

Crete Planning Commission
Monday, July 27, 2026 6:00 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 members will be recorded to determine the presence of a quorum for official actions.

3. Items of Business

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

3.A. Approve Meeting Minutes

3.A.1. June 22nd, 2026 Planning Commission Minutes

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to Sign Regulations to amend section 11-802 and create 11-824 of the Crete Municipal Code to amend mural definition and create special exception permits for murals

3.C. Recommend to the City Council Sign Regulations to amend section 11-802 and create 11-824 of the Crete Municipal Code to amend mural definition and create special exception permits for murals

3.D. Recommend to the City Council the Street Right of Way Dedication Plat

3.E. Recommend to the City Council the Dittmer West Estates Preliminary Plat

3.F. Recommend to the City Council the Dittmer West Estates Final Plat

4. Petitions - Communications - Citizen Concerns

- Citizen testimony may be limited to 3 minutes per person.
- Please do not repeat testimony that has already be heard.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

5. Officers' Reports

- Reports may be given by Officers, Departments, or Commission Members concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

6. Adjournment

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

June 22nd, 2026 at 6:00 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:	Absent
Jeff Wenz:	Present

Present: 5, Absent: 4

City Administrator Tom Ourada was also present and did not vote.

Also present: Building Inspector Trenton Griffin, City Clerk Nancy Tellez, property owner Ron

Dittmer, Professional Engineer Richard Onnen, property owner Blaine Spanjer and Finance Director Wendy Thomas

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. May 25th, 2026 Planning Commission Meeting Minutes

Scott Kuncel motioned and Jennifer Robison seconded to approve the May 25th, 2026 Planning Commission minutes.

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

Aye: 5, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2.

Scott Kuncel motioned and Carely Adame Ortiz seconded to open the Public Hearing at 6:01 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2.

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

Aye: 5, No: 0

City Administrator Tom Ourada stated that we missed the Parcel ID: 760144138 I1 to C2. Luckily we didn't alter the Future Land Use Map and we can do all that at the same time. Property owner Blaine Spanjer was present and stated that the Parcel ID was missed at the last meeting but it was included in the map and discussed at the last meeting. Ourada added that it is substantially contiguous.

Scott Kuncel motioned and Carely Adame Ortiz seconded to close the Public Hearing at 6:03 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2.

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

Aye: 5, No: 0

3.C. Consider a recommendation to the City Council on the proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2

Scott Kuncel motioned and Jeff Wenz second to recommend to the City Council on the proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2

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

Aye: 5, No: 0

3.D. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

Carely Adame Ortiz motioned and Scott Kuncel seconded to open the Public Hearing at

6:05 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

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

Aye: 5, No: 0

City Administrator Tom Ourada stated that there are a couple plats that will be shown along with the zoning change. The zoning change from C1 to R3 is the first step. The plats will not work without a zoning change. They are working with the plats along with the City Engineer. Ourada stated the Ron Dittmer the developer and Professional Engineer Rick Onnen, with E & A Consulting Group, Inc. are also present at the meeting. Ourada added the City Engineer also looked at the zoning change and did not see any issue with it. Onnen stated that they are requesting the zoning change. The plan for the area will include 13 attached multifamily units. 12 of those will be fourplexes and 1 triplex and six single family attached homes. The Preliminary Plat of the Dittmer West Estates was shown during the meeting. Onnen mentioned that the plats will be presented in the coming weeks.

Scott Kuncel motioned and Jeff Wenz seconded to close the Public Hearing at 6:12 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

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

Aye: 5, No: 0

3.E. Consider a recommendation to the City Council on the proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

Scott Kuncel motioned and Jeff Wenz seconded to recommend to the City Council on the proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

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

Aye: 5, No: 0

3.F. Public Hearing to hear testimony in favor of and in opposition to and answer questions in relation to amending the Future Land Use Map

Jennifer Robison motioned and Carely Adame Ortiz seconded to open the Public Hearing at 6:13 p.m. to hear testimony in favor of and in opposition to and answer questions in relation to amending the Future Land Use Map

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

Aye: 5, No: 0

City Administrator Tom Ourada explained that as part of the Comprehensive Plan you

have a Future Land Use Map and that's a guide on how you will develop going forward into the future. Ourada explained that this is the future Land Use Map and there are two sections on it and both are designated in black with changes. This is what is being proposed for changes to the Future Land Use Map to go along with the recommendations to the City Council on the individual changes that were done.

Scott Kuncel motioned and Jeff Wenz seconded to close the Public Hearing at 6:14 p.m. to hear testimony in favor of and in opposition to and answer questions in relation to amending the Future Land Use Map

Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye, Jeff Wenz: Aye,
Aye: 5, No: 0

3.G. Consider a recommendation to the City Council on amending the Future Land Use Map

Jennifer Robison motioned and Carely Adame Ortiz seconded to recommend to the City Council on amending the Future Land Use Map

Dave Jurena: Aye, Scott Kuncel: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye,
Aye: 5, No: 0

4. Petitions - Communications - Resident Concerns

5. Officers' Reports

City Administrator Tom Ourada stated that there might be a special meeting when the preliminary and final plats are done.

Ourada stated that the Planning Commission has seen the plats and the City of Crete Engineer has been going back and forth with the developer and his Engineer and putting everything together. There are a couple more things that need to be addressed and reviewed.

Ourada stated that there is a section in the City of Crete's zoning that deals with murals and signs. There was a City Council meeting last week in which someone questioned the difference between a mural and a sign. A mural by the City's definition is a painting of a picture. A sign can be a painting with the name of the store or the location of the store.

There is a sign/mural on the side of the Isis Theater and that with the marquee exceeds the allowable sign space. There was a lot of discussion at that meeting and Ourada explained that you can't say something is okay to the Council that is not allowed by code. You have the option of saying as a majority owner and Council it has to be altered or you can change the regulation. That night there was a consensus that they would change it. The next day the Mayor asked what needs to be done to change the ordinance. Ourada explained that this would go to the Planning Commission and then to the City Council. Ourada recommenced to start with the Planning Commission with changing the definition and then making it a special exception use. Ourada explained that he is going to be talking to the City's Planner Marvin and Associates how an ordinance like that would look with a special exception use.

