

Planning Commission Meeting
Monday, April 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. Public Hearing to amend future land use map Lots 7-8 Block 99 C2 to R3.

3.C. Vote to recommend to the City Council to change future land use map Lots 7-8 Block 99 C2 to R3.

3.D. Public Hearing on zoning change Lots 7-8 Block 99 C2 to R3.

3.E. Vote to recommend to the City Council the zoning change Lots 7-8 Block 99 C2 to R3.

3.F. Discussion on several pending plats of future subdivisions.

3.G. Discussion on zoning

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.

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



243 E. 13th St. Crete NE 68333

Case # **202401**

Land Development, Planning and Zoning Application

	QTY	TOTAL	
Subdivision Development			Crete Municipal Code Article 3 Subdivisions
Application Fee		\$100	
Preliminary Plat (plus City Attorney Fees)		\$200	Crete Municipal Code 11-306.01
Final Plat		\$200	Crete Municipal Code 11-306.02
Other Plats		\$200	
Subdivision Review and Inspections		\$250	City Engineer fees are in addition to listed fees
Recording Fee		\$25	
Administrative Subdivision			City Municipal Code 11-306.03 Administrative Subdivisions
Application Fee		\$100	
Subdivision Review and Inspections		\$250	
Recording Fee		\$25	
Zoning Change	1	\$200	Crete municipal Code Chapter 11 Article 2
Special Exception		\$200	Crete municipal Code Chapter 11-230
Variance Request		\$150	Crete Municipal Code 11-213
Comprehensive Plan Amendment		\$200	Future Land Use Map, Existing Land Use Map
Total Fees		\$200	City Attorney fees are in addition to listed fees

Owner Information

Name Nerud Construction LLC	Phone 402-826-9196	Email joe.nerud@yahoo.com	
Street Address 1610 Ivy Ave	City Crete	State NE	Zip 68333
Signature 		Application Date 3-4-2024	

Applicant Information

Name Joe Nerud	Phone 402-826-9196	Email joe.nerud@yahoo.com	
Street Address 934 County Rd 2400	City Crete	State NE	Zip 68333
Signature 		Application Date 3-4-2024	

Description

Change parcel 760004781 from C-2 To R-3

Subdivision Development Checklist

Pre Application Meeting Date _____ Time _____

Planning Commission Meeting Date _____ Time _____ Application Fee

City Council Meeting Date _____ Time _____

- Preliminary Plat physical and digital copies
- Name, Location, Legal description, Date
- Names of Adjoining Properties
- North Point and Graphics Scale
- Roads
- Existing Utilities and sizes
- Name, Location, Legal description, Date
- Proposed Utility System
- Contours at intervals 2' or 5'
- Proposed improvement or grading
- Location of existing buildings
- Proposed Easements, Dedications
- Filing Fees
- Improvement schedule and restrictive covenants
- Notification of County Planning Commission
- Notification of School Board
- Final Plat one original and two mylar copies
- Date, title, Name, Location of Subdivision
- Graphics Scale and North Arrow
- Monuments 1" diameter maximum 30" length
- Dimensions, angles and bearings, legal description of the property
- Names of Adjoining Properties
- Location and dimensions of easements
- Purpose for which sites are dedicated or reserved
- Surveyor Certification as to the accuracy of plat
- Certification signed and acknowledged by all parties holding title
- Certification recording the approval of the Planning Commission
- Certification recording the approval of the City Council
- Detailed Construction plans of all required public improvements approved by and engineer
- Posted bond or certified check to the City of Crete in sufficient amount to complete the required improvements as approved by and engineer

Administrative Subdivision Checklist

Pre Application Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____ Application Fee

- Name
- Date
- Title
- Location
- Names of abutting streets
- New lots, block numbers, setback lines
- Graphic Scale and true North Point
- Monuments
- Dimensions
- Legal description
- Certification
- Signed by all parties holding Title
- Protective covenants
- Have owners requested annexation
- Utility easements shown
- Final Plat Original & 2 Mylar's

