

Planning Commission Meeting
Monday, November 27, 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. Comprehensive Plan Presentation by Christopher Shires with Confluence.

3.C. Discuss 5ft minimum sidewalk width.

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

November 20th, 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
Ryan Jindra:	Present
Dave Jurena:	Present
Scott Kuncl:	Present
Tom Ourada:	Present
Drew Rische:	Present
Jennifer Robison:	Present
Jeff Wenz:	Present

Present: 7, Absent: 3.

Jay Quinn arrived at 7:08 p.m. City Administrator Tom Ourada was present but did not vote.

3. Items of Business

3.A. Approve Planning Commission Minutes

Scott Kuncl mentioned rewording the item where the re-vote. The re-vote was for the motion and not the recommendation.

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, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 6, No: 0

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.

Opened 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. Carried with a motion by Drew Rische and a second by Scott Kuncl.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 6, No: 0

The Public Hearing opened at 7:02 p.m. 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.

Mike Eckert with Civil Design Group, Inc. representing the Ross Family and their partners on the Burlington Estates Project. Eckert passed out a one-page handout that showed in detail the area for the change zone. He explained that on Iris since it is a very busy street, they would like to build a fourplex. Each will be on individual lots so they can be sold individually and each will have their own entrance and exit. Eckert explained that they will be vacating Longfellow Avenue and dedicating a park in the green space.

Each unit in the fourplex will have a 2-car garage and 2 parking spaces in front of the garage.

City Administrator Tom Ourada explained that the Public Hearing is just for the change in zone the variance will go to the City Council.

Darcie Ross stated that many conversations with City Administrator Tom Ourada and other people have gone into the planning of this project. Ross also mentioned looking at the comprehensive plan and the variety of units makes sense for Crete with affordability.

Ron Fink stated that he was worried about the safety factor with the streets. Eckert stated that they are doing what the City of Crete asked them to do in terms of design standards of the roads.

Ross answered a question about the goal of the fourplex is to sell the units individually and if they don't sell the backup plan is to rent them. The two-story units will be about 1800 sq ft.

The Public Hearing closed at 7:50pm

Closed 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. Carried with a motion by Ryan Jindra and a second by Jay Quinn. Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische:

Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

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.

City Administrator Tom Ourada stated that this proposed zoning map amendment is not spot zoning. It is continuous all on one side with R3. If you were to rezone this it would be statutorily in ordinance and legal. This is also consistent with our comprehensive plan.

Recommend to the City Council on the proposed Zoning Map amendment. College Park Addition block 15 lots 9-11 R2 changed to R-3. Carried with a motion by Jay Quinn and a second by Drew Rische.

Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye,
Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

4. Officers' Reports

5. Adjournment

7:59 p.m.