

Planning Commission Meeting
Monday, February 12, 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. Public Hearing on the proposed One Year and Six Year Street Improvement Program.

3.C. Consider a recommendation to the City Council on the One and Six Year Street Improvement Program.

3.D. Discussion on zoning goals and concepts.

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.



CRETE PLANNING COMMISSION MEETING

January 22, 2024 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: Present
Drew Rische: Absent
Dave Jurena: Present
Justin Kozisek: Present
Scott Kunch: Present
Jay Quinn: Present
Jennifer Robison: Present
Jeff Wenz: Present

Present: 7, Absent: 1.

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

3. Items of Business

3.A. Approve Planning Commission Minutes

Scott Kuncl asked City Attorney Anna Burge about two of the items on the December 18th 2023 agenda minutes that said carried with a motion. Kuncl asked Burge if they were supposed to say the motion failed. Burge stated that she would check and have the appropriate motion added.

Later in the meeting Burge recommended amending the language from carried motion to motion failed.

Approved Planning Commission Minutes with the correction to be made on the two items 3B and 3C Carried with a motion by Scott Kuncl and a second by Jay Quinn.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

3.B. Consider moving the next meeting to Monday, February 12th, 2024

City Administrator Tom Ourada mentioned there are two reasons for moving the next meeting to February 12th 2024. The first reason is that they would not be able to be there since there is a league conference in Lincoln. The second reason is that they need to have the Planning Commission meeting before a council meeting to discuss the One Year and Six Year Street Improvement Program.

Approved moving the next meeting to Monday, February 12th, 2024 Carried with a motion by Scott Kuncl and a second by Jennifer Robinson.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

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.

Scott Kuncl motioned and Justin Kozisek seconded to open the 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.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

Mike Eckert with Civil Design stated that this is the same layout as the preliminary plat. There is a full right-of-way dedication to the county. Planning Commission member Scott Kuncl asked if this is in Lancaster County but since it's within two miles the City of Crete has to be involved. City Administrator Tom Ourada mentioned that the City of Crete has had to be involved including with the Lancaster County Department of Roads.

They need the final plat so they can start closing on the lots.

Ryan Jindra motioned and Scott Kuncl seconded to close the public hearing at 7:09 p.m.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

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

Justin Kozisek motioned and Ryan Jindra seconded to recommend to the City Council on the Final Plat for Butterfly Acres.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye, Justin Kozisek: Aye, Ryan Jindra: Aye
Aye: 7, No: 0 Unanimous

3.E. Discussion on conceptual development.

City Administrator Tom Ourada stated that this conceptual development was received last week and is on the Dittmer's property across Wal-Mart. It generally meets existing zoning but would require some special exceptions. However, it may not need them depending on how quickly it moves forward. Ourada mentioned that zoning would possibly take about 4 months. Jeff Ray who has been involved with the zoning efforts had mentioned to him that this is something that should be embraced. Ourada stated that there would be commercial as well as medium and low-density housing.

On the conceptual development it states that there would be parking on both sides however, City Administrator Tom Ourada stated that would not happen and mentioned that Ron Dittmer said he had nothing to do with that. Planning Commission member Jennifer Robinson asked about the 3 and 1/2 acre lots and Ron Dittmer mentioned that he thinks they have them sold. Planning Commission member Justin Kozisek asked if this project would be completed in phases. Ron Dittmer stated that he would like to use Tax Increment Financing.

City Administrator Tom Ourada mentioned that some of the retail businesses do not want TIF and that is attractive because you want a mix of both. Planning Commission member Jay Quinn asked if this is all in city limits and Ourada mentioned it has all been annexed and you can't use TIF outside of city limits.

4. Officers' Reports

5. Adjournment

7:31 p.m.