Zoning Change or Comprehensive Plan Amendment

Pre Application Meeting Date _____ Time _____ Scaled Survey Drawing

Publish and Post Date _____ Time _____ Application Fee

Planning Commission Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____

Parcel # and Current Zoning _____ Requested Zoning _____

Special Exception Request

Pre Application Meeting Date _____ Time _____ Application Fee

City Council Meeting Date _____ Time _____



243 E. 13th St. Crete NE 68333

Case # **Z0A2401**

Land Development, Planning and Zoning Application

	QTY	TOTAL	
Subdivision Development			Crete Municipal Code Article 3 Subdivisions
Application Fee		\$100	
Preliminary Plat (plus City Attorney Fees)		\$200	Crete Municipal Code 11-306.01
Final Plat		\$200	Crete Municipal Code 11-306.02
Other Plats		\$200	
Subdivision Review and Inspections		\$250	City Engineer fees are in addition to listed fees
Recording Fee		\$25	
Administrative Subdivision			City Municipal Code 11-306.03 Administrative Subdivisions
Application Fee		\$100	
Subdivision Review and Inspections		\$250	
Recording Fee		\$25	
Zoning Change	1	\$200	Crete municipal Code Chapter 11 Article 2
Special Exception		\$200	Crete municipal Code Chapter 11-230
Variance Request		\$150	Crete Municipal Code 11-213
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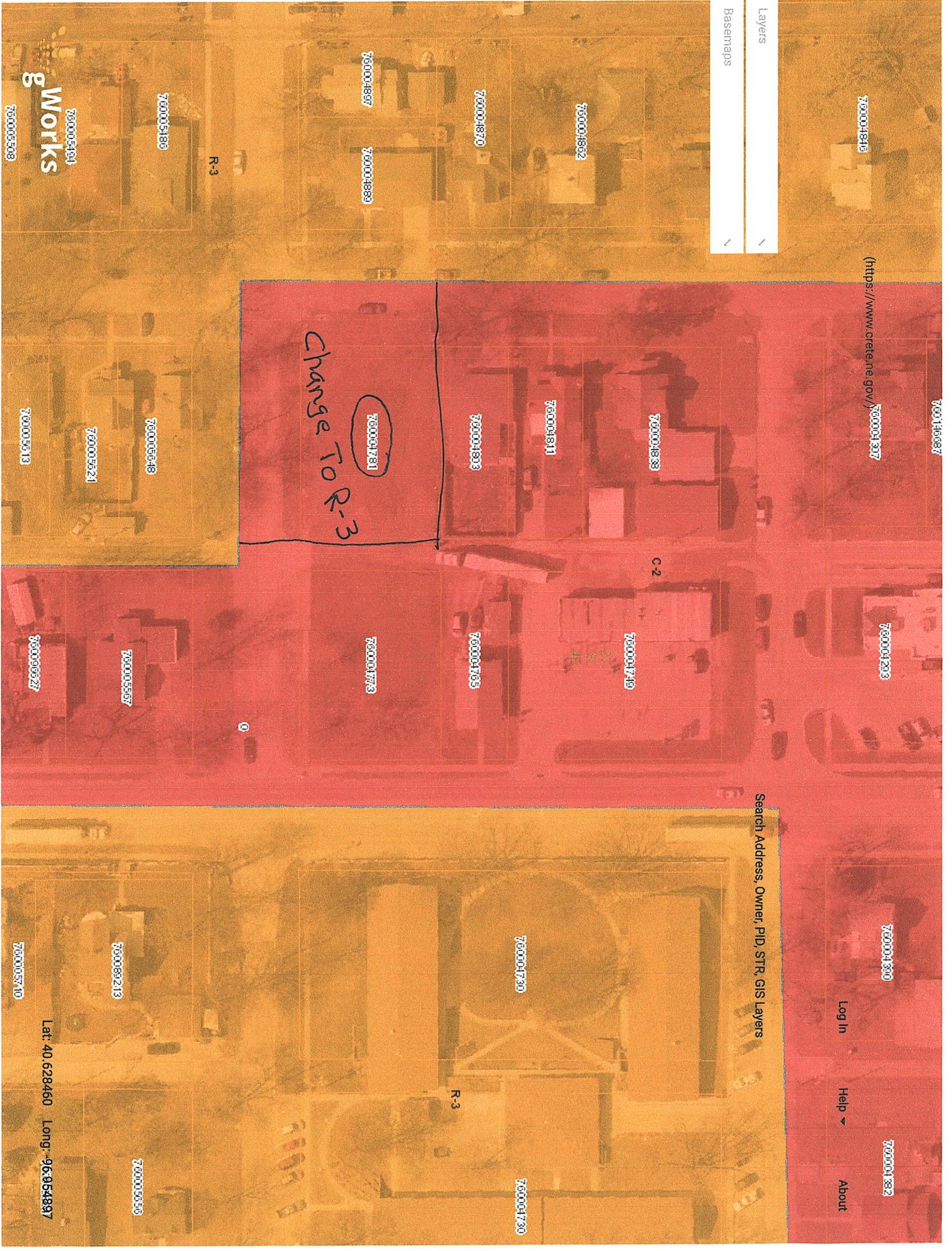
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760004892

