

Planning Commission Meeting
Monday, August 7, 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. Consider a recommendation to the City Council on the Preliminary Plat for Butterfly Acres.

3.C. Consider a recommendation to the City Council on Ordinance NO.2176 An Ordinance of the City of Crete, Nebraska Relating to Annexation; To Annex Certain Contiguous Or Adjacent Land In Part Of The Southeast Quarter Of The Northwest Quarter of Section 33, Township 8 North, Range 4 East; And To Extend The Corporate Limits Of The City.

3.D.

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.



CRETE PLANNING COMMISSION MEETING

July 24th, 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

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

Present: 5, Absent: 5.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jeff Wenz: Aye
Aye: 5, No: 0

3.B. Consider a recommendation to the City Council on the Crete Senior Villas Preliminary Plat.

City Administrator Tom Ourada stated the following;

- They had gone back and forth with developers on the preliminary plat.
- The city council and the planning commission have both done work on this and everything is good to go.
- There have been some design changes and we do have the new design.
- Ourada showed the preliminary plat and pointed to the sanitary design and other parts of the utilities coordination.
- There were no objections or issues with the preliminary plat.

Recommend to the City Council on the Crete Senior Villas Preliminary Plat. Carried with a motion by Scott Kuncl and a second by Jeff Wenz.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jeff Wenz: Aye
Aye: 5, No: 0

3.C. Consider a recommendation to the City Council on the Crete Senior Villas Final Plat.

City Administrator Tom Ourada explained the following;

- There are guarantees associated with them that the developers will follow through.
- The preliminary and final plat will be presented to the city council.
- The sewer, water, and drainage were all addressed.
- Subdivision agreement requirements of the final plat.

Recommend to the City Council on the Crete Senior Villas Final Plat. Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

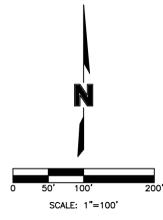
Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jeff Wenz: Aye
Aye: 5, No: 0

4. Officers' Reports

City Administrator Tom Ourada stated that in future planning commission meetings they will start getting into zoning, land use, including present and future use. There will be public participation.

5. Adjournment

7:30 p.m.



LEGAL DESCRIPTION:

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION, TO BE KNOWN AS "BUTTERFLY ACRES", A SUBDIVISION COMPOSED OF LOT 12 IRREGULAR TRACTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 5 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12 IRREGULAR TRACTS; THENCE NORTH, ON THE WEST LINE OF THE SOUTHWEST QUARTER AND ON THE WEST LINE OF LOT 12 IRREGULAR TRACTS, ON AN ASSUMED BEARING OF N00°24'38"E, FOR A DISTANCE OF 1083.89 FEET TO THE SOUTHWEST CORNER OF LOT 16 IRREGULAR TRACTS; THENCE S89°35'22"E ON THE SOUTH LINE OF LOT 16 IRREGULAR TRACTS, FOR A DISTANCE OF 385.53 FEET TO THE SOUTHEAST CORNER OF LOT 16 IRREGULAR TRACTS; THENCE N00°21'31"E ON THE EAST LINE OF LOT 16 IRREGULAR TRACTS, FOR A DISTANCE OF 161.08 FEET TO A POINT ON THE SOUTH LINE OF LOT 17 IRREGULAR TRACTS; THENCE S89°34'36"E ON THE SOUTH LINE OF LOT 17 IRREGULAR TRACTS, FOR A DISTANCE OF 1524.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER; THENCE S00°29'37"W ON THE EAST LINE OF THE SOUTHWEST QUARTER, AND ON THE EAST LINE OF LOT 12 IRREGULAR TRACTS, FOR A DISTANCE OF 1256.87 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 IRREGULAR TRACTS; THENCE N89°10'20"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER, AND ON THE SOUTH LINE OF LOT 12 IRREGULAR TRACTS, FOR A DISTANCE OF 2508.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 68.41 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS ACCURATELY MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

