

Planning Commission Meeting
Monday, April 24, 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. Public hearing on Annexation Area #5

3.C. Consider a recommendation to the City Council regarding Annexation Area #5.

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 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.



CRETE PLANNING COMMISSION MEETING

March 27, 2023 at 7:00 PM
Crete City Hall, 243 East 13th Street

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

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

Present: 7, Absent: 3.

City Administrator Tom Ourada explained that he would be present for the meeting but would not be voting.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approve Planning Commission Minutes Carried with a motion by Scott Kunch and a second by Justin Kozisek.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye

Aye: 6, No: 0

3.B. Public Hearing to obtain public comment prior to consideration of the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law.

Open Public Hearing to obtain public comment prior to consideration of the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law. Carried with a motion by Scott Kunch and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

Jeffrey B. Ray from JEO provided a presentation on the East Crete Blight Study. Planning Commission member Anthony Fitzgerald stated that Gary F. Lothrop wrote a letter to Mayor Bauer, Tom Ourada, City Council members and Planning Commission members to explain that he is against having his 20 Acre grounds and home given a "Blighted" designation. However, if his 20 acres are needed to get the blighted area up past the 80-acre level so that others may take advantage of TIF financing, then he will not fight the designation. The complete letter is attached.

Close the Public Hearing at 7:25pm Carried with a motion by Ryan Jindra and a second by Dave Jurena.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye

Aye: 6, No: 0

Recommend to the City Council the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law. Carried with a motion by Ryan Jindra and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

3.C. Public Hearing to obtain public comment prior to consideration of the approval of a redevelopment plan for the Subject Area.

Open Public Hearing to obtain public comment prior to consideration of the approval of a general redevelopment plan for the Subject Area at 7:29pm. Carried with a motion by Scott Kunch and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

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Aye: 6, No: 0

Close Public Hearing to obtain public comment prior to consideration of the approval of a redevelopment plan for the Subject Area at 7:35pm. Carried with a motion by Drew Rische and a second by Scott Kunch.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

Recommend to the City Council the consideration of the approval of a general redevelopment plan for the Subject Area. Carried with a motion by Drew Rische and a second by Scott Kunch.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Drew Rische: Aye

Aye: 6, No: 0

3.D. Consider a recommendation to the City Council regarding Annexation Area #1.

City Administrator Tom Ourada explained that the owners have been very interested and city services are available. City Attorney Alison Janecek Borer stated that the owners are also interested in internet services being provided. She also explained that since this is a voluntary annexation, there are certain statutory requirements that don't have to be followed. There is no public hearing and the planning commission provides a recommendation to city council, who will then go through the three readings.

Consider a recommendation to the City Council regarding Annexation Area #1. Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye

Aye: 6, No: 0

3.E. A work session will be scheduled for April 18, 2023 to receive an informational presentation by the planner on the comprehensive plan.

City Administrator Tom Ourada explained that the work session will be in the Community Room at the Library. There will also be a meeting next month in addition to the work session.

4. Officers' Reports

City Administrator Tom Ourada mentioned that there will be more individual recommendations for annexations and data on utility costs for the area.

Dave Jurena asked about creating urban agricultural zones. City Administrator Tom Ourada stated that will be in the last quarter. Jeffery B. Ray from JEO stated that it would be in late summer or fall.

5. Adjournment



CRETE PLANNING COMMISSION MEETING

April 18, 2023 at 6:00 PM

Crete Library/ Community Room 1515 Forest Ave.

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

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

Present: 7.

2. Roll Call

3. Items of Business

3.A. Comprehensive Plan Update presentation by Confluence staff.

Assembled groups heard a Comprehensive Plan update presentation by Confluence staff, Christopher Shires and Caitlin Bolte

Planners are about halfway through the new comprehensive plan process and are currently in Phase 2: Vision, Input, and Direction. They shared community profile data including terrain, population growth projections, age, race, and ethnicity demographics, household income, housing ownership, commuters, employment, and land use.

An Advisory Committee kick-off meeting included discussions about the biggest advantages in Crete as well as the most challenging aspects of updating the plan; other issues included those with housing and economic development opportunities. Stakeholders addressed in the community included students, commuters, economic development groups, Welcoming Circle members, realtors, bankers, community leaders, business owners, and developers.

Stakeholder interviews, a public workshop, and interactive website yielded theme topic areas of focus, and results of mapping and image voting activities.