760004870

760004897

760004890

760005186

R-3

760004307

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760004838

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760004803

Change To R-3

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C-2

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R-3

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760005710

760005556

Lat: 40.628460 Long: -96.954897

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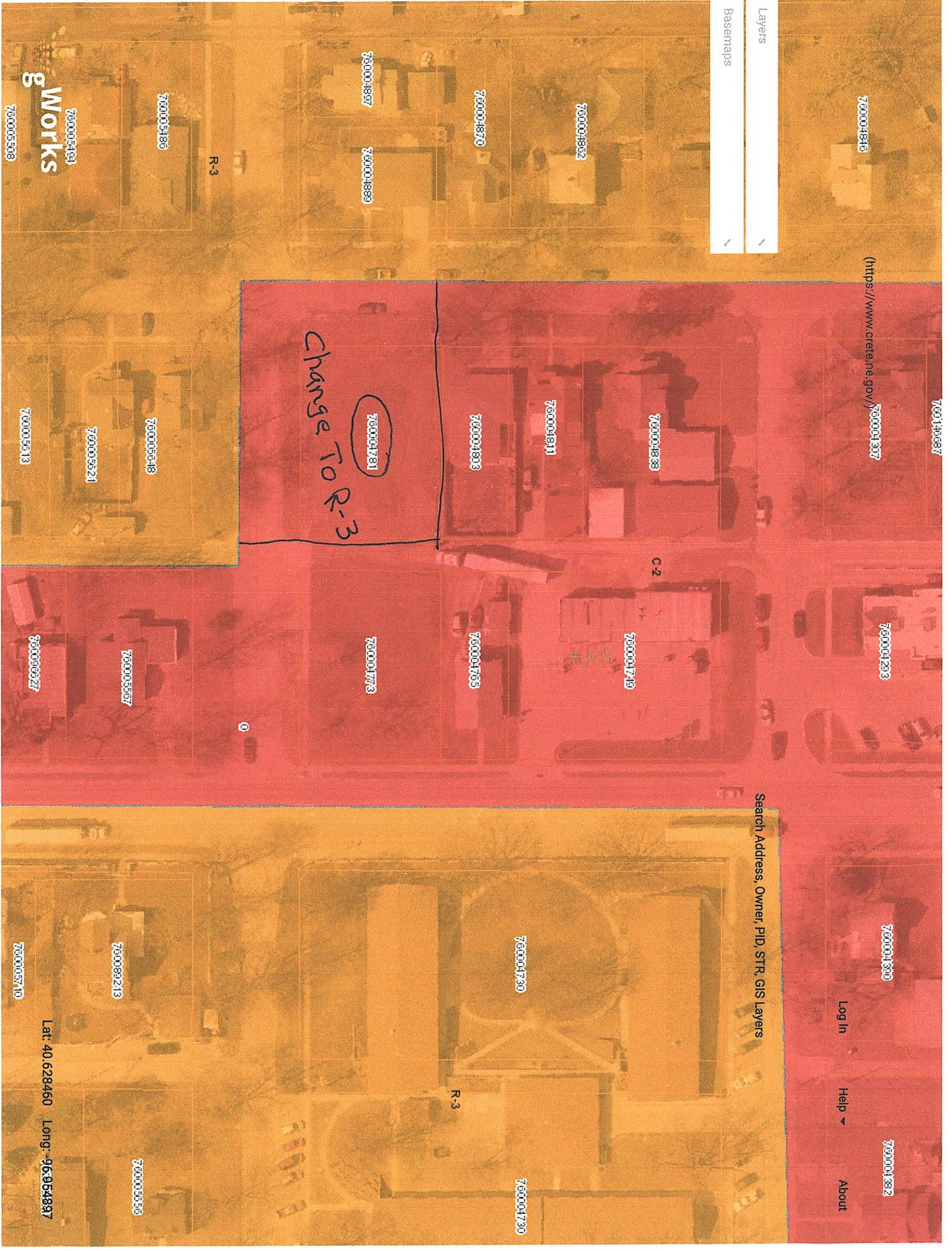
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Lat: 40.628460 Long: -96.954897