6. Adjournment

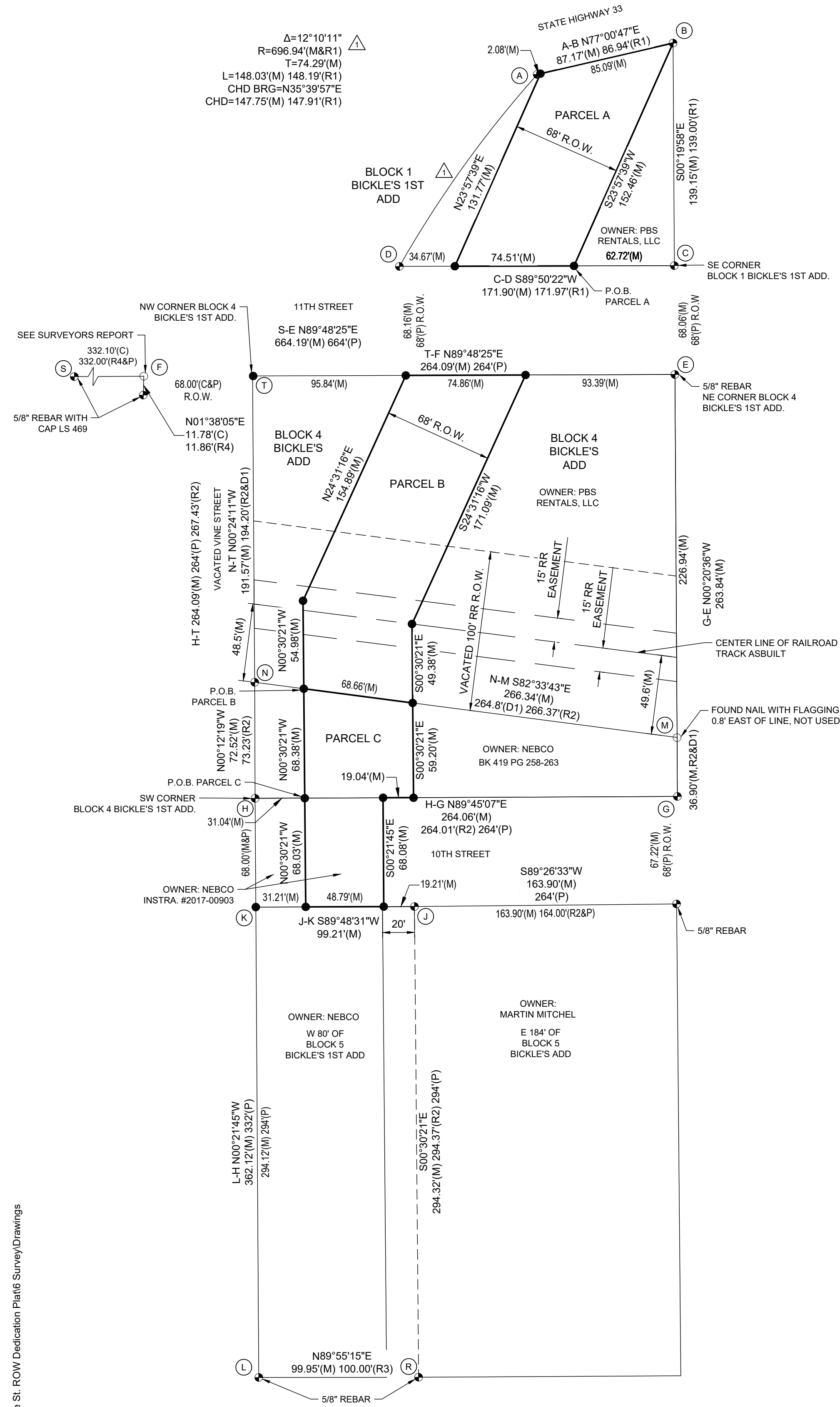
The meeting adjourned at 6:22 p.m.



JEO CONSULTING GROUP

JEO Consulting, Inc.
2000 Q Street, Suite 500
Lincoln, NE 68503
402.435.3080 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

STREET RIGHT-OF-WAY DEDICATION PLAT
CITY OF CRETE, SALINE COUNTY, NEBRASKA



PERIMETER DESCRIPTION:

PARCEL A
A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 82.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°50'22"W ON SAID SOUTH LINE, A DISTANCE OF 74.51 FEET; THENCE N23°57'39"E, A DISTANCE OF 131.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS RECORDED IN BOOK 83, PAGE 96; THENCE N77°00'47"E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.09 FEET TO THE EAST LINE OF SAID BLOCK 1; THENCE S23°57'39"W, A DISTANCE OF 152.46 FEET TO THE POINT OF BEGINNING, CONTAINING 9,664 SQUARE FEET, MORE OR LESS.

PARCEL B
A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500 AND THE POINT OF BEGINNING; THENCE CONTINUING N00°30'21"W, A DISTANCE OF 54.98 FEET; THENCE N24°31'16"E, A DISTANCE OF 154.89 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°48'25"E ON SAID NORTH LINE, A DISTANCE OF 74.86 FEET; THENCE S24°31'16"W, A DISTANCE OF 171.09 FEET; THENCE S00°30'21"E, A DISTANCE OF 49.38 FEET TO SAID NORTH LINE; THENCE N82°33'43"W ON SAID NORTH LINE, A DISTANCE OF 68.66 FEET TO THE POINT OF BEGINNING, CONTAINING 14,632 SQUARE FEET, MORE OR LESS.

PARCEL C
A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION AND PART OF THE ADJACENT 10TH STREET, RIGHT OF WAY DEEDED IN INSTRUMENT #2017-00903 IN THE OFFICE OF THE RECORDER OF SALINE COUNTY, NEBRASKA, PART OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500; THENCE S82°33'43"E ON SAID NORTH LINE OF SURVEY, A DISTANCE OF 68.66 FEET; THENCE S00°30'21"E, A DISTANCE OF 59.20 FEET TO SAID SOUTH LINE; THENCE S89°45'07"W ON SAID SOUTH LINE, A DISTANCE OF 19.04 FEET; THENCE S00°21'45"E ON THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT #2017-00903, A DISTANCE OF 68.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF 10TH STREET; THENCE S89°48'31"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 48.79 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.03 TO THE POINT OF BEGINNING, CONTAINING 7,664 SQUARE FEET, MORE OR LESS.

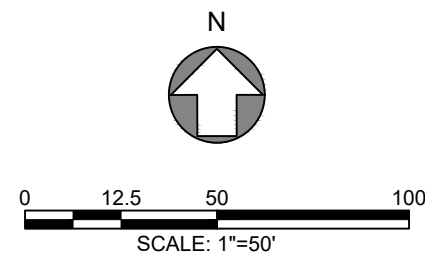
DEDICATION:

KNOW ALL BY MEN BY THESE PRESENTS: BLAINE SPANJER, BEING THE OWNER OF PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCELS A AND B, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

BLAINE SPANJER, OWNER
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

KNOW ALL BY MEN BY THESE PRESENTS: JACK P. ABLE, BEING THE PRESIDENT OF NEBCO, INC., A NEBRASKA CORPORATION OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCEL C, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

JACK P. ABLE, PRESIDENT
NEBCO, INC., A NEBRASKA CORPORATION



- LEGEND
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - M MEASURED DISTANCE
 - D1 DEEDED DISTANCE, DATE DEC. 19, 1988 TO MISSOURI PACIFIC RAILWAY
 - R1 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
 - R2 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
 - R3 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 372-417
 - R4 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 1233-116

NOTE: ALL BEARINGS ARE BASED ON SALINE COUNTY LOW DISTORTION PROJECTION.