Strategic planning was held with city department heads and then with the mayor and council members about the city's diamonds - things the community does well, coal - community struggles, and roadblocks - challenges to turning coal into diamonds. Groups talked about core values and critical categories for long term decision-making: finance and budget, facilities and equipment, customer service and outreach, staffing/human capital, future planning and policy.

The council committed to focus on five key priorities in the short-term: railroad quiet zone, staffing plan, street improvements, housing and economic development strategy, and parks and recreation master plan.

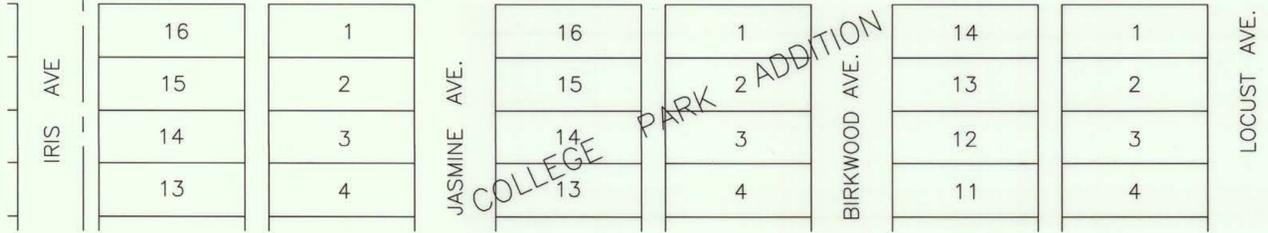
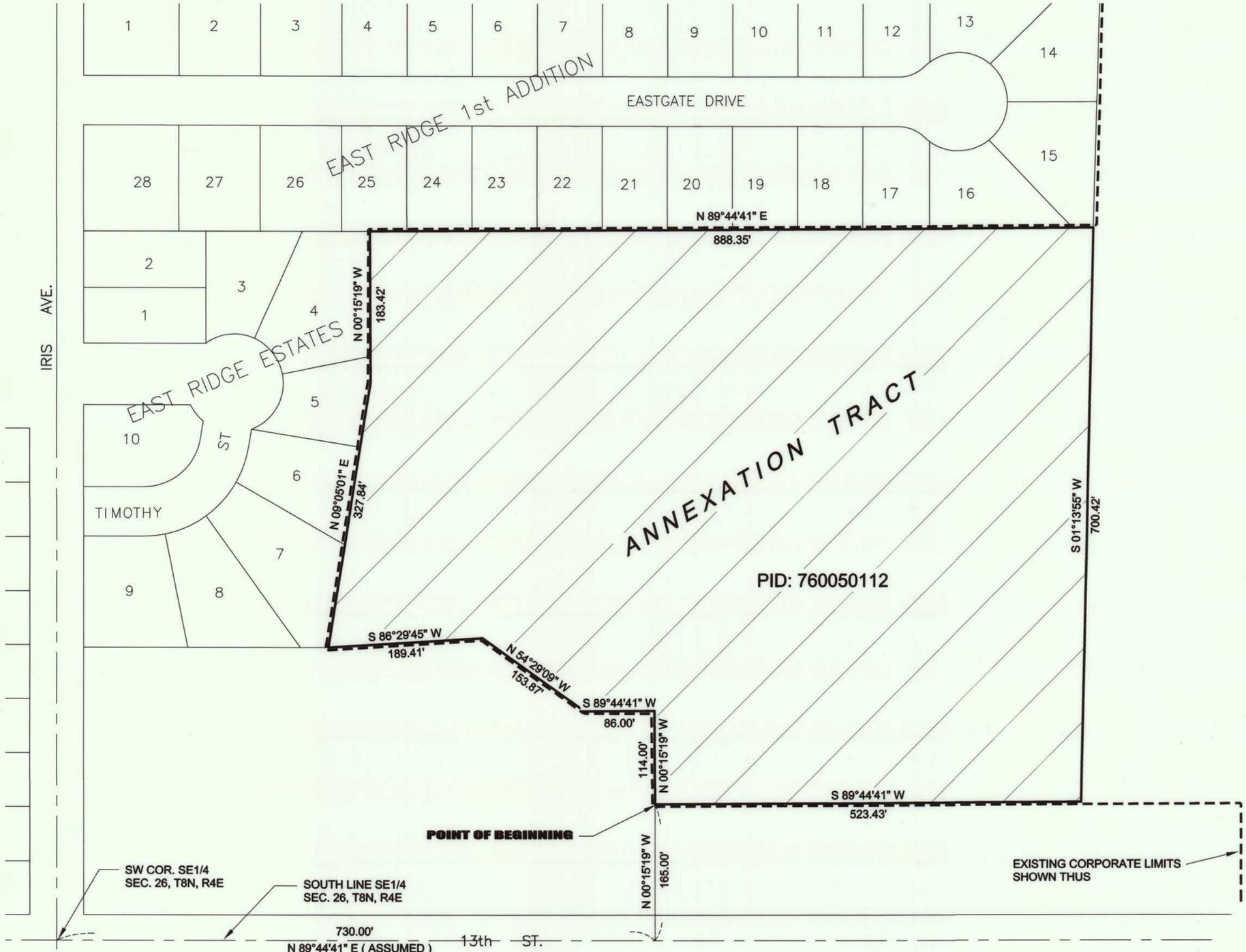
Guiding principles from the consultant team include: Welcoming Community, Quality of Life, Diversity in Housing Options, Pedestrian Mobility and Connectivity, Economic Development and Growth, Parks and Recreation, Strategic Partnerships. Twenty-one Big Ideas were also highlighted.