1-Year Plan - 2024
Crete, Nebraska

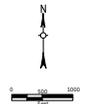
PRIORITY NO.	PROJECT NO.	DESCRIPTION	TOTAL ESTIMATED CONSTRUCTION COST	GENERAL OBLIGATION COST
1	309	On Iris Avenue between South High School Drive and Eastgate Avenue Construct lighted 10' wide 5" pedestrian underpass with drainage, heated walkway, and camera security	\$1,870,560	\$1,870,560
2	303	On Iris Avenue from 18th Street School Drive to East 29th Street & On East 29th Street from Iris Avenue to Betten Drive - 5000' total Construct 10' wide 5" P.C. concrete lighted ADA accessible trail.	\$810,720	\$810,720
3	301	On East 15th Boswell Avenue to Iris Avenue Remove existing concrete; construct 7" P.C. concrete paving 32' - 41' wide with 5' sidewalks	\$2,000,000	\$892,526
4	304	Alley Between 12th & 13th and between Norman and Oak Remove existing concrete and construct 7" P.C. concrete paving 20' wide.	\$97,140	\$50,000
5	300	On 21st Street from Norman Avenue to Oak Avenue & On Oak Avenue from 21st Street to 22nd Street Construct 7" P.C. concrete paving 32' wide with storm sewer	\$545,460	\$250,000
6	282	On 21st Street from Linden Avenue to Kingwood Avenue Construct 7" P.C. concrete paving 32' wide with storm sewer	\$217,440	\$125,000
7	305	On Oak Avenue from 20th Street to 21st Street Construct 7" P.C. concrete paving 32' wide with storm sewer	\$292,090	\$150,000
8	208	On 20th Street, from Linden Avenue to Kingwood Avenue #9 Construct 7" P.C. concrete paving 32' wide with storm sewer	\$303,160	\$150,000
9	302	On 13th Street at Iris Avenue Construct 9" P.C. concrete 100' roundabout and storm sewer	\$1,500,000	\$1,500,000
10	306	On Iris Avenue at 18th Street School Intersection Construct 9" P.C. concrete 100' roundabout and storm sewer	\$1,200,000	\$1,200,000
11	308	On Boswell from 20th Street North to past Walnut Creek over State Highway 33 and Burlington Northern Railroad Construct 10' Aerial Pedestrian Walkway	\$9,000,000	\$9,000,000
12	288	Tuxedo Park Bridge to Tuxedo Park Walk Bridge Construct 350' 5" P.C. concrete 8' trail walkway/bikeway	\$94,900	\$94,900