OWNERS CERTIFICATION:

KNOWN ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE DEDICATED AS STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 2026.

BLAINE SPANJER, OWNER
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 2026.

JACK P. ABLE, PRESIDENT
NEBCO, INC., A NEBRASKA CORPORATION

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED BLAINE SPANJER, WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED JACK P. ABLE, WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL:

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2026.

DAVE JURENA, CHAIRPERSON

CITY COUNCIL APPROVAL:

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF CRETE, SALINE COUNTY, NEBRASKA ON THIS _____ DAY OF _____, 2026.

DAVE BAUER, MAYOR NANCY TELLEZ, CITY CLERK

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF CRETE. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF AN EXISTING UNPLATTED ROAD LOCATED IN BLOCKS 1 AND 4 AND ADJACENT ROAD RIGHT OF WAY LOCATED IN BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

MONUMENTS WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR WITH CAP MARKED "PLS 570". UNLESS NOTED OTHERWISE, ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "SURVEY MARKER WEERS LS 807", UNLESS NOTED OTHERWISE.

FOR POINT T, I PRORATED LINE S-E. FOR POINT K, I HELD THE PLATTED RIGHT OF WAY DISTANCE AND ON LINE L-H. POINT F, FOUND SURVEY SPIKE IN TREE BASE, 0.5' EAST OF RECORDED MEASUREMENT FROM R4, SIEDSCHLAG 1233-116, NOT USED, TREE AT CALCULATED LOCATION NOT SET.

ALL BEARING AND DISTANCES WERE PRODUCED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SIELER MIDWEST RTK NETWORK OR A TRIMBLE R12i GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

TYLER J. WEERS, PLS 807

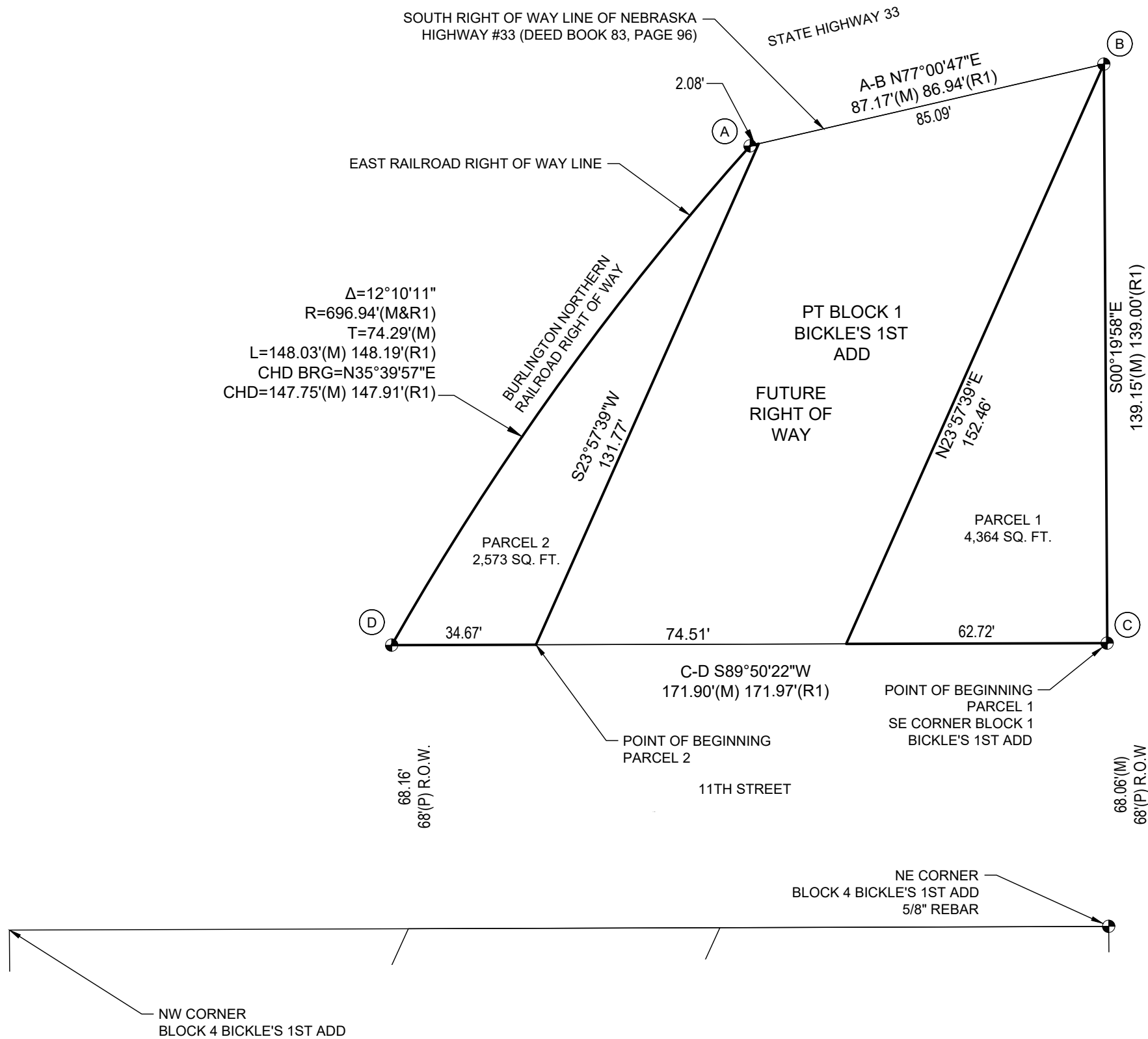
RIGHT OF WAY
DEDICATION
PART OF BLOCKS 1 AND 4,
BICKLE'S 1ST ADDITION
TO CITY OF CRETE,
SALINE COUNTY,
NEBRASKA

JEO Project No.: 261144
Date: 5/29/2026
QAQC: TW
Field Book: MISC #7
Field Crew: NPH
Survey File No.: 2026-107
Drawn By: MDM

US SURVEY FEET (sFT)

SHEET

PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO
CITY OF CRETE



PERIMETER DESCRIPTION:

PARCEL 1

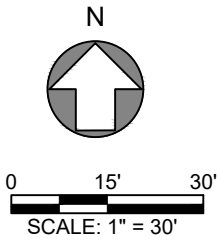
A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 62.72 FEET; THENCE N23°57'39"E, A DISTANCE OF 152.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS DESCRIBED AND RECORDED IN BOOK 83, PAGE 96 AND TO THE EAST LINE OF SAID BLOCK 1; THENCE S00°19'58"E ON SAID EAST LINE, A DISTANCE OF 139.15 FEET TO THE POINT OF BEGINNING, CONTAINING 4,364 SQUARE FEET, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 137.23 FEET; THENCE CONTINUING S89°50'22"W ON SAID SOUTH LINE, A DISTANCE OF 34.67 FEET TO THE EAST RAILROAD RIGHT OF WAY LINE AND A POINT OF NON-TANGENT CURVATURE; THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE ON A 696.94 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 148.03 FEET, THE CHORD OF SAID CURVE BEARS N35°39'57"E, A DISTANCE OF 147.75 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS DESCRIBED AND RECORDED IN BOOK 83, PAGE 96; THENCE N77°00'47"E ON SAID SOUTH LINE, A DISTANCE OF 2.08 FEET; THENCE S23°57'39"W, A DISTANCE OF 131.77 FEET TO THE POINT OF BEGINNING, CONTAINING 2,573 SQUARE FEET, MORE OR LESS.

Project No.: R261144
Date: 5/29/2026
QAQC: AJG
Scale: 1" = 30'
Field Book: MISC #7
Field Crew: NH
Drawn By: TJW

JEO CONSULTING GROUP



US SURVEY FEET (±FT)

Sheet 1 of 1
Survey File No.: 2026-126

JEO Consulting, Inc.
2000 Q Street, Suite 500
Lincoln, NE 68503
402.435.3080 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

MONUMENT FOUND
MONUMENT SET
CALCULATED POINT
POINT OF BEGINNING
P.O.B.
R.O.W.
M
R1

LEGEND
MONUMENT FOUND
MONUMENT SET
CALCULATED POINT
POINT OF BEGINNING
P.O.B.
R.O.W.
M
R1

PRELIMINARY PLAT

CRETE, NEBRASKA

SURVEYOR:
CATLETT SURVEYING
THOMAS CATLETT
13650 S. 150TH COURT
BENNET, NE 68317
402-217-5816



DATE _____

— — — — —	BOUNDARY LINE
— — — — —	SECTION LINE
— — — — —	ADJACENT PROPERTY LINE
—————	PROPOSED LOT LINE
—————	CENTERLINE
—————	RIGHT-OF-WAY LINE
- - - - -	EASEMENT LINE
	SECTION CORNER
●	PROPERTY CORNER FOUND (AS NOTED)
○	PROPERTY CORNER CALCULATED
	PROPERTY CORNER SET (5/8"x24" CAPPED REBAR PLS 502)
(P)	PLATTED DISTANCE
(M)	MEASURE DISTANCE
— X — X —	FENCE LINE

ATTEST _____
NANCY TELLEZ, CITY CLERK

**Preliminary Plans
Not for Construction**

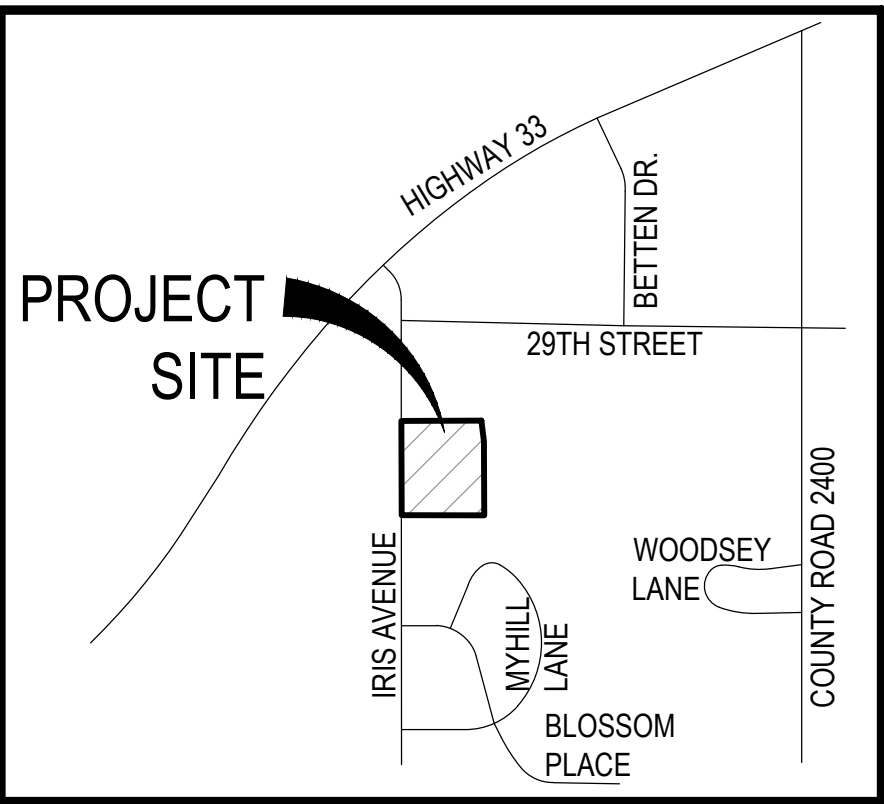
SITE & UTILITY PLAN

Fig No:	P2022-289/004
Date:	06/05/2026
Designed By:	MLKJDB
Drawn By:	MLKJLJWJLBLE
Scale:	AS SHOWN