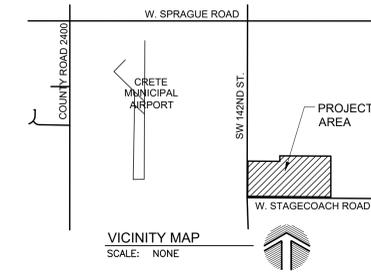
Marc Raphael #695

GENERAL NOTES:

- THIS PRELIMINARY PLAT CONTAINS 68.41 ACRES MORE OR LESS.
- THE EXISTING ZONE IS A-1 AND LOCATED WITHIN LANCASTER COUNTY, NEBRASKA AND WITHIN THE 3-MILE EXTRA TERRITORIAL JURISDICTION OF CRETE, NEBRASKA.
- THIS PRELIMINARY PLAT PERMITS 19 SINGLE FAMILY LOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE, LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/OR NOTED.
- THE DEVELOPER/OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
- THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY.
- THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE LATERAL FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
- THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PUBLIC ROADWAY WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE ROCK. ALL INTERIOR SURFACING RADII INTERSECTIONS SHALL BE 30 FEET. THE DEVELOPER RESERVES THE RIGHT TO INSTALL ASPHALTIC PAVEMENT OR CONCRETE PAVEMENT IN LIEU OF ROCK.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED ALONG W. STAGECOACH ROAD AND S.W. 142ND STREET AS SHOWN.
- ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
- DEVELOPERS SHALL BE RESPONSIBLE FOR INSTALLING STREET IDENTIFICATION SIGNS, STOP SIGNS AND NO OUTLET SIGNS AS REQUIRED.
- ALL PRIVATE IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PERMANENT EASEMENTS SHALL BE SHOWN ON FINAL PLATS FOR CULVERT PIPES THAT EXTEND PAST THE RIGHT-OF-WAY.
- ALL CULVERTS SHALL HAVE A FLARED-END SECTION OR CONCRETE HEADWALL ON THE INLET END.
- IF ASPHALT OR CONCRETE PAVEMENT IS USED THE DEVELOPER SHALL INSTALL SURVEY CONTROL MONUMENT BOXES AS SPECIFIED BY LANCASTER COUNTY STANDARDS.
- THE PRIVATE WATER WELLS AND SEWER ONSITE SEPTIC SYSTEMS SHALL MEET ALL STATE, COUNTY, LOCAL CODES THAT REGULATE THE MINIMUM SEPARATION DISTANCES BETWEEN WELLS AND WASTEWATER SYSTEMS.

