

**Planning Commission Meeting**  
**Tuesday, February 28, 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 adopting Ordinance 2164: An ordinance to annex Area #6 into the corporate limits of the City of Crete.

**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 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.

**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

January 23, 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 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

#### 2. Roll Call

Jennifer Robison: Absent  
Anthony Fitzgerald: Present  
Ryan Jindra: Present  
Dave Jurena: Present  
Justin Kozisek: Present  
Scott Kuncl: Present  
Tom Ourada: Present  
Jay Quinn: Present  
Drew Rische: Present

Present: 8, Absent: 1.

#### 3. Items of Business

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

Approve November's Planning Commission meeting minutes as presented. Carried with a motion by Scott Kuncl and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye  
Aye: 8, No: 0

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

City Administrator Tom Ourada reported that the One Year Plan is a statutory requirement to receive certain state and federal money. The Six Year Plan is no longer a statutory requirement, but Ourada stated that it is good to still plan ahead. He took the One and Six Year Plan to the Public Works Committee and they recommended adding 15th Street to the Six Year Plan. After a recommendation is made by the Planning Commission, this will go to the Council for approval before submitting it to the state.

Recommend to the City Council to approve the One and Six Year Plan. Carried with a motion by Drew Rische and a second by Scott Kuncel.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye  
Aye: 8, No: 0

### **3.C. Update on the annexation proceedings.**

City Administrator Tom Ourada and attorney Alison Borer updated the Planning Commission members on where the City is at with the annexation proceedings for properties on the east side of town. The Public Works Committee met on these and asked for more information on the costs of extending services to those properties. The Committee recommended moving forward with the annexation of area #6, as the property owners have plans to develop the land and would like to do so as soon as possible.

The next step is for the City Council to pass a resolution for each area, setting a public hearing date for the annexation, that will include a plan for each area to connect to city services. The Planning Commission will hold a public hearing for area #6 at next month's meeting, and dependent on the outcome of the next Council meeting, will hold hearings for the rest of the properties the following month.

## **4. Officers' Reports**

City Administrator Tom Ourada reported meeting with someone regarding privatizing the airport. There are a lot of things that would need to be done and looked at for that to happen, including zoning changes and infrastructure.

### **4.A. Next meeting date**

Due to a scheduling conflict, the Planning Commission members agreed to change next month's meeting date to February 28th at 7:00 pm.

## **5. Adjournment**

**CITY OF CRETE, NEBRASKA**

**ORDINANCE NO. 2164**  
(Annexation Area #6)

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA TO ANNEX CERTAIN LAND INTO THE CORPORATE LIMITS OF THE CITY OF CRETE, NEBRASKA; AND RELATED MATTERS.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:**

Section 1. The Mayor and City Council of the City of Crete, Nebraska (the "City") hereby find and determine that the following described land comprised of the parcel described below, to wit:

A tract of land composed of Lot 43 Irregular Tracts, part of Lot 44 Irregular Tracts, a Tract of land from Quitclaim Deed 2022-01588, a Tract of land owned by Doane College and the S 1/2 of vacated Whittier Avenue adjacent to Block 14 in "College Park Addition", located in the NE1/4 of Section 35, T8N, R4E, of the 6<sup>th</sup> P.M., Crete, Saline County, Nebraska, more particularly described as follows:

Referring to the northwest corner of the NE 1/4; thence south on the west line of the NE 1/4, on an assumed bearing of S 00°04'00" E, for a distance of 825.79 feet to a point of intersection with the south line of Longfellow Avenue; thence S 84°50'41" E, on the south line of Longfellow Avenue, for a distance of 33.14 feet to a point on the east 33-foot line of Iris Street, said point being the point of beginning; thence continuing on the south line of Longfellow Avenue the following four courses:

S 84°50'41" E for a distance of 97.52 feet; thence S 81°21'32" E for a distance of 18.85 feet; thence S 83°05'55" E for a distance of 129.84 feet; thence N 89°17'33" E for a distance of 67.99 feet, to a point on the east line of Jasmine Road extended south; thence N 00°16'25" W, on the east line of Jasmine Road extended south to the southwest corner of Lot 9, Block 14, College Park Addition; thence southeasterly along the south line of said Lot 9, to the southeast corner of said Lot 9; thence northerly, on the east line of Lots 9-16, Block 14, College Park Addition, to the northeast corner of said Lot 16; thence N 89°59'20" E, on the south line of vacated Whittier Avenue, for a distance of 142.00 feet, to a point on the west line of Bryant Street; thence on the south line of vacated Whittier Avenue, the following 3 courses:

thence N 88°39'28" E for a distance of 67.96 feet; thence with a curve turning to the left, with an arc length of 277.78 feet, with a radius of 506.92 feet, with a chord bearing of N 74°05'04" E, with a chord distance of 274.32 feet; thence N 78°16'27" E for a distance of 69.37 feet, to a point on the south line of Taylor Street; thence N 89°48'06" E, on the south line of Taylor Street, for a distance of 171.07 feet; thence S 00°10'06" E for a distance of 536.20 feet; thence N 89°56'50" W for a distance of 232.44 feet, to a point of the west line of Locust Street in "Lothrop Heights Addition";

thence S 00°11'41" E, on the west line of Locust Street in "Lothrop Heights Addition", for a distance of 76.22 feet, to the northeast corner of Lot 13, Block 1, Lothrop Heights Addition; thence S 89°42'33" W, on the north line of Block 1, Lothrop Heights Addition, for a distance of 914.81 feet, to the northwest corner of Lot 1, Block 1, Lothrop Heights Addition, said point being on the east 33 feet line of Iris Street; thence N 00°04'00" W, on the east line of Iris Street, for a distance of 150.29 feet, to the point of beginning.

PID: 760090998

(the "Annexed Territory") which is contiguous or adjacent to the corporate limits of the City and is urban or suburban in character, should be annexed into the corporate limits of the City.

Section 2. The corporate limits of the City are hereby extended and increased to include and embrace within the corporate limits the Annexed Territory. From henceforth, the Annexed Territory is hereby annexed and declared to be part of the City, it being advisable and in the best interest of the City for such annexation to occur.

Section 3. The City Clerk is hereby directed to file certified copies of this Ordinance in the office of the Register of Deeds of Saline County, Nebraska and the office of the Assessor for Saline County, Nebraska.

Section 4. From and after this date, the annexation of the Annexed Territory shall be deemed complete and a part of the corporate limits of the City, and the owners and inhabitants thereof, if any, shall thereafter enjoy the privileges and benefits of such annexation and shall be subject to all the ordinances and regulations of the City.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

**PASSED AND APPROVED** this 21st day of March, 2023.

CITY OF CRETE, NEBRASKA

By: \_\_\_\_\_  
David Bauer, Mayor

ATTEST: \_\_\_\_\_  
Jerry Wilcox, City Clerk



Plan for Extension of Services  
Proposed Annexation Area 06  
1044 Jasmine Avenue  
PID# 760090998

Nebraska Revised State Statutes §16-117(4)

Plan for City Services

**Electricity:** (a) Electricity is provided to this property by the City of Crete and will not require funding for installation. (b) The electric distribution will be maintained through the operations funded by user rates. (c) The electric service is already provided to this property.

**Water:** (a) Water is provided to this property by the City of Crete and will not require funding for installation. (b) The water distribution will be maintained through the operations funded by user rates. (c) The water service is already provided to this property.

**Sewer:** (a) Sewer is provided to this property by the City of Crete and will not require funding for installation. (b) The sewer distribution will be maintained through the operations funded by user rates. (c) The sewer service is already provided to this property.

**Solid Waste Collection:** (a) Solid waste collection will be by the City Franchise holder, Waste Connections of Nebraska, at the rates set out in the franchise agreement. (b) the City of Crete will bill for residential service and the franchise holder will bill for commercial service. (c) The franchise is effective through March of 2025 and will be renegotiated by the City at that time.

**Street:** (a) The street is paved and will not require additional construction. (b) Maintenance will be through the operations funded by state highway funds distributed to the City. (c) The street is currently usable and maintained by the City.

**Police:** (a) The annexation will not require any additional police officers or equipment. (b) The Police Department is funded by the general funds of the City consisting of property tax, sales tax and state aid. (c) The police services would begin immediately upon annexation.

**Fire and Rescue:** (a) The annexation will not require any additional fire fighters, EMTs or equipment. (b) The Fire Department is funded by Rescue and Ambulance revenue and the general funds of the City consisting of property tax, sales tax and state aid. (c)

The fire services are already in place due to an interlocal agreement with Saline County and surrounding Rural Fire Departments.