Sheet: 190th | outborn

DITTMER WEST ESTATES

PRELIMINARY PLAT
CRETE, NEBRASKA

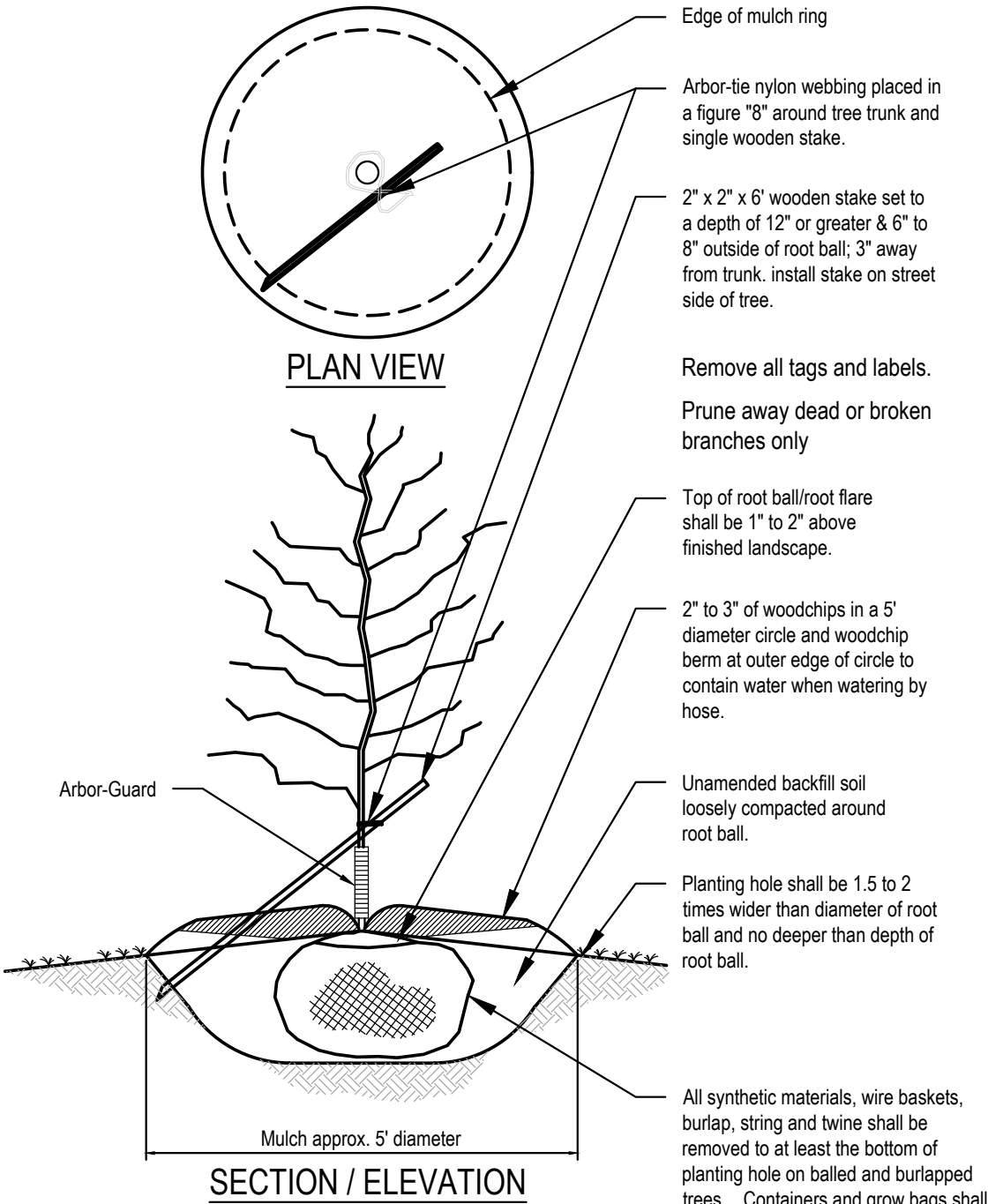


VICINITY MAP

STREET TREE PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	DESIGN		LOCATION
						WIDTH	HEIGHT	
GKO	9	Ginkgo biloba	Ginkgo	2"	B & B	35'	45'	Iris Avenue (East Side)
GSL	3	Tilia cordata 'Greenspire'	Greenspire Linden	2"	B & B	30'	40'	Wolf Creek Drive (North Side)
LOK	3	Quercus lyrata	Lyrata Oak	2"	B & B	35'	40'	Wolf Creek Drive (South Side)
HLO	4	Quercus ellipsoidalis	Hills Oak	2"	B & B	35'	40'	Kates Lane (West Side)
JTL	4	Syringa reticulata	Japanese Tree Lilac	2"	B & B	20'	25'	Deer Ridge Drive (South Side)
PSM	5	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	2"	B & B	25'	25'	Deer Ridge Drive (North Side)
MSG	6	Liquidambar styraciflua	Moraine Sweetgum	2"	B & B	35'	40'	Kates Lane (East Side)

Preliminary Plans
Not for Construction



DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES
NOT TO SCALE

LEGEND	
---	BOUNDARY LINE
- - - -	SECTION LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
+	SECTION CORNER
•	PROPERTY CORNER FOUND (AS NOTED)
△	PROPERTY CORNER SET (5/8"x24" CAPPED REBAR LS 502)
(R)	RECORD DISTANCE
(M)	MEASURE DISTANCE
- X - X -	FENCE LINE

NOTES:

- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS TO ALL UTILITIES WHICH EXIST ON OR NEAR THE PROJECT SITE. PRIOR TO PLANTING, THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-331-5666 TO HAVE UTILITIES MARKED.
- CITY ORDINANCE REQUIRES THAT PLANTED TREES HAVE MINIMUM TRUNK DIAMETER OF 2" FOR LARGE CANOPY TREES AND 1-1/2" FOR ORNAMENTAL TREES.
- STREET TREE LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO DRIVEWAY PLACEMENT.

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DITTMER WEST ESTATES
PRELIMINARY PLAT