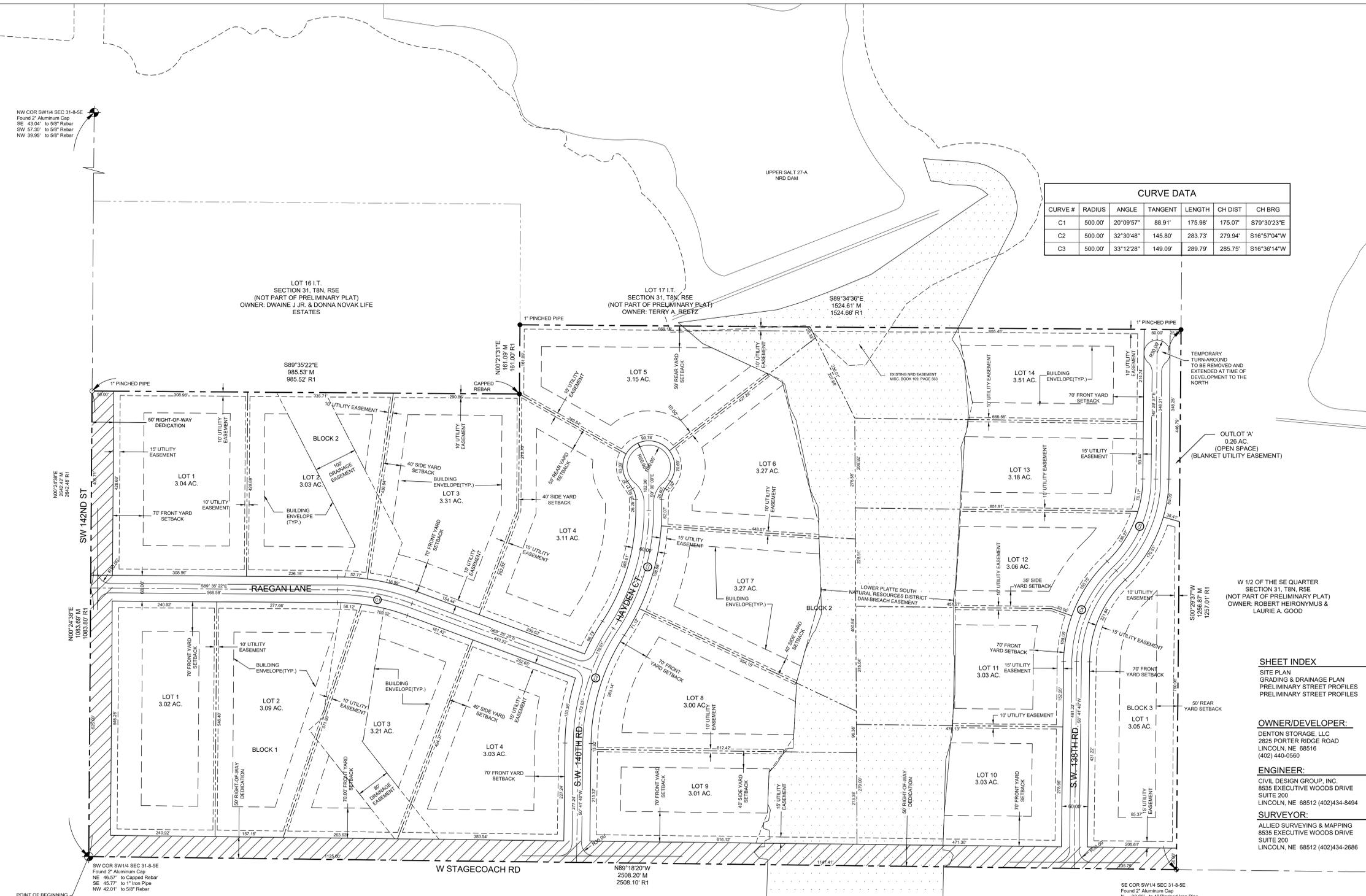
BUTTERFLY ACRES

PRELIMINARY PLAT



NW COR SW1/4 SEC 31-8-5E
Found 2" Aluminum Cap
SE 43.04' to 5/8" Rebar
SW 57.30' to 5/8" Rebar
NW 39.95' to 5/8" Rebar

SW COR SW1/4 SEC 31-8-5E
Found 2" Aluminum Cap
NE 46.07' to Capped Rebar
SE 45.77' to 1" Iron Pipe
NW 42.01' to 5/8" Rebar



CURVE DATA					
CURVE #	RADIUS	ANGLE	TANGENT	CH DIST	CH BRG
C1	500.00'	20°09'57"	88.91'	175.98'	175.07' S79°30'23"E
C2	500.00'	32°30'48"	145.80'	283.73'	279.94' S16°57'04"W
C3	500.00'	33°12'28"	149.09'	289.79'	285.75' S16°36'14"W

LOT 16 I.T.
SECTION 31, T8N, R5E
(NOT PART OF PRELIMINARY PLAT)
OWNER: DWAIN J. JR. & DONNA NOVAK LIFE ESTATES

LOT 17 I.T.
SECTION 31, T8N, R5E
(NOT PART OF PRELIMINARY PLAT)
OWNER: TERRY A. REITZ

OUTLOT 'A'
0.25 AC.
(OPEN SPACE)
(BLANKET UTILITY EASEMENT)

W 1/2 OF THE SE QUARTER
SECTION 31, T8N, R5E
(NOT PART OF PRELIMINARY PLAT)
OWNER: ROBERT HEIRONYMUS & LAURIE A. GOOD

SHEET INDEX

- SITE PLAN 1
- GRADING & DRAINAGE PLAN 2
- PRELIMINARY STREET PROFILES 3
- PRELIMINARY STREET PROFILES 4

OWNER/DEVELOPER:

