

Planning Commission Meeting
Monday, January 22, 2024 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 moving the next meeting to Monday, February 12th, 2024

3.C. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Final Plat for Butterfly Acres.

3.D. Consider a recommendation to the City Council on the Final Plat for Butterfly Acres.

3.E. Discussion on conceptual development.

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

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- The complete agenda with attachments is available at www.crete.ne.gov.



CRETE PLANNING COMMISSION MEETING

December 18th, 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

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

Present: 6, Absent: 2.

City Administrator Tom Ourada was also present during the meeting but did not vote. Also present for the meeting were City Inspector Brad Bailey, Finance Director Wendy Thomas, and City Clerk Nancy Tellez

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 Jennifer Robison.

Dave Jurena: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye,
Aye: 6, No: 0 Unanimous

3.B. Consider a recommendation to the City Council on Ordinance 2191 to mandate all sidewalks be constructed five feet wide.

City Administrator Tom Ourada stated not to think 5 years in the future but 50 years increments and 100 years.

Jay Quinn stated that he has a sidewalk and if he would have changed his sidewalk when new homes are developed next to his. Justin Kozisek asked if it could be mandated to put in sidewalks. City Administrator Tom Ourada stated that the City Council could but it would be their decision.

This Ordinance would look at what would generally fit and it won't work for all situations and what would be reasonable. Ourada stated that for federal projects there is a 5 feet minimum width.

Not recommend to the City Council on Ordinance 2191 to mandate all sidewalks be constructed five feet wide. Carried with a motion by Jay Quinn and a second by Jennifer Robison.

Justin Kozisek: Aye, Jay Quinn: Aye, Jeff Wenz: Aye, Dave Jurena: No, Scott Kunch: No, Jennifer Robison: No
Aye: 3, No: 3

3.C. Consider a recommendation to the City Council on Ordinance 2192 for sidewalks to be built according to current standards.

City Administrator Tom Ourada stated that it would be the new five-foot wide standard and that is why the items are listed in that order on the agenda.

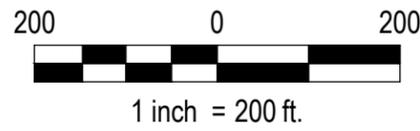
Recommend to the City Council on Ordinance 2192 for sidewalks to be built according to current standards. Carried with a motion by Jennifer Robison and a second by Scott Kunch.

Dave Jurena: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Justin Kozisek: No, Jay Quinn: No, Jeff Wenz: No
Aye: 3, No: 3