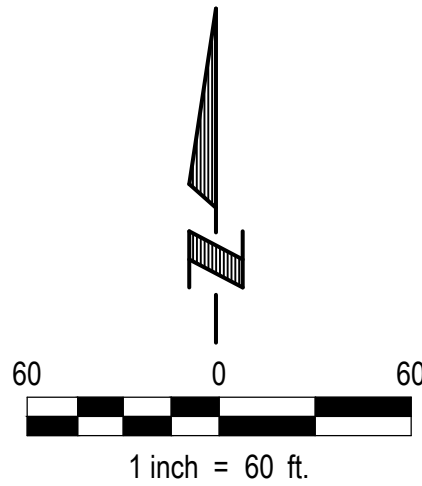
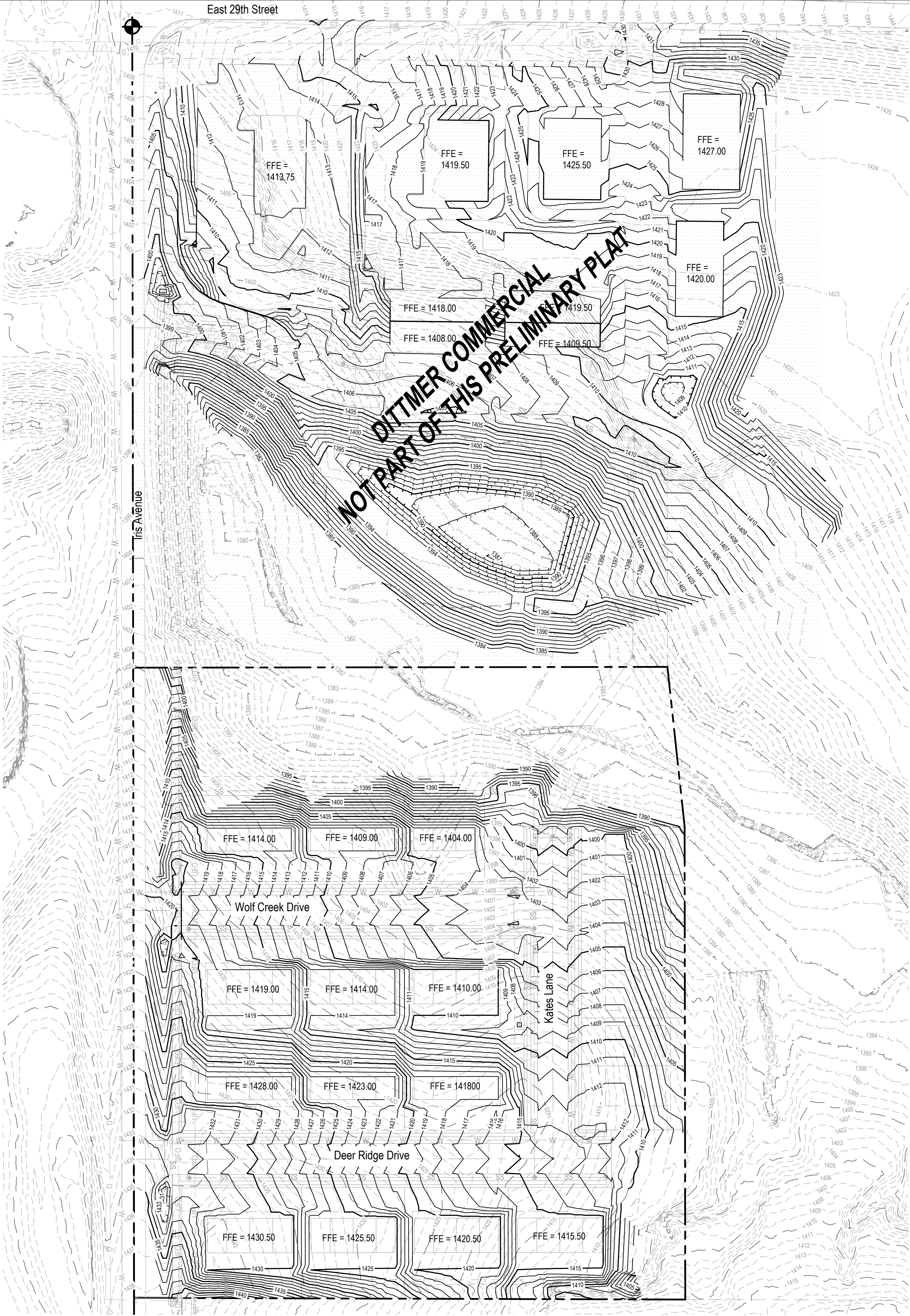
STREET TREE PLAN

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
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Revisions	Description	Date
1	MLK/DB	06/05/2026
2	AS SHOWN	
3		
4		

Proj No: P2022.289.004
Date: 06/05/2026
Designed By: MLK/DB
Drawn By: MLK/DB
Scale: AS SHOWN
Sheet: 2 of 4
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LEGEND

- Property Line
- Easement
- Existing Contours
- Proposed Contours

Preliminary Plans
Not for Construction

SURVEY NOTE:
The design of this project is based on a topographic survey provided to E & A Consulting Group, Inc. (E&A) by the client. E&A accepts no responsibility for actual field conditions of topographic features and any negative effects on the design and construction of this project. The Contractor shall field verify all elevations, vertical and horizontal control before beginning work.

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E & A CONSULTING GROUP, INC.

Engineering Answers

DITTMER WEST ESTATES

PRELIMINARY PLAT

GRADING PLAN

Proj No:	P2022.289.004
Date:	06/05/2026
Designed By:	MLK/DB
Drawn By:	MLK/JJW/BLF
Scale:	AS SHOWN
Sheet:	3 of 4