DENTON STORAGE, LLC
2825 PORTER RIDGE ROAD
LINCOLN, NE 68516
(402) 440-0560

ENGINEER:

CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512 (402)434-8494

SURVEYOR:

ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512 (402)434-2686

SE COR SW1/4 SEC 31-8-5E
Found 2" Aluminum Cap
N 32.00' to 1" Pinched Iron Pipe
NE 50.85' to 5/8" Rebar
SW 46.03' to 5/8" Rebar

REVISIONS

NO.	DATE	DESCRIPTION

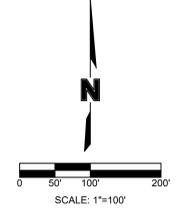
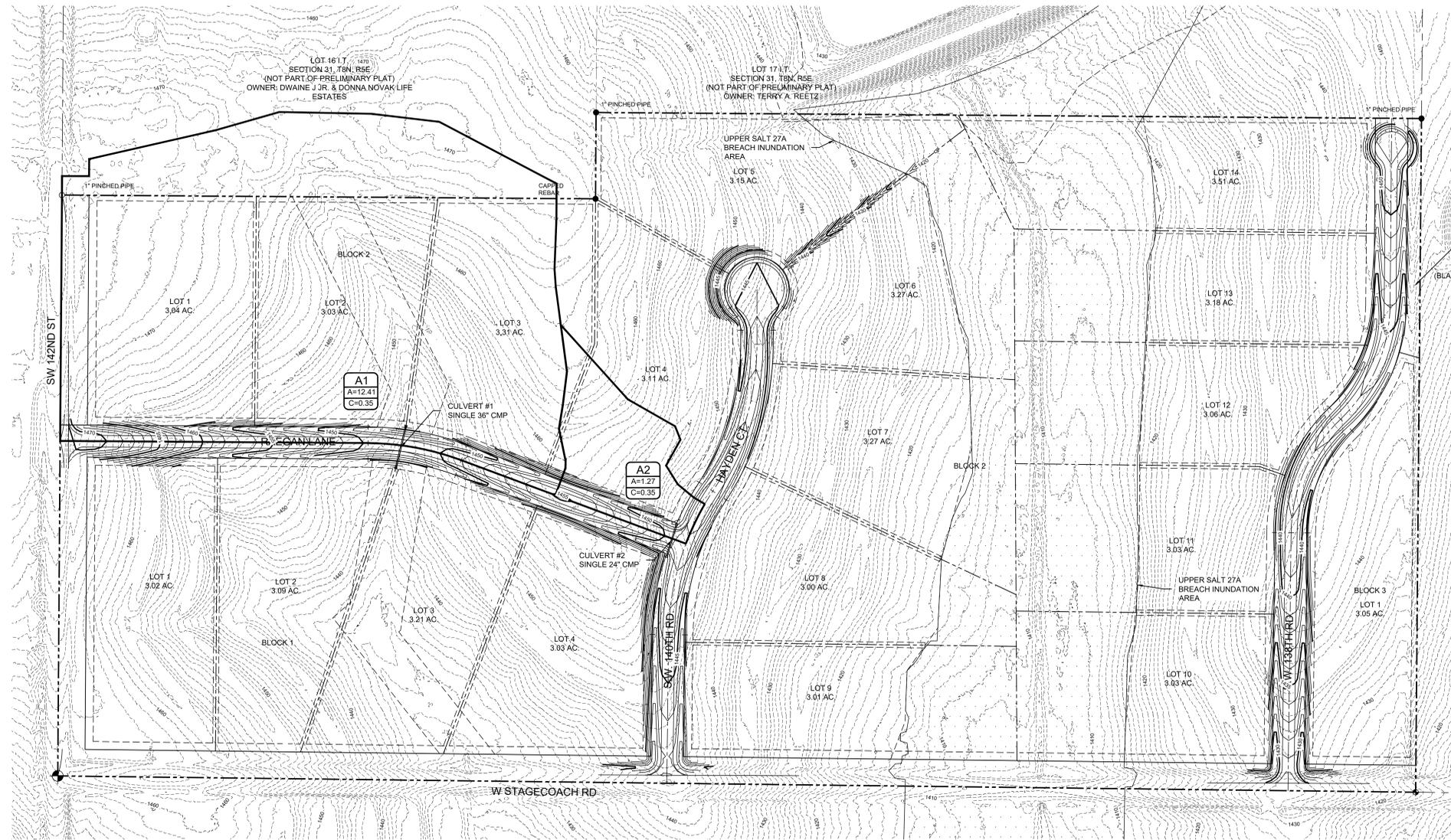
SITE PLAN

