

**Planning Commission Meeting**  
**Monday, November 20, 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 to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Map amendment. College Park Addition block 15 lots 9-11 R2 changed to R-3.

3.C. Consider a recommendation to the City Council on the proposed Zoning Map amendment. College Park Addition block 15 lots 9-11 R2 changed to R-3.

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 an 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.

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- 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

October 30<sup>th</sup>, 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, 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.

Also present were City Attorney Anna Burge, City Inspector Brad Bailey, Finance Director Wendy Thomas, Acting City Clerk Nancy Tellez, Darcy Ross, Troy Ross, Mike Eckert, Blaine Spanjer, and Ron Dittmer.

### **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 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 Burlington Estates Preliminary Plat.**

Mike Eckert with Civil Design Group, Inc. explained the Burlington Estates Preliminary Plat.

- Creating a loop from Jasmine around to Locust
- Area for park
- Lots along Iris Ave are currently in R2 and will be asking to be R3 in order to build a fourplex. Individual lots and they can be sold independently.
- Variance request with the application. Even in R3 the minimum lot width of 50 ft. They would like to build the four units. The end units will maintain the required setbacks.
- There is a sewer easement next to the end lot.
- Get more density out of the development and build a variety of housing options at different price ranges. A housing mix that they think is good for the area.

Eckert answered questions about other options for the lots if the fourplex are not able to be built.

Recommend to the City Council on the Burlington Estates Preliminary Plat but oppose rezoning on Iris Ave. Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: No, Jeff Wenz: No  
Aye: 3, No: 2

Tom Ourada: No, Jeff Wenz: No

Revote on 3.B recommendation to the City Council on the Burlington Estates Preliminary Plat. Carried with a motion by Ryan Jindra 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

Recommend to the City Council on the Burlington Estates Preliminary Plat with the understanding that there is disagreement over Zoning changes. Carried with a motion by Tom Ourada 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.C. Consider a recommendation to the City Council on the Burlington Estates Final Plat.**

Recommend to the City Council on the Burlington Estates Final Plat but oppose the zoning change. Failed with a motion by Scott Kuncl and a second by Ryan Jindra.

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

Aye: 2, No: 3

Ryan Jindra: Aye, Scott Kuncl: Aye

There was some confusion on the wording of the motions and a revote of both 3A. and 3C. was requested.

Revote on 3C. recommend to the City Council on the Burlington Estates 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

Recommend to the City Council on the Burlington Estates Final Plat with the understanding that there is disagreement over the Zoning changes. Carried with a motion by Tom Ourada 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.D. Set a Public Hearing date for the zoning change request for College Park Addition block 15 lots 9-11 R2 to R3**

Set a Public Hearing date on November 13th at 7:00pm for the zoning change request for College Park Addition block 15 lots 9-11 R2 to R3. 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**

### **5. Adjournment**

8:30 p.m.



BURLINGTON ESTATES  
CHANGE OF ZONE PARCEL A

A legal description of a tract of land composed of Lots 9-11 and half of the adjacent alley, Block 15 Collage Park, located in the Northeast Quarter of Section 35, Township 8 North, Range 4 East, of the 6th P.M., Crete, Saline County, Nebraska and more particularly described as follows:

Referring to the Northwest Corner of the Northeast Quarter of Section 35; Thence South, on the West Line of the Northeast Quarter on an assumed bearing of S 00°04'00" E for a distance of 630.59'; Thence S 89°56'35" E for a distance of 10.90' to the Northwest Corner of Lot 11, Block 15 Collage Park, said point being the **Point of Beginning**:

Thence S 89°56'35" E, on the North line of Lot 11, Block 15 College Park, for a distance of 123.17' to the Northeast Corner of said Lot 11; Thence N 89°57'59" E, for a distance of 10.06' to a point on the centerline of the adjacent alley; Thence S 00°14'57" E, on the centerline of the adjacent alley, for a distance of 159.50' to a point on the North Line of Longfellow Avenue; Thence N 81°33'05" W, on the North Line of Longfellow Avenue, for a distance of 10.17' to the Southeast Corner of Lot 9, Block 15 College Park; Thence N 84°50'41" W, on the South Line of Lot 9, Block 15 College Park and on the North Line of Longfellow Avenue, for a distance of 124.19' to the Southwest Corner of said Lot 9; Thence N 00°04'00" W, on the West Line of Lots 9-11, Block 15 College Park, for a distance of 146.96' to the **Point of beginning** and having a calculated area of 0.47 acres or 20415 sq. ft. more or less.

Subject to any and all easements and restrictions of record.