Revisions

Date	Description

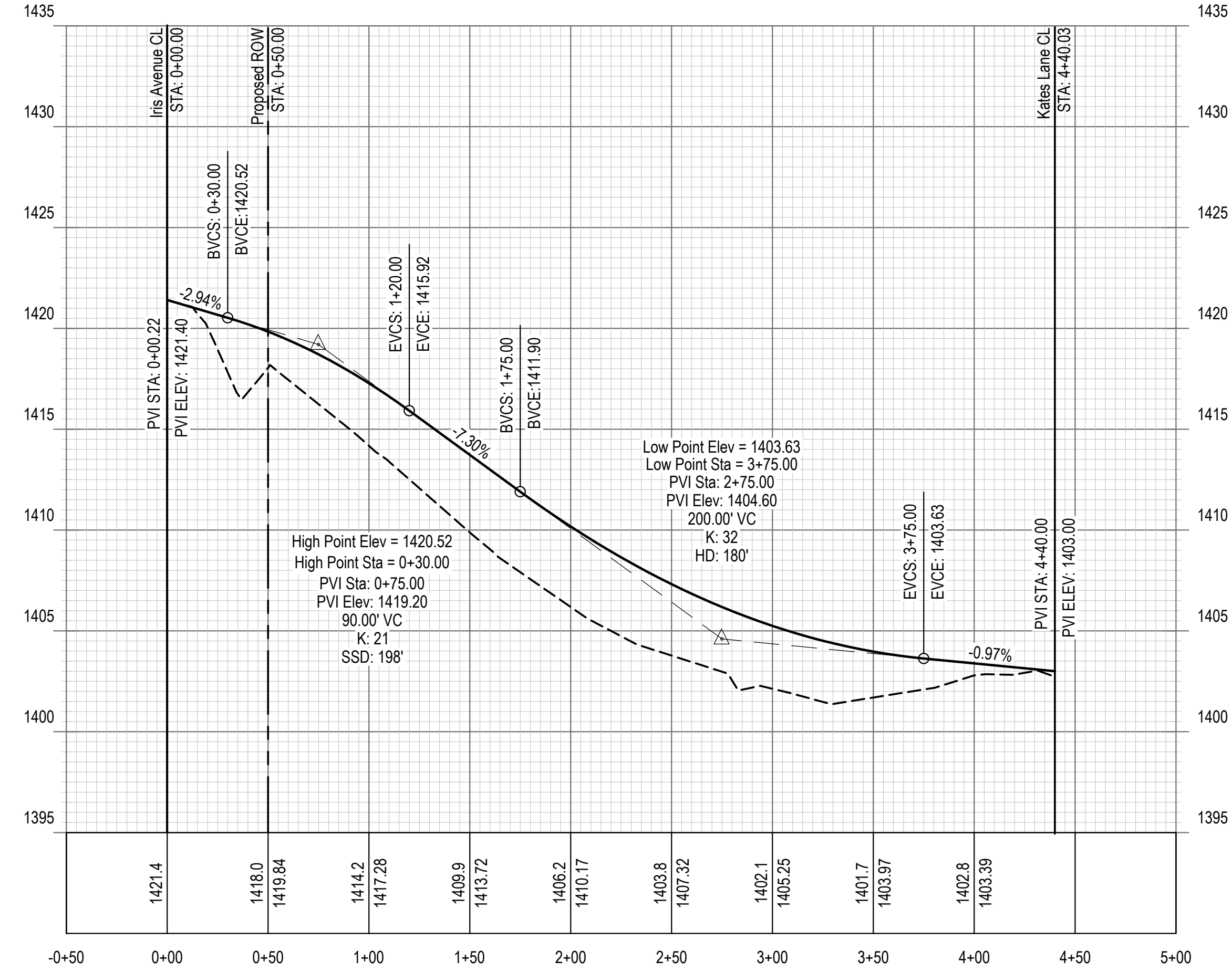
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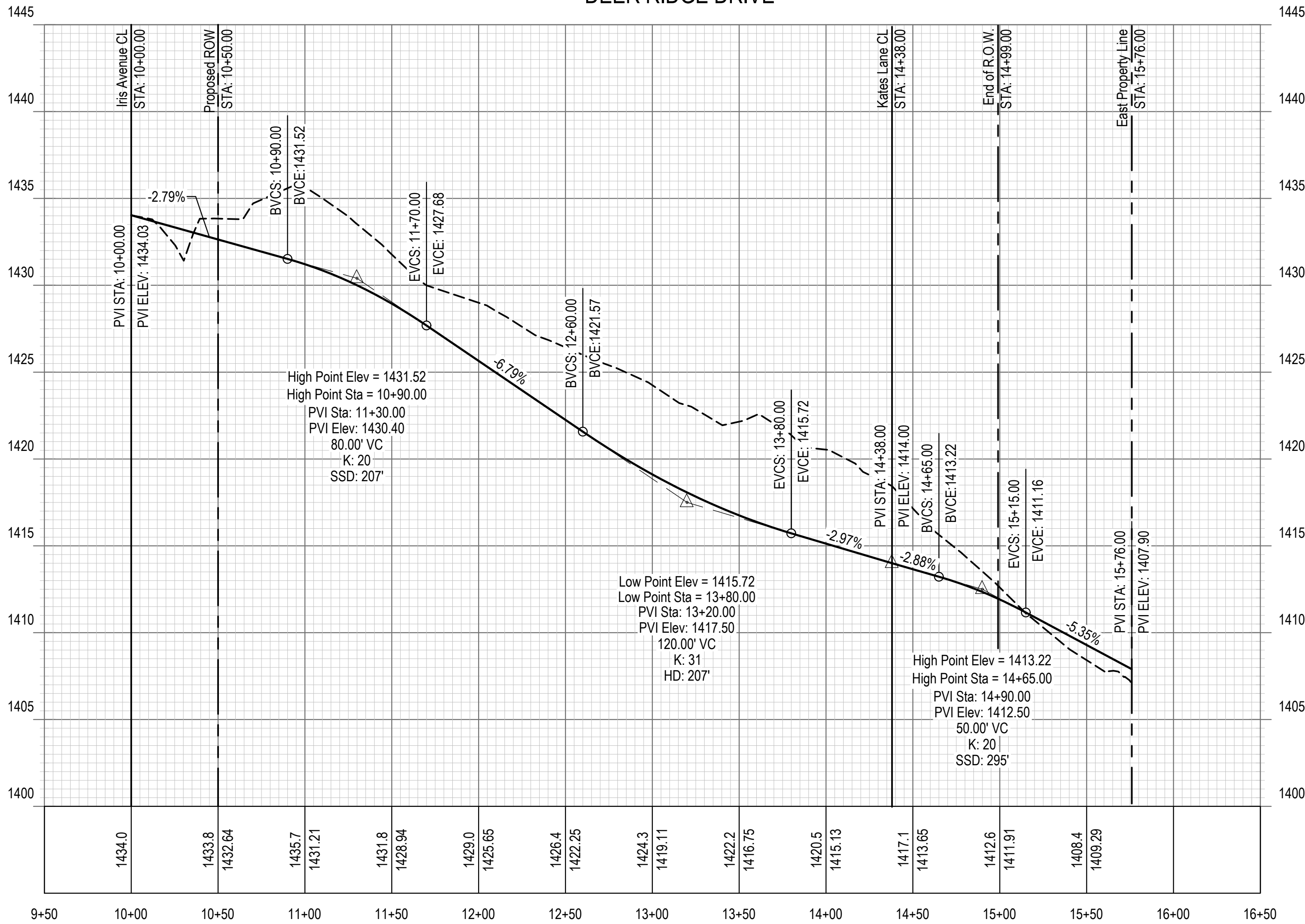
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Scale: Horiz. 1"=50'
Vert. 1"=5'

