

Planning Commission Meeting
Monday, January 27, 2025 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.A.1. December 16th, 2024 Planning Commission Meeting Minutes

3.B. Public Hearing on Proposed Zoning Map Amendment Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

3.C. Public Hearing on proposed Zoning Change Request Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

3.D. Consider a recommendation to the City Council on Proposed Zoning Map Amendment Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

3.E. Consider a recommendation to the City Council on proposed Zoning Change Request Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

3.F. Discussion on new international pool standards that state a safety cover that meets certain criteria can replace a fence around a pool.

3.G. Consider Ordinance 2235 amending subdivision applicability

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

December 16th, 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:	Present
Carely Adame Ortiz:	Present
Ryan Jindra:	Absent
Dave Jurena:	Present
Justin Kozisek:	Absent
Scott Kunch:	Present
Jay Quinn:	Absent
Drew Rische:	Present
Jeff Wenz:	Present

Present: 6, Absent: 3.

City Administrator Tom Ourada was present but did not vote.

Also, present for the meeting were City Attorney Anna Burge, City Clerk Nancy Tellez, Finance Director Wendy Thomas, and Building Inspector Trent Griffin

Dimas Adame Luna was also present for the meeting.

3. Items of Business

3.A. Approve Planning Commission Minutes

3.A.1. November 25th, 2024 Planning Commission Minutes

Jennifer Robison motioned to approve the November 25th, 2024 meeting minutes seconded by Scott Kuncl

Carely Adame Ortiz: Aye, Jennifer Robison: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Dave

Jurena: Aye, Drew Rische: Aye

Aye: 6, No: 0

3.B. Discuss and set Public Hearing date and time for Zoning change request for #760050961 commonly known as 675 Arizona Ave from C3 to R3.

City Administrator Tom Ourada explained that Dimas Adame Luna owner of the property was present for the meeting and would like to remove a mobile home that is currently there and build a home on the property. Ourada explained that you can't ask for a change request for something that you don't want to follow but it's for something that you can't follow.

Ourada explained that the change request is from C-3 to R-3 and this would be contiguous with R-3 that is next to the property.

Ourada explained that this is just background information what the Planning Commission will do is set the date and time for the Public Hearing. Notice has to be sent to the newspaper and also posted on the property.

Scott Kuncl motioned to set the Public Hearing date and time for January 27th, 2025 at 7:00 p.m. seconded by Drew Rische

Jennifer Robison: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Drew Rische: Aye
Aye: 5, No: 0

Abstained with conflict of interest: Carely Adame Ortiz

3.C. Discuss the 1 and 6-year plan

City Administrator Tom Ourada went through and explained the 1 and 6-year plan. The Planning Commission members were able to also look at the maps for both the 1 and the 6-year plan.

4. Officers' Reports

5. Adjournment

Planning Commission Chair Dave Jurena adjourned the meeting at 7:25 p.m.

ORDINANCE NO. 2235

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO PLANNING AND ZONING; TO AMEND SECTION 11-303 OF THE CRETE MUNICIPAL CODE; TO AMEND TO REQUIRE ALL SUBDIVISIONS RECEIVE APPROVAL, REGARDLESS OF SIZE OF THE PROPERTY.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That Chapter 11, Article 3, Section 11-303 of the Crete Municipal Code be amended as follows:

11-303 Applicability

- (1) Any plat hereafter made for each subdivision or part thereof lying within the jurisdiction of this Article shall be prepared for approval and recorded as herein prescribed. The regulations contained herein shall apply to the subdivision of a lot, tract, or parcel of land into two or more lots, tracts, or other division of land for the purpose of sale or development, whether immediate or future, including the resubdivision or replatting of land or lots, ~~except that the division of land when the smallest parcel created is more than ten acres in area shall be exempt from these regulations.~~ Further, the regulations set forth by this Article shall be minimum regulations which shall apply uniformly throughout the jurisdiction of this Article except as hereafter provided.
- (2) Each separate principal use or building within the jurisdiction of this Article shall be situated on a separate and single subdivided lot of record unless otherwise provided in the zoning ordinances of the City of Crete, Nebraska.
- (3) No subdivision of land shall be permitted within the jurisdiction of this Article unless a plat is approved in accordance with the provisions of this Article. Further, no lot in a subdivision may be sold, transferred, or negotiated to sell; no permit to erect, alter or repair any building upon land in a subdivision may be issued; and, no building may be erected in a subdivision unless a final plat has been approved by the City Council and recorded with the Saline County Register of Deeds.
- (4) These regulations shall not apply to the following:
 - ~~a. To a subdivision of land whereby the smallest parcel created or remaining is more than ten acres.~~
 - b. (a). The subdivision of burial lots in cemeteries.
 - c. (b). A change in the boundary between adjoining lands which does not create an additional lot or results in a non-conformity of an existing lot.

Section 2. That the above section shall be codified as part of the Crete City Code as stated herein.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the 4th day of February 2025.

Mayor

ATTEST:

City Clerk

Seal