(d) Maps are attached

- land proposed for annexation
- Current Crete Corporate Limits
- Proposed Crete Corporate Limits
- Land use

**Zoning:** Currently Residential (R-2) and would not be changed with the annexation

**Property Tax:** The proposed annexation would generate an additional \$140.63 in 2022 property taxes.

**Address:** The physical address for this property will remain the same.

**Legal Description:**

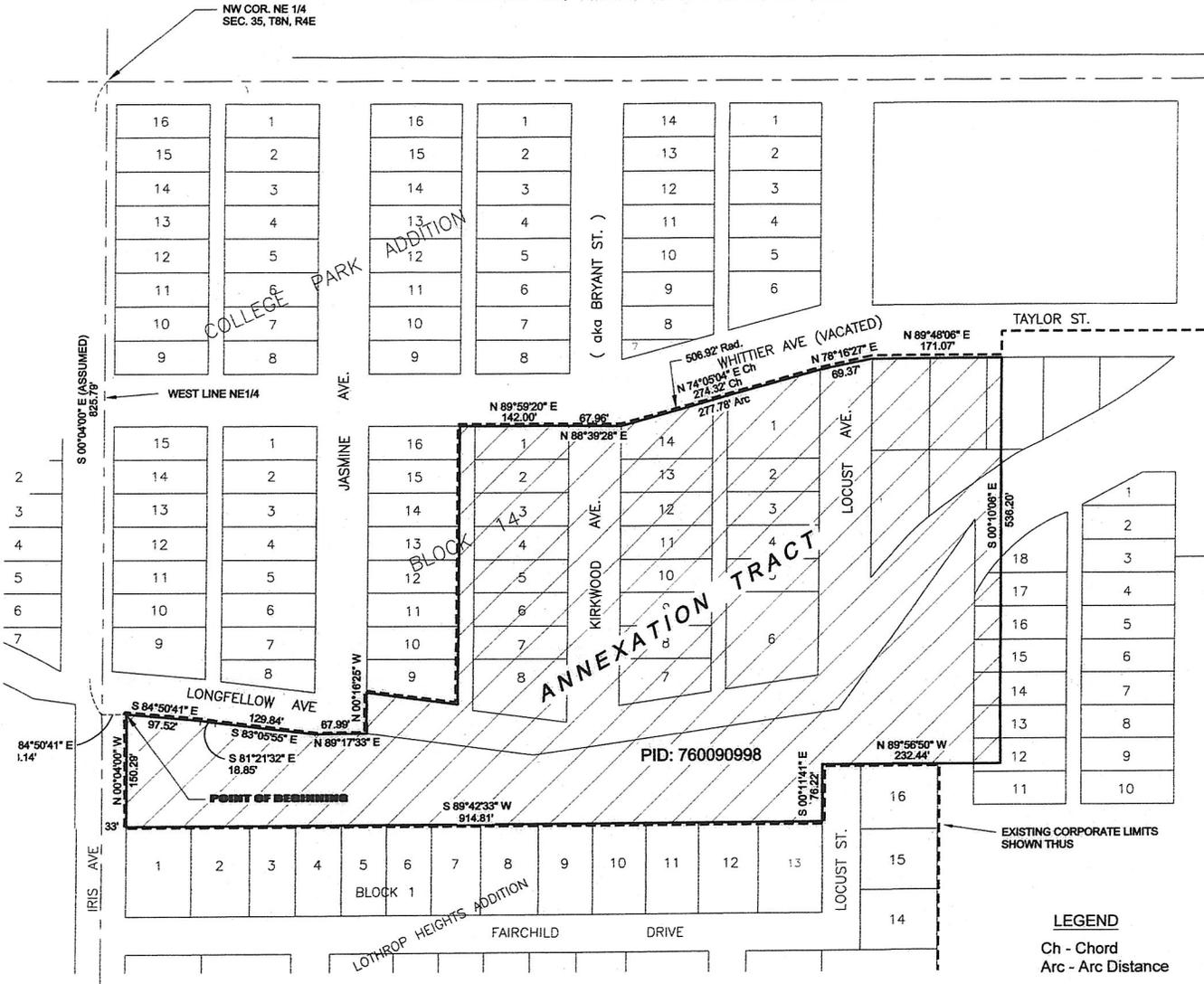
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# ANNEXATION AREA #6

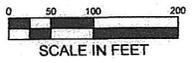
LOCATED IN THE NE 1/4 OF SECTION 35, T8N, R4E  
OF THE 6th P.M., SALINE COUNTY, NEBRASKA



**ANNEXATION AREA #6  
LEGAL DESCRIPTION**

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The above-described parcel, also identified as County Assessor PID: 760090998.