6 Year Plan 2024 - 2030
Crete, Nebraska

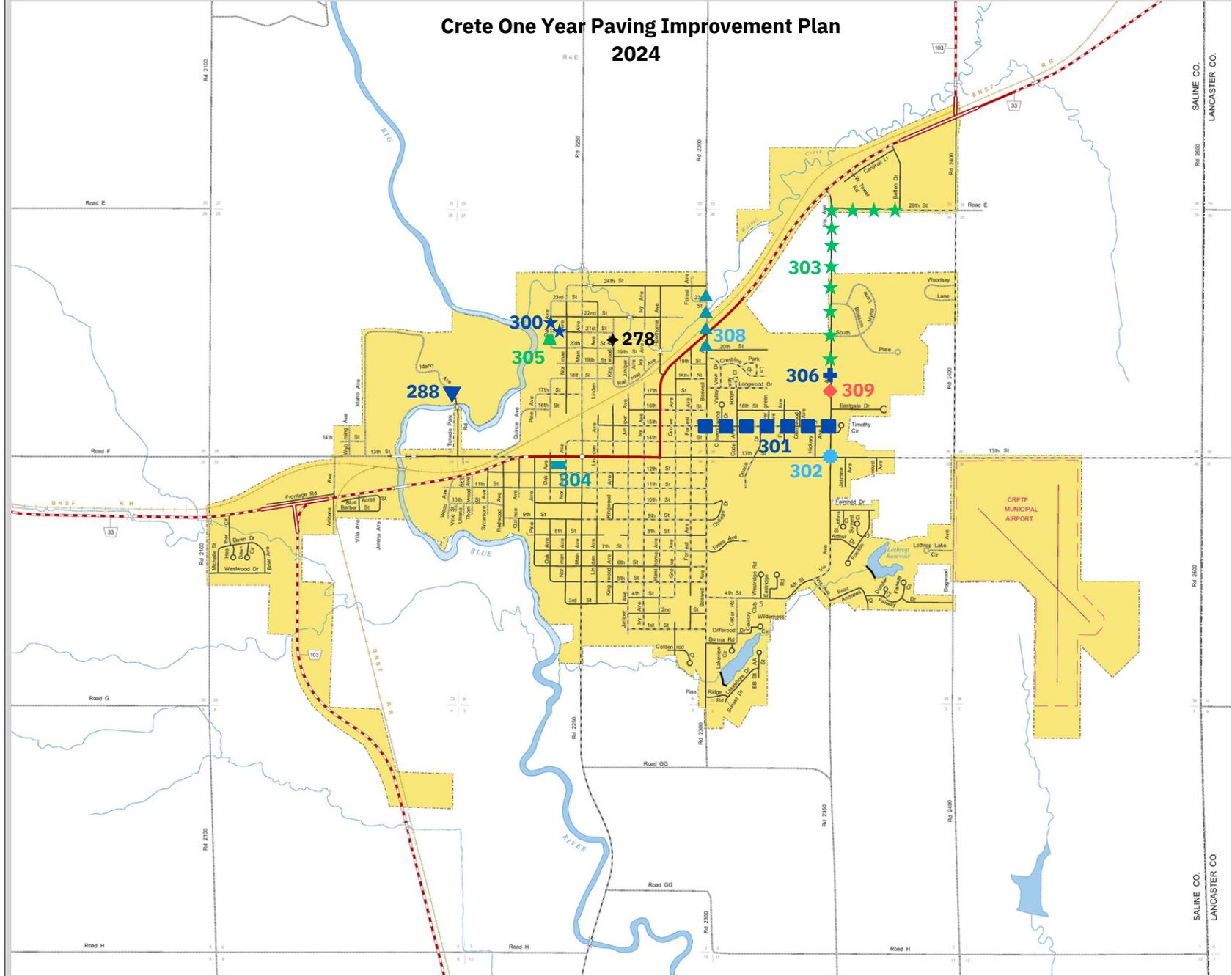
PRIORITY NO.	PROJECT NO.	DESCRIPTION	TOTAL ESTIMATED CONSTRUCTION COST	GENERAL OBLIGATION COST
1	272	In Westwoods subdivision Remove and reconstruct entire roadway 32' wide 7" P.C. concrete paving with curb and gutter, 5' sidewalks & re-compact and reset manholes to grade	\$3,206,340	\$1,500,000
2	265	On East 13th Street, from Jasmine Avenue to East City Limits Remove existing concrete; construct 9" P.C. concrete paving 32' wide with 5' sidewalks	\$1,029,830	\$350,000
3	271	On North Main Avenue, from BNRR tracks to 24th Street Mill and overlay 2" asphalt 24' wide from existing edge including intersection approaches.	\$515,920	\$515,920
4	290	West 12th Street west of Arizona Avenue Construct 9" P.C. concrete 25' wide 825' long	\$483,650	\$0
5	278	On Linden Avenue, from 20th to 21st Avenue Construct 7" P.C. concrete paving 32' wide with storm sewer	\$308,330	\$155,000