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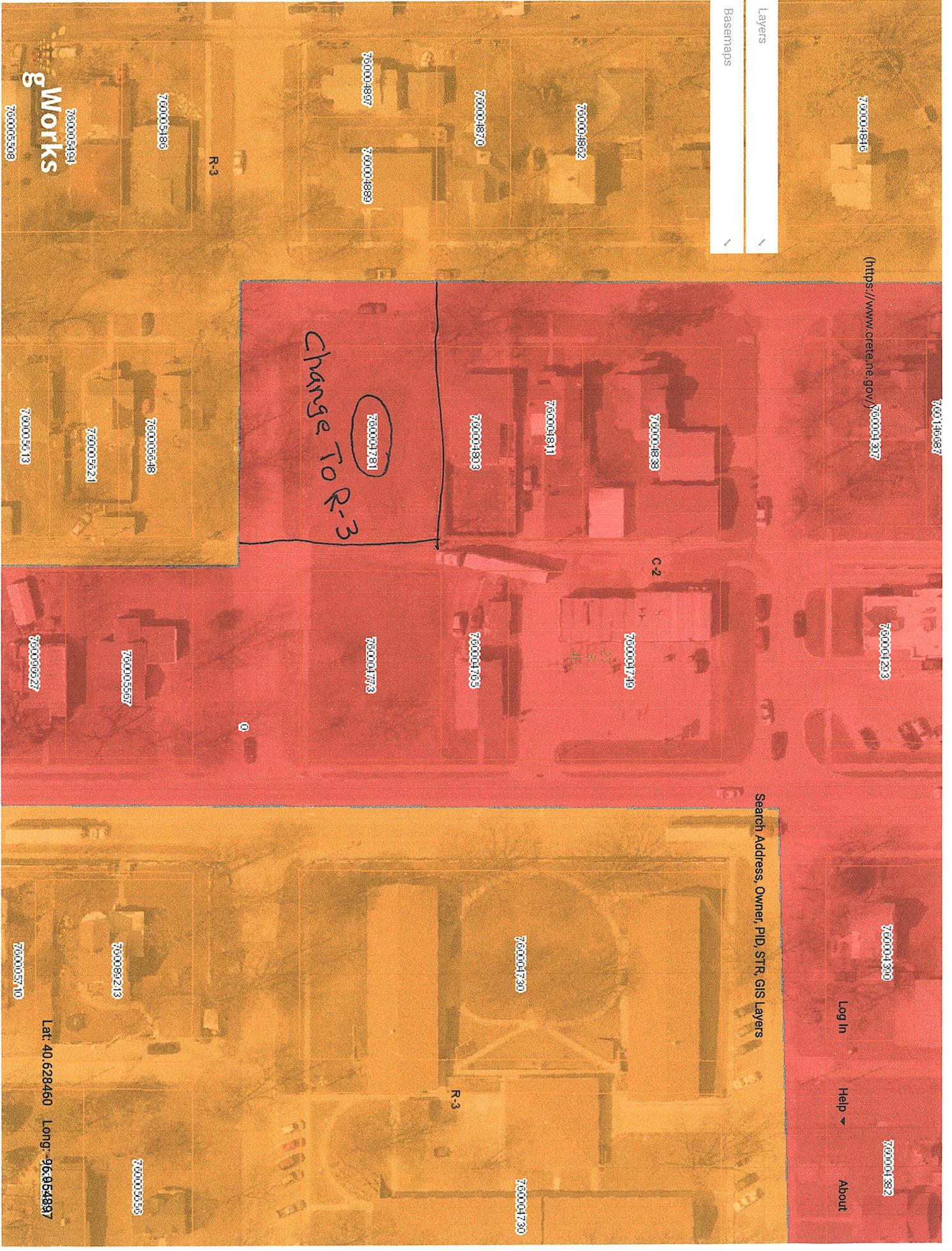
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