BUTTERFLY ACRES

CRETE, NEBRASKA

drawn by: .
checked by: .
approved by: .
project no.: 2022-0237
drawing no.:
date: 07/24/2023

PROJECT: F:\Projects\2022\20220237\Map\Drawings\Prelim\Plan\20220237_Site.dwg USER: jh Date: Jul 25, 2023 9:27 am XREF: 20220237_Bolm 220237_Alsop



- LEGEND**
- 1212 (dashed line) EXISTING MINOR CONTOUR
 - 1210 (solid line) EXISTING MAJOR CONTOUR
 - 1212 (dashed line) PROPOSED MINOR CONTOUR
 - 1210 (solid line) PROPOSED MAJOR CONTOUR
 - PROPERTY LINE
 - - - - - PROPOSED DRAINAGE BASIN BOUNDARY
 - [ID AREA C=] PROPOSED DRAINAGE BASIN
 - XX" RCP PROPOSED STORM SEWER

- GENERAL NOTES**
1. ALL ELEVATIONS ARE TO NAVD 88 DATUM.
 2. EXISTING AND PROPOSED CONTOUR INTERVALS ARE AT 2.0'. CONTOURS ARE AT NAVD 88 DATUM.
 3. OUTLET VELOCITIES FOR ALL AREAS WILL BE CONTROLLED WITH RIP-RAP SUFFICIENT TO PREVENT EROSION AT DISCHARGE POINTS. SIZE AND LOCATION OF RIP-RAP WILL BE DETERMINED DURING FINAL DESIGN.

CULVERT ANALYSIS SUMMARY

	Design Storm	Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Shoulder Elevation (ft)	Freeboard (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
Proposed Culvert #1 Single 36" CMP	10 yr	31	31	1445.89	1448.76	2.87	2.7	2.89	2-M2c	1.99	1.8	1.8	0.44	6.98	3.84
	50 yr	42	42	1446.55	1448.76	2.21	3.39	3.55	7-M2c	2.268	2.11	2.11	0.52	7.9	4.22
	100 yr	47	47	1446.94	1447.76	0.82	3.74	3.94	7-M2c	3	2.23	2.23	0.55	8.33	4.37
Proposed Culvert #2 Single 24" CMP	10 yr	3.25	3.25	1447.46	1448.97	1.51	0.86	0.96	2-M2c	0.76	0.63	0.63	0.28	3.83	2.24
	50 yr	4.5	4.5	1447.65	1448.97	1.32	1.03	1.15	2-M2c	0.91	0.75	0.75	0.34	4.22	2.48
	100 yr	5	5	1447.72	1448.97	1.25	1.1	1.22	2-M2c	0.96	0.79	0.79	0.36	4.35	2.56

MINIMUM OPENING/FLOOR ELEVATION SUMMARY

BLOCK	LOT	100 YEAR WATER SURFACE	LOWEST FLOOR ELEVATION	MINIMUM OPENING ELEVATION
1	2"	-	-	1433.00
	3"	-	-	1433.00
	4"	-	-	1433.00
2	2"	1446.94	-	1451.25
	3"	1448.94	-	1451.25
	4"	1447.72	-	1451.50
	5	1436.23	-	1438.50
	6	1422.31	-	1424.50
	7	1417.24	-	1419.50
	8	1415.00	-	1417.50
	9	1413.52	-	1416.00
	10	1415.76	-	1418.00
	11	1417.46	-	1419.50
	12	1417.87	-	1420.00
	13	1419.23	-	1421.50
	14	1423.21	-	1425.50

*NOTE: Min. Opening elevation is based on overtopping of W. Stagecoach Road.
 **NOTE: Min. Opening elevation is based on overtopping of Raegan Road.
 ***NOTE: Min. Opening elevation is based on overtopping at the intersection of Raegan Road and S.W. 140th Road.
 Block 2, Lots 5-14 water surface elevations are based on the NRD breach inundation area.