226.352A  
12/27/2022  
RTK



Lynn D. Birkel, Nebraska L.S. #497  
GILMORE & ASSOCIATES, INC.  
01/12/23

**APPROVAL**

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BY ORDINANCE NO. \_\_\_\_\_ PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JERRY WILCOX  
CITY CLERK





# FUTURE LAND USE MAP

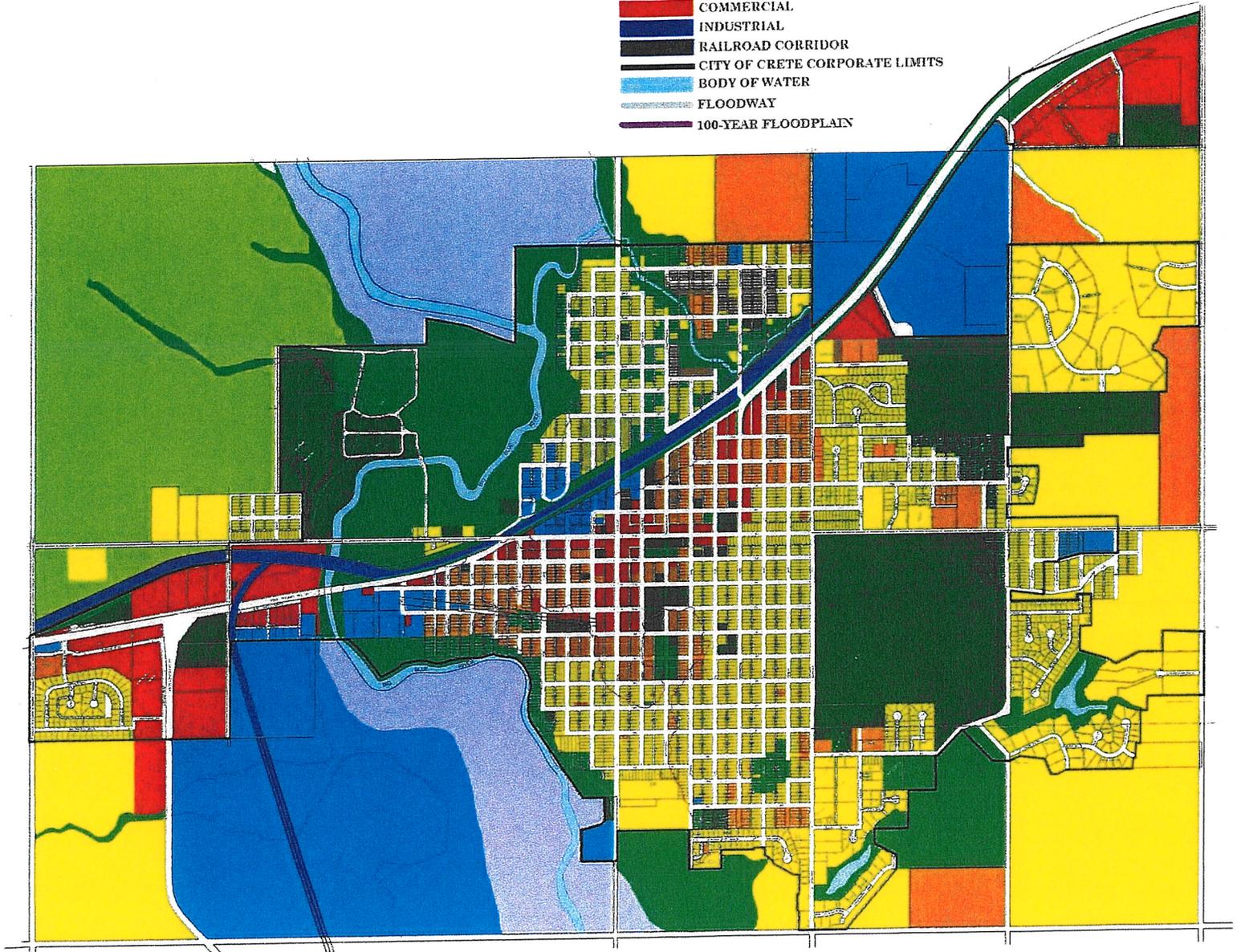
## CORPORATE LIMITS & ADJACENT

### CRETE, NEBRASKA

2024-2039



- LEGEND**
- PARKS/RECREATION
  - PUBLIC/QUASI-PUBLIC
  - SINGLE FAMILY RESIDENTIAL
  - MULTIFAMILY RESIDENTIAL
  - MOBILE HOME RESIDENTIAL
  - COMMERCIAL
  - INDUSTRIAL
  - RAILROAD CORRIDOR
  - CITY OF CRETE CORPORATE LIMITS
  - BODY OF WATER
  - FLOODWAY
  - 100-YEAR FLOODPLAIN



**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 2.2**