4. Officers' Reports

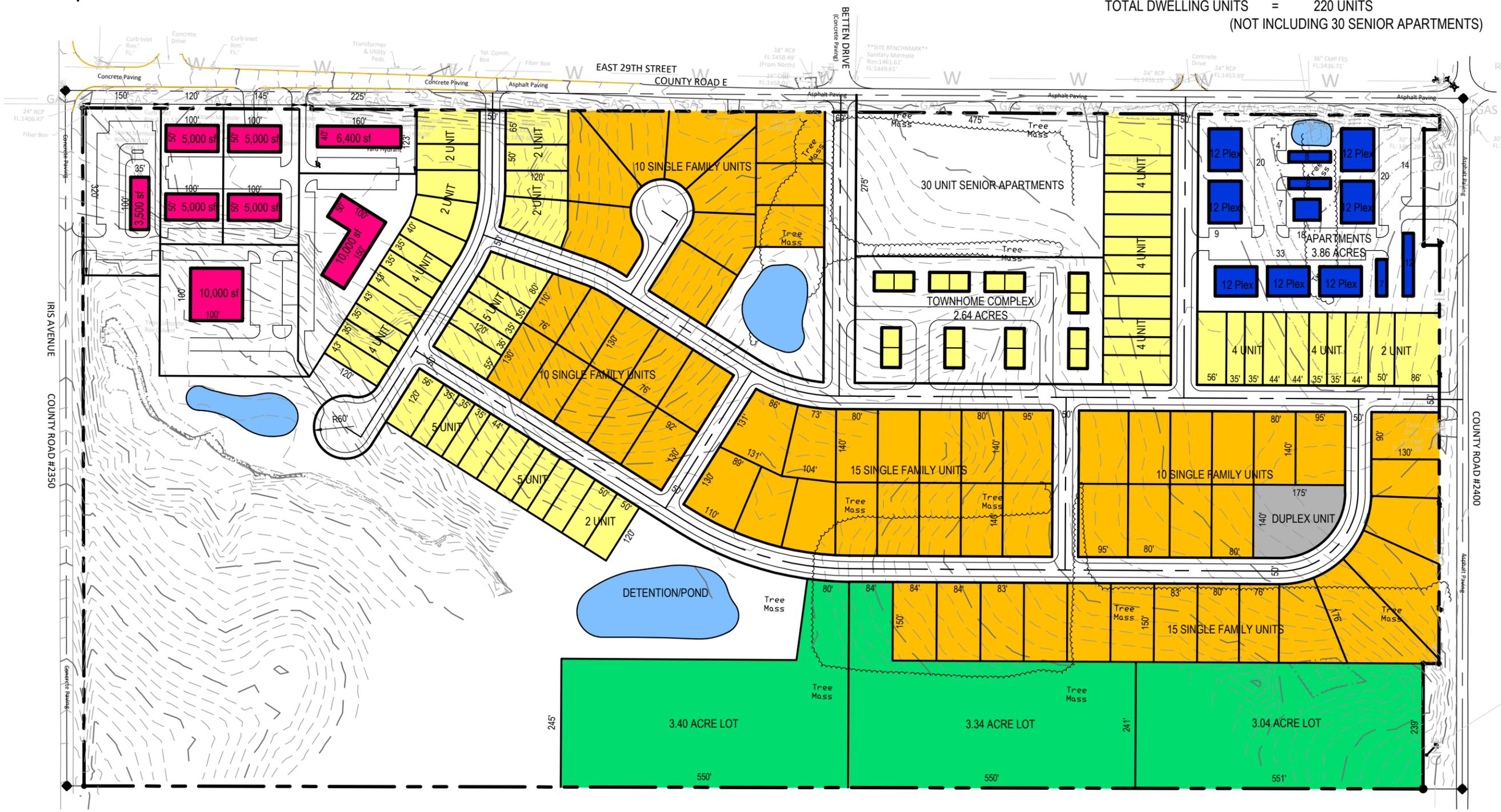
5. Adjournment

7:43 p.m.



VARIANCE REQUESTS:
 1. STREET PAVEMENT WIDTH FROM 32' TO 27' WITH PARKING ALLOWED ON BOTH SIDES OF STREET.

	COMMERCIAL	59,900 S.F.	
	APARTMENTS	168,141 S.F.	1 UNIT ALLOWED PER 2,000 S.F.
		3 STORY BUILDINGS	84 UNITS ALLOWED
			84 UNITS SHOWN
	3 ACRE LOT (3)	=	3 UNITS
	SINGLE FAMILY (60)	=	60 UNITS
	DUPLEX (1)	=	2 UNITS
	2 UNIT TOWNHOME (6)	=	12 UNITS
	2 UNIT TOWNHOME COMPLEX (8)	=	16 UNITS
	4 UNIT TOWNHOME (7)	=	28 UNITS
	5 UNIT TOWNHOME (3)	=	15 UNITS
	TOTAL DWELLING UNITS	=	220 UNITS
			(NOT INCLUDING 30 SENIOR APARTMENTS)



E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 707 O Street, Suite 400 • Lincoln, NE 68508 Phone: 402.420.7217 • Fax: 402.420.7218 www.eacg.com State of NE Certificate of Authorization #CA0008		CRETE PROJECT SITE PLAN CONCEPTUAL LAYOUT CRETE, NEBRASKA												
Revisions <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/19/2024</td> <td>MLK</td> </tr> <tr> <td>2</td> <td></td> <td>MLK</td> </tr> <tr> <td>3</td> <td></td> <td>MLK</td> </tr> </tbody> </table>	No.	Date	Description	1	01/19/2024	MLK	2		MLK	3		MLK	1/19/2024 2:32 PM K:\Projects\2022\289\p01\Planning & Platting\Planning\Concept\CAD Concepts\CONCEPT 3 - 000.dwg Marcia Kinning	Scale: 1" = 200' Sheet: 1 of 1
No.	Date	Description												
1	01/19/2024	MLK												
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