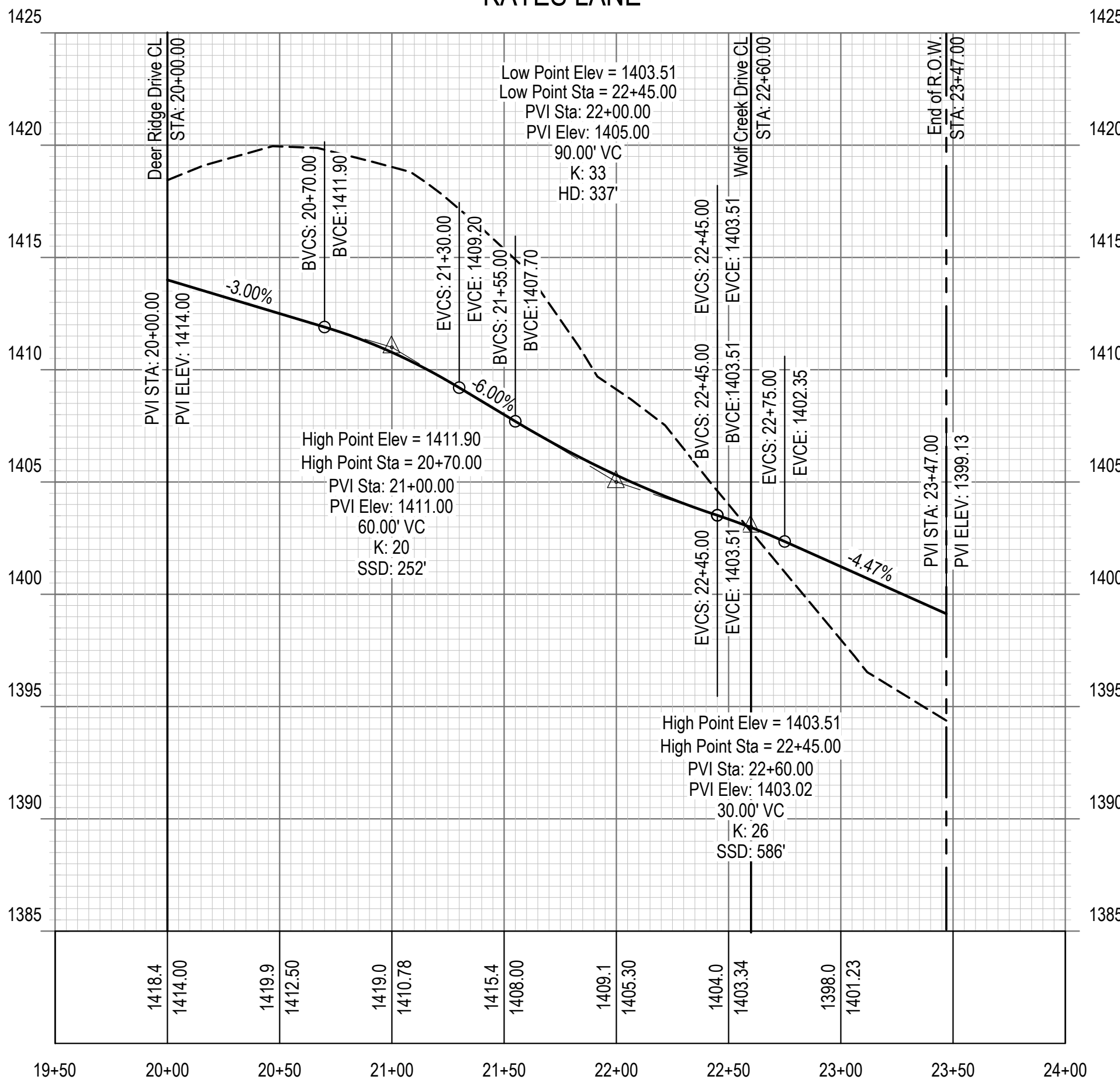
WOLF CREEK DRIVE



DEER RIDGE DRIVE



KATES LANE



DESIGN SPEED TABLE			
Street Name	Design Speed (mph)	Minimum K-Value	
		Crest	Sag
Wolf Creek Drive	25	20	30
Deer Ridge Drive	25	20	30
Kates Lane	25	20	30

Preliminary Plans
Not for Construction

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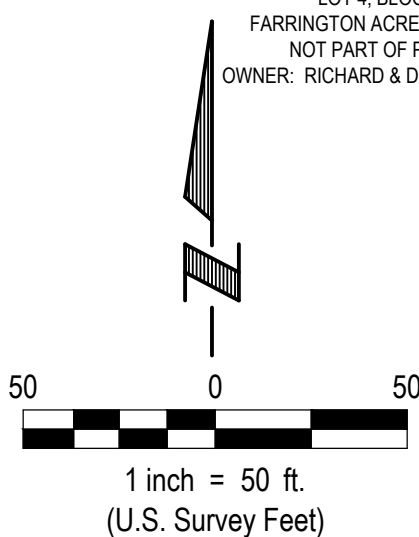
DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET PROFILES

Revisions	
Δ	Description

Proj No: P2022.289.004	Date: 06/05/2026	Designed By: MLK/DB	Drawn By: MLK/JJW/MLF	Scale: AS SHOWN	Sheet: 4 of 4
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FINAL PLAT



KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, DITTMER & DITTMER, LLC, OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRAZED WITHIN THE AS SHOWN AND INTEND TO BE SUBDIVIDED INTO LOTS AND STREET, TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS DITTMER WEST ESTATES ADDITION, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR USE, THE STREETS AS SHOWN ON THE FINAL PLAN. WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, OVER, UPON OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAN. THE USE OF ANY OF THE STREETS OR UTILITIES OR TREES SHALL BE PROHIBITED IN SUCH EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHT HEREIN GRANTED.

THE RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

WITNESS OUR HAND THIS _____ DAY OF _____, 2024

DITTMER & DITTMER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

RONALD W. DITTMER, MEMBER

STATE OF NEBRASKA }
COUNTY OF _____ } SS

NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

△
●
◐
(M)
(P)
R.O.W.

- TOTAL LOTS = 19
TOTAL OUTLOTS = 2
TOTAL ACRES = 8.69

I, THOMAS B. CATLETT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO CERTIFY THAT I HAVE ACCURATELY SURVEYED THE FOLLOWING SUBDIVISION AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY SURVEYS, AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS, AS SHOWN ON THE FINAL PLAT.

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'A', DITTMER COMMERCIAL ADDITION; THENCE N89°58'06" (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER COMMERCIAL ADDITION, A DISTANCE OF 583.32 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A', DITTMER COMMERCIAL ADDITION; THENCE S06°07'45" A DISTANCE OF 167.82 FEET; THENCE S00°04'52" A DISTANCE OF 494.46 FEET TO A POINT ON THE SOUTH LINE OF OUTCLOT 'A', DITTMER ESTATES ADDITION; SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF LOT 4, BLOCK 3, FARRINGTON ACRES ADDITION; THENCE N89°43'20" ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION; SAID LINE ALSO BEING THE NORTH LINE OF LOTS 3 & 4, BLOCK 3, FARRINGTON ACRES ADDITION; A DISTANCE OF 516.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 3, FARRINGTON ACRES ADDITION; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 3, FARRINGTON ACRES ADDITION; THENCE N89°35'43" W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION; SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION; A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION; SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF IRIS AVENUE; THENCE N89°37'54" CONTINUING ON THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N00°04'52" W ALONG THE WEST LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION; SAID LINE ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; A DISTANCE OF 658.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 378,709.64 SQUARE FEET OR 8.69 ACRES, MORE OR LESS.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS SHOWN OTHERWISE, AND ARE IN FEET OR DECIMALS OF A FOOT.

SIGNED THIS _____ DAY OF _____, 20____

P.L.S. #502

THIS PLAT OF DITTMER WEST ESTATES ADDITION WAS APPROVED BY THE CRETE PLANNING COMMISSION
ON THIS

____ DAY OF _____, 2024

DAVE JURENA, COMMISSION CHAIR

ATTEST: _____
TOM OURADA, ZONING ADMINISTRATOR

THIS PLAT OF DITTMER WEST ESTATES ADDITION WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS

____ DAY OF _____, 2024

DAVE BAUER, MAYOR

ATTEST: _____
NANCY TELLEZ, CITY CLERK

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DITTMER WEST ESTATES
ADDITION
FINAL PLAT

CRETE, NEBRASKA

FINAL PLAT

Proj No:	P2022.289.004
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Designed By:	MLK
Drawn By:	MLK
Scale:	1" = 50'
Sheet:	1 of 1

Marcia Kinning	6/4/2026 3:55 PM	K:\Projects\2022\289\p04\Planning & Platting\Platting\Final Plat\FP West- SHEETS-000.dwg
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