Civil Design Group, Inc.
 1001 S. 17th St., Suite 200
 Lincoln, Nebraska 68512
 Ph. 402-434-8494 Fax 866-215-8747
 www.cdvgrp.com

CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

NO.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN

BUTTERFLY ACRES

2023

CRETE, NEBRASKA

drawn by: zkw
 checked by: jsc
 approved by: jsc
 project no.: 2022-0237
 drawing no.:
 date: 07/25/2023

SHEET 2 OF 4



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

July 24, 2023

Project No. 2022-0237

Mr. Tom Ourada, City Administrator
City of Crete, Nebraska
243 East 13th Street
Crete, NE 68333

**Re: Butterfly Acres – Preliminary Plat
S.W. 142nd Street & W. Stagecoach Road**

Dear Mr. Ourada:

On behalf of Denton Storage, LLC we submit a response to the comments from the email dated July 11, 2023 on the above mentioned project.

11-306.01 Preliminary Plat

(4)(e) *Names of adjoining properties is not indicated.*

The adjacent property owners have been added to the site plan.

(4)(f) *It is assumed that the water will be private wells, and the sewer onsite septic systems. The drawings do not indicate the locations to assure that the minimum separation distances can be maintained from the wells to the wastewater systems.*

Note 16 has been added to the site plan. Stating “The private water wells and sewer onsite septic systems shall meet all state, county, local codes that regulate the minimum separation distances between wells and wastewater systems.”

(4)(g) *The street right-of-way should be dimensioned. By scale the street right-of-way appears to be 60 feet.*

A dimension has been added to the site plan showing the 60' Right-of-Way

11-307 Streets, Alleys, Sidewalks, Driveways

(1) *The roadway shown on section drawing is for a 22-foot roadway with 4 foot shoulders. Surface is to be 3" crushed rock with 1" gravel*

I believe this is just a statement by the review engineer.

(8) *Widths and Grades.* For the cul-de-sac a minimum of 60 foot of right-of-way is required, which is met, however the minimum pavement width is 100 ft. diameter. Hayden Court only has a 42 foot diameter, and SW 138th Road has a 60 foot diameter.

The Hayden Court has been revised to 100 foot diameter for the rock surfacing. S.W. 138th Road is laid out to allow for future development to the North. A temporary turn-around has been shown to allow for a way to turn around at the end of the road. Once this road is extended to the north the temporary turn-around will be removed. This is typical for Lancaster County.

(15) City will need to waive the paved street surfacing with curb and gutter. Being proposed is 22 foot rural section with 4 foot shoulders. Surfacing is 3" crushed rock with 1" gravel.

The 22 -foot rural section with 4-foot shoulder with 3" crushed rock with 1" gravel is the typical Lancaster County requirements.

(16) Not required if waived under (15)

(19) If rural section is allowed there will be no sidewalks.

That is correct we plan no sidewalks as this is a rural subdivision.

(21) Will city require lighting?

Again, this is a rural subdivision we have no plans of street lighting.

11-308 Utility and Drainage Facilities

(2) Individual wells are probably being proposed.

Correct, we do plan for the use of individual wells that will be drilled by the lot owners.

(3) Sanitary sewer will be probably by individual disposal systems.

Correct, we do plan for the use of individual sewer systems that will be separated from adjacent wells as determined by codes.

(4) *Drainage Improvements.* I have brought this up in the past but it looks like it has not changed, regarding the City taking on design. Following are those areas that need to be revised.

I believe this is just a statement by the review engineer to the City of Crete.

(b) The City Engineer should not be determining and sizing the culverts. The City is now becoming the designer and accepting the liability. The developer's Engineer should be sizing the culvers and providing the data used for the City's records. The City just needs to review that the design was based on the City Standard for rainfall event, and if the City has it in their standards which I do not see, that there is no increase in the runoff that can damage downstream properties. THERE IS NO ONSITE STORMWATER DETENTION BEING PROPOSED.