The next steps in the plan are draft writing, review sessions in April/May/June, and a public open house projected for June.

4. Adjournment

ANNEXATION AREA #5

LOCATED IN THE SE1/4 OF SECTION 26, T8N, R4E
OF THE 6th P.M., SALINE COUNTY, NEBRASKA



**ANNEXATION AREA #5
LEGAL DESCRIPTION**

A tract of land located in the SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the southwest corner of said SE 1/4; thence N 89°44'41" E (Assumed Bearing), on the south line of said SE 1/4, 730.00 feet; thence N 00°15'19" W, 165.00 feet to the point of beginning; thence N 00°15'19" W, 114.00 feet; thence S 89°44'41" W, 86.00 feet; thence N 54°29'09" W, 153.87 feet; thence S 86°29'45" W, 189.41 feet; thence N 09°05'01" E, 327.84 feet; thence N 00°15'19" W, 183.42 feet; thence N 89°44'41" E, parallel with the south line of said SE 1/4, 888.35 feet; thence S 01°13'55" W, 700.42 feet; thence S 89°44'41" W, 523.43 feet to the point of beginning.

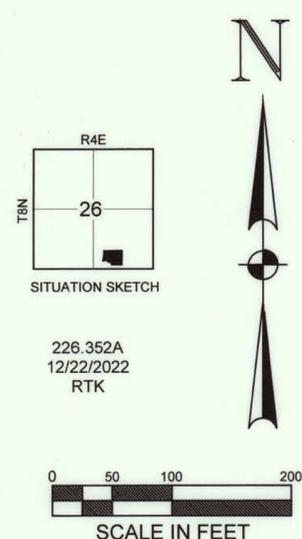
County Assessor PID: 760050112.

SURVEYOR'S CERTIFICATE

I, Lynn D. Birkel, Nebraska Registered Land Surveyor No. 497, duly registered under the Land Surveyor's Regulation Act, do hereby certify that this Annexation Plat was prepared by me or under my direct supervision, from information taken from previous surveys and recorded documents without any field surveying being performed, and to the best of my knowledge and belief the above and foregoing is a true and correct depiction.



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



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



Plan for Extension of Services
Proposed Annexation Area 05
2000 East 13th Street
PID# 760050112

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 a private septic system. Sewer service is available to the west on 13th Street. (b) The sewer distribution will be maintained through the operations funded by user rates. (c) The sewer service is available and would take place when required service.

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. (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 \$2,002.37 in 2022 property taxes.

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

Legal Description:

A tract of land located in the SE1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the southwest corner of said SE 1 /4; thence N 89°44'41" E (Assumed Bearing), on the south line of said SE 1/4, 730.00 feet; thence N 00°15'19" W, 165.00 feet to the point of beginning; thence N 00°15'19" W, 114.00 feet; thence S 89°44'41" W, 86.00 feet; thence N 54°29'09" W, 153.87 feet; thence S 86°29'45" W, 189.41 feet; thence N 09°05'01" E, 327.84 feet; thence N 00°15'19" W, 183.42 feet; thence N 89°44'41" E, parallel with the south line of said SE 1 /4, 888.35 feet; thence S 01°13'55" W, 700.42 feet; thence S 89°44'41" W, 523.43 feet to the point of beginning.