/4 SEC. 35-8-4 13.36 ACRES

PID# 760146548 CRETE PRCT PT S 1/2 NW 1/4 NE 1/4 & PT N 1/2 SW 1/4 NE 1/4 SEC. 35-8-4 2.35 ACRES

PID# 76051380 CRETE PRCT PT NE 1/4 SECTION 35-8-4 .52 ACRES

**2100 E 13<sup>th</sup> Street**

PID# 760050120 CRETE PRCT PT SE 1/4 SE 1/4 SEC 26-8-4 22.30 ACRES

PID# 760050066 CRETE PRCT PT S 1/2 SE 1/4 SEC 26-8-4 15.70 ACRES

Anthony Fitzgerald stated that there are 7 other properties on the agenda that the City Council would like the Planning Commission to review and discuss for annexation to the City. Paul Schelstraete, Gary Lothrop, John Lothrop, Jeremiah Vondra, Eric Post, and Craig Snyder were all present to voice their opposition to the annexation of their properties. Some of the concerns were topography, the lack of any development planned in the area, utility services already available from other sources and agricultural activities. Jeff Ray, a planner with JEO Consulting, stated that all the properties met the statutory requirements for annexation, but that did not mean they would have to be annexed. It was also pointed out that if the properties were annexed, they would not have to hook up to the utilities until needed or requested. The Planning Commission wished to have more information about feasibility and future land use before making a recommendation to the City Council about these 7 properties. Tom Ourada suggested that after the new Comprehensive Plan is completed, the information requested would be available for further discussion.

Recommend to the City Council that consideration of annexation of these 7 properties be delayed until the new Comprehensive Plan can be completed. Carried with a motion by Scott Kuncl and a second by Jay Quinn.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0

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

#### **5. Adjournment**

The meeting adjourned at 8:45 PM.

1-Year Plan - 2023  
Crete, Nebraska

| PRIORITY NO. | PROJECT NO. | DESCRIPTION   | TOTAL ESTIMATED CONSTRUCTION COST | GENERAL OBLIGATION COST |
|--------------|-------------|---|-----------------------------------|-------------------------|
| 1            | 297         | On 23rd Street from Main Avenue to Norman Avenue #1<br>Construct 7" P.C concrete paving 32' wide with storm sewer   | \$282,744                         | \$147,038               |
| 2            | 280         | On 18th Street from Linden Avenue to Main Avenue #2<br>Construct 7" P.C. concrete paving 32' wide with storm sewer  | \$258,026                         | \$120,679               |
| 3            | 294         | On Linden Avenue from 18th Street to 19th Street #2<br>Construct 7" P.C. concrete paving 32' wide with storm sewer  | \$258,026                         | \$120,679               |
| 4            | 207         | On Kingwood Avenue, from 21st Street to 22nd Street #6<br>Construct 6" P.C. concrete paving 32' wide with storm sewer   | \$270,374                         | \$125,914               |
| 5            | 282         | On 21st Street from Linden Avenue to Main Avenue &<br>On 21st Street from Linden Avenue to Kingwood Avenue #3 & #8<br>Construct 7" P.C. concrete paving 32' wide with storm sewer | \$664,654                         | \$400,910               |
| 6            | 298         | On Oak Avenue from 17th Street to 18th Street &<br>On 18th Street from Oak Avenue to Norman Avenue #5<br>Construct 7" P.C. concrete paving 32' wide with storm sewer              | \$600,494                         | \$285,307               |
| 7            | 299         | On Oak Avenue from 22nd Street to 23rd Street &<br>On 23rd Street from Oak Avenue to Norman Avenue #7<br>Construct 7" P.C. concrete paving 32' wide with storm sewer              | \$529,560                         | \$232,978               |
| 8            | 300         | On 21st Street from Norman Avenue to Oak Avenue &<br>On Oak Avenue from 21st Street to 22nd Street #10<br>Construct 7" P.C. concrete paving 32' wide with storm sewer             | \$645,264                         | \$367,286               |
| 9            | 278         | On Linden Avenue, from 20th to 21st Avenue #4<br>Construct 7" P.C. concrete paving 32' wide with storm sewer  | \$287,568                         | \$143,107               |
| 10           | 208         | On 20th Street, from Linden Avenue to Kingwood Avenue #9<br>Construct 7" P.C. concrete paving 32' wide with storm sewer   | \$262,094                         | \$128,578               |
| 11           | 288         | Tuxedo Park Bridge to Tuxedo Park Walk Bridge<br>Construct 350' 5" P.C. concrete 8' trail walkway/bikeway   | \$31,200                          | \$31,200                |
| 12           | 290         | West 12th Street west of Arizona Avenue<br>Construct 9" P.C. concrete 25' wide 825' long  | \$144,000                         | \$0                     |



6 Year Plan 2023 - 2029  
Crete, Nebraska

| PRIORITY NO. | PROJECT NO. | DESCRIPTION  | TOTAL ESTIMATED CONSTRUCTION COST | GENERAL OBLIGATION COST |
|--------------|-------------|--|-----------------------------------|-------------------------|
| 1            | 301         | On East 15th Boswell Avenue to Iris Avenue<br><br>Remove existing concrete; construct 7" P.C. concrete paving 32' - 41' wide with 5' sidewalks             | \$1,350,000                       | \$450,000               |
| 2            | 265         | On East 13th Street, from Jasmine Avenue to East City Limits<br><br>Remove existing concrete; construct 9" P.C. concrete paving 32' wide with 5' sidewalks | \$956,484                         | \$279,720               |
| 3            | 207         | On Kingwood Avenue, from 21st Street to 22nd Street<br><br>Construct 6" P.C. concrete paving 32' wide with storm sewer                                     | \$121,200                         | \$48,000                |
| 4            | 208         | On 20th Street, from Linden Avenue to Kingwood Avenue<br><br>Construct 7" P.C. concrete paving 32' wide with storm sewer                                   | \$101,000                         | \$40,000                |
| 5            | 278         | On Linden Avenue, from 19th to 21st Avenue<br><br>Construct 7" P.C. concrete paving 32' wide with storm sewer  | \$243,600                         | \$94,800                |
| 6            | 280         | On 18th Street from Linden Avenue to Main Avenue<br><br>Construct 7" P.C. concrete paving 32' wide with storm sewer  | \$121,200                         | \$48,000                |
| 7            | 282         | On 21st Street from Kingwood Avenue to Main Avenue<br><br>Construct 7" P.C. concrete paving 32' wide with storm sewer                                      | \$243,600                         | \$94,800                |
| 8            | 271         | On North Main Avenue, from BNRR tracks to 24th Street<br><br>Mill and overlay 2" asphalt 24' wide from existing edge including intersection approaches.    | \$158,400                         | \$158,400               |
| 9            | 272         | In Westwoods subdivision<br><br>Remove and reconstruct entire 7" P.C. concrete paving 32' wide with curb and gutter, recompact and reset manholes to grade | \$1,776,000                       | \$643,200               |