

Planning Commission Meeting
Monday, October 28, 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. Discussion on zoning rewrite

3.C. Discussion on suspension of small lot zoning enforcement in A1

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

August 26th, 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

Jennifer Robison: Absent
Carely Adame Ortiz: Present
Ryan Jindra: Present
Dave Jurena: Present
Justin Kozisek: Present
Scott Kuncl: Present
Jay Quinn: Present
Drew Rische: Present
Jeff Wenz: Present

Present: 8, Absent: 1.

City Administrator Tom Ourada was present but did not vote.

Also, present for the meeting were City Attorney Anna Burge, City Clerk Nancy Tellez, and Finance Director Wendy Thomas, Richard Onnen with E & A Consulting Group, Inc, and Ron Dittmer and Terry Dittmer.

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 Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jeff Wenz: Aye
Aye: 8, No: 0

3.B. Consider the Dittmer Commercial Preliminary Plat

City Administrator Tom Ourada explained that this is the Dittmer Commercial Preliminary Plat and there is also a letter requesting some things to be waived. This property is on 29th st and Iris Avenue.

Richard Onnen with E & A Consulting Group, Inc. provided copies of the preliminary and final plat to the planning commission members. Onnen explained that this is in C-1 zoning and it is 9.5 acres. There are 7 commercial lots the parking is conceptual. The letter submitted for variances requested the following:

1. To allow private roadways within the development.

(Article 3 Subdivision Regulations, 11-307, (12))

2. To allow cross parking to meet required parking requirements within Lots 2 through 7.

(Article 5 Supplementary Regulations, 11-508, (2)(c))

3. To allow the sidewalk and street trees along the east side of Iris Avenue between 29th Street and Big

Mac Drive to be located outside of the street right-of-way and within a pedestrian and landscape Easement on Lot 1.

(Article 5 Supplementary Regulations, 11-524, (2)(b) and (c))

4. To allow the sidewalk along the south side Big Mac Drive, adjacent to Outlot A, not to be installed until

such time as Outlot A is developed or the City of Crete determines necessary.

(Article 5 Supplementary Regulations, 11-524, (2)(b))

5. To allow the sidewalk and street trees along the east side of Iris Avenue, adjacent to Outlot A, not to be

installed until such time as Outlot A or the property south of Outlot A is developed or at such time as the

City of Crete determines necessary.

(Article 5 Supplementary Regulations, 11-524, (2)(b) and (c))

Ourada explained that the private streets would be to city standards. There will be no parking on the streets. Sidewalks on the south side will be required or when the city deems it necessary. Ourada explained that the City would plow through there to the residential area, and it would be up to the association to plow inside the commercial area. Planning Commission member Justin Kozisek asked about a traffic light on 29th Street. Ourada explained that there could be a future traffic study.

Ourada explained that the preliminary plat includes all the requirements. The final plat includes all the guarantees that the developer will include.

Recommend to the City Council the Dittmer Commercial Preliminary Plat. Carried with a motion by Ryan Jindra and a second by Scott Kuncl.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jeff Wenz: Aye
Aye: 8, No: 0

3.C. Consider the Dittmer Commercial Final Plat

Onnen explained that the final plat subdivides the property, creating 3 lots. In the future, depending on what will be built.

Recommend to the City Council the Dittmer Commercial Final Plat Carried with a motion by Drew Rische and a second by Jay Quinn.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jeff Wenz: Aye
Aye: 8, No: 0

4. Officers' Reports

5. Adjournment

The meeting adjourned at 7:41 p.m.