Crete One Year Paving Improvement Plan 2024

CRETE
SALINE COUNTY
NEBRASKA
POPULATION 7,099
2022

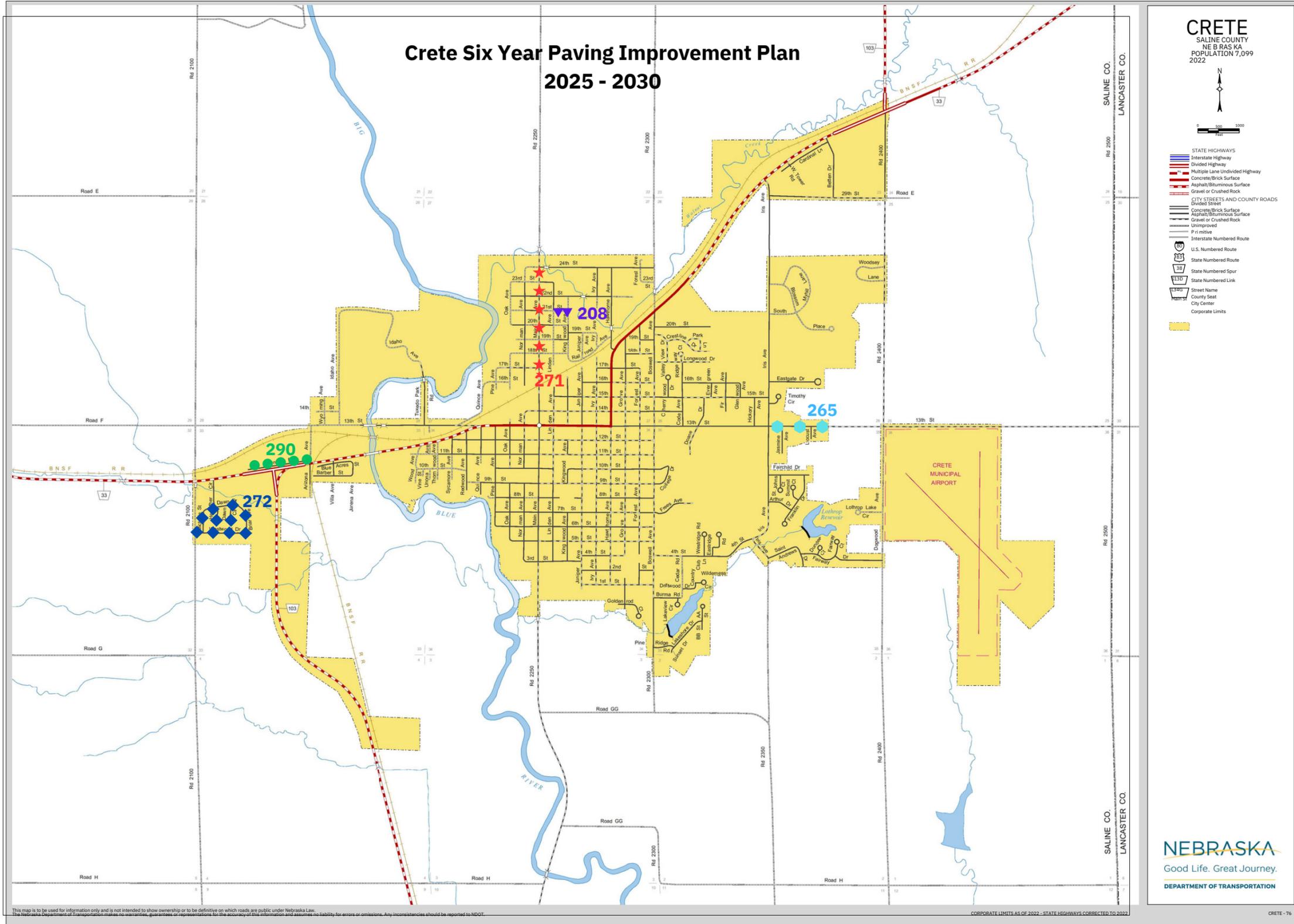


- STATE HIGHWAYS
- Interstate Highway
- Divided Highway
- Multiple Lane Undivided Highway
- Concrete/Brick Surface
- Asphalt/Bituminous Surface
- Gravel or Crushed Rock
- CITY STREETS AND COUNTY ROADS
- Divided Street
- Concrete/Brick Surface
- Asphalt/Bituminous Surface
- Gravel or Crushed Rock
- Unimproved
- Freeway
- Interstate Numbered Route
- U.S. Numbered Route
- State Numbered Route
- State Numbered Spur
- State Numbered Link
- Street Name
- County Seat
- City Center
- Corporate Limits



NEBRASKA
Good Life. Great Journey.
DEPARTMENT OF TRANSPORTATION

Crete Six Year Paving Improvement Plan 2025 - 2030



CRETE
SALINE COUNTY
NE BRAS KA
POPULATION 7,099
2022



- STATE HIGHWAYS
- Interstate Highway
- Divided Highway
- Multiple Lane Undivided Highway
- Concrete/Brick Surface
- Asphalt/Bituminous Surface
- Gravel or Crushed Rock
- CITY STREETS AND COUNTY ROADS
- Divided Street
- Concrete/Brick Surface
- Asphalt/Bituminous Surface
- Gravel or Crushed Rock
- Unimproved
- Primitive
- Interstate Numbered Route
- U.S. Numbered Route
- State Numbered Route
- State Numbered Spur
- State Numbered Link
- Street Name
- County Seat
- City Center
- Corporate Limits

