

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

3.C. Joint City Council and Planning Commission meeting on Tuesday, October 3rd 2023 at 6:00pm.

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

August 7th, 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:	Present
Jay Quinn:	Present
Drew Rische:	Absent
Jennifer Robison:	Present
Ryan Jindra:	Present
Dave Jurena:	Present
Scott Kunch:	Present
Tom Ourada:	Present
Jeff Wenz:	Present

Present: 8, Absent: 2.

City Administrator Tom Ourada was present for the meeting but did not vote.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Scott Kuncl and a second by Jennifer Robinson.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robinson: Aye, Ryan Jindra: Aye

Aye: 8 , No: 0

3.B. Consider a recommendation to the City Council on the Preliminary Plat for Butterfly Acres.

Mike Ecker with representing the owners of the project stated the following:

- Passed out handouts with the land layouts, grading plans for the roadways, and all the details needed.
- Have worked on the zoning and with the county on the connections to the roads. This one lies on Lancaster county but is in your jurisdiction.
- Worked with the NRD on the area downstream on the adjacent property.
- Lots will go into that area but there will be a no build limit.
- Worked with the county to meet the county standards.
- Single family housing, no mobile homes, move on houses are permitted if previously approved, no more than 1 inoperable vehicle, no more than 1 camper/ recreational vehicle, any more than that can be inside.
- One story ranch is 1350 sf , 2 story home is 1000 sf per floor
- Explained where they are going to put the culvert through. Mentioned that it's not a huge amount of water that comes through and also no buildings can be put there.

City Administrator Tom Ourada stated that they are in our zoning jurisdiction and the only thing that intersects between us is the roadway. They are dealing with Lancaster and are having conversations.

Recommend to the City Council on the Preliminary Plat for Butterfly Acres. Carried with a motion by Justin Kozisek and a second by Scott Kuncl.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robinson: Aye, Ryan Jindra: Aye

Aye: 8 , No: 0

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.

City Administrator Tom Ourada explained that at Belohavy Estates, Matt Thomas with Dana Point did the subdivision by Schwan's. These are houses and duplexes for families with low to moderate incomes.

There is a duplex that is built into the setback by about three feet. They cannot do a variance so they looked into buying 4-5 feet of property.

City Attorney Anna Burge stated that at this point Matt Thomas has a contract for purchase the property but needs approval for financing this lot of land. He needs approval in

order to attach it to the other land to fulfill the setbacks. He needs to request an annexation of this property.

Ourada explained that since the owner is requesting the annexation there are steps that can be statutorily skipped.

Recommend to the City Council 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. Carried with a motion by Jennifer Robinson and a second by Jay Quinn.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robinson: Aye, Ryan Jindra: Aye
Aye: 8 , No: 0

4. Officers' Reports

City Administrator Tom Ourada mentioned that he appreciates everyone attending the special meeting. It helps the developers and it helps the City. There will still be a regular meeting on Monday, August 28th 2023. The final plat for Butterfly Acres is supposed to be done in time for that meeting. That's likely going to be the only agenda item for that meeting.

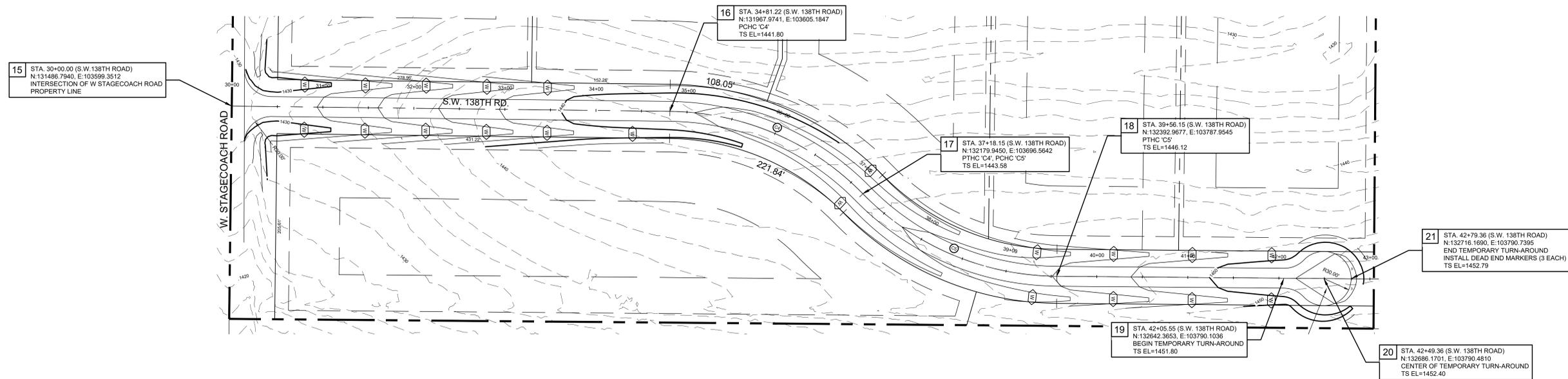
5. Adjournment

7:31pm



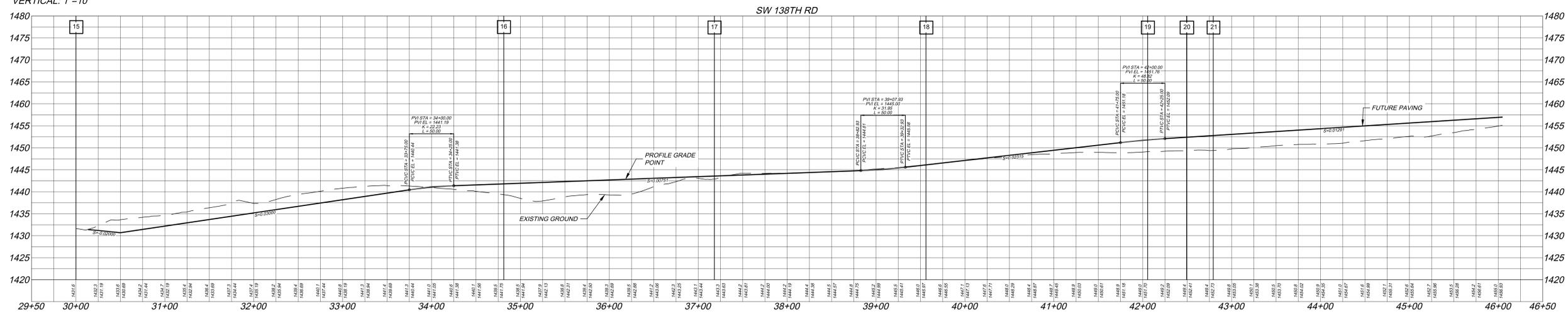
LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY LINE
- LIMITS OF GRADING
- EROSION CHECK: WATTLES



CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C4	300.00'	45°15'07"	125.04'	236.94'	230.83'	S23°19'14"W
C5	300.00'	45°27'10"	125.66'	237.99'	231.80'	N23°13'13"E

PROFILE SCALES:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



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

REVISIONS	
NO.	DESCRIPTION

CONSTRUCTION PLAN
BUTTERFLY ACRES
CRETE, NEBRASKA
2023

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