I believe this is just a statement by the review engineer to the City of Crete.

(c) Again, the City is not to design through it's engineer but to review that the developer's engineer is using the correct City Standards for rainfall events, and detention cells if required to not allow an increased runoff to downstream properties caused by the development.

I believe this is just a statement by the review engineer to the City of Crete. Lancaster County does not require detention facilities on acreage projects. Our project engineer has spoken with the City of Crete Engineer about this comment, and it was stated the design for the on-site culverts are fine.

I hope that this letter assists you in reviewing this Preliminary Plat application. Please feel free to call me at (402) 434-8494 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Eckert', with a long horizontal flourish extending to the right.

Mike Eckert, AICP

cc: Denton Storage, LLC

ORDINANCE NO. 2176

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO ANNEXATION; TO ANNEX CERTAIN CONTIGUOUS OR ADJACENT LAND IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 4 EAST; AND TO EXTEND THE CORPORATE LIMITS OF THE CITY.

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

Section 1. That, pursuant to Neb. Rev. Stat. § 16-117(7), a petition requesting annexation was received from the owner(s) of the following described land comprised of the parcel described below, to wit (the “Annexed Territory”):

All of Lots 8 and 9, Belohlavy Estates First Subdivision, and a tract of land located in a part of the SE1/4 of the NW1/4 of Section 33, T8N, R4E of the 6th P.M., City of Crete, Saline County, Nebraska. Said property may be more particularly described as follows:

Beginning at the northeast corner of said Lot 8; thence N 01°15'08” W on and upon the easterly right-of-way line of State Highway #103 a distance of 4.00 feet to a point; thence N 89°42'42” E and parallel with the north line of said Lots 8 and 9 a distance of 312.80 feet to a point on the east line of said Lot 9 extended; thence S 00°17'49” E a distance of 4.00 feet to the northeast corner of said Lot 9; thence S 89°42'42” W on and upon the north line of said Lots 8 and 9 a distance of 312.73 feet to the Point of Beginning.

Section 2. The Mayor and the City Council of the City of Crete, Nebraska (the “City”) hereby find and determine that 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 3. 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 4. 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 5. That all ordinances or parts of ordinances in conflict herewith shall be repealed and that any partial repeal shall not affect the other parts of ordinances that can be given effect without the repealed parts.

Section 6. That this ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval, and publication, as provided by law.

PASSED AND ENACTED the 19th day of September 2023.

CITY OF CRETE, NEBRASKA

Mayor

ATTEST:

City Clerk





August 3, 2023

Anna Burge
City of Crete
243 East 13th Street
Crete, NE 68333

Re: Annexation Request
Four (4) feet immediately north of Lots 8 & 9, Belohlavy Estates First Addition

Dear Ms. Burge,

Please accept this request to an annex 4 feet of property located immediately north of Lots 8 & 9, Belohlavy Estates First Addition, and further described as follows:

A tract of land located in a part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 8 North, Range 4 East of the 6th P.M., City of Crete, Saline County, Nebraska; more particularly described as follows: Beginning at the Northwest corner of Lot 8, Belohlavy Estates First Subdivision; thence N01°15'08"W on and upon the Easterly right-of-way line of State Highway #103, a distance of 4.00 feet to a point; thence N89°42'42"E and parallel with the North line of said Lots 8 and 9, Belohlavy Estates First Subdivision, a distance of 312.80 feet to a point on the East line of said Lot 9, Belohlavy Estates First Subdivision extended; thence S00°17'49"E, a distance of 4.00 feet to the Northeast corner of said Lot 9, Belohlavy Estates First Subdivision; thence S89°42'42"W on and upon the North line of said Lots 8 and 9, Belohlavy Estates First Subdivision, a distance of 312.73 feet to the Point of Beginning.

This annexation request will combine the above described property with the two existing Lots 8 & 9 resulting in two new larger lots and thus will not create separate unusable or inaccessible lots.

Should you have any questions or need anything further please feel free to call me at 209-613-9517.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Thomas", with a long horizontal flourish extending to the right.

Matt Thomas
President
Belohlavy Estates, L.P.