

Crete Planning Commission
Thursday, August 13, 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. July 27th, 2026 Planning Commission Minutes

3.B. Lerma Way Addition

3.C. Ordinance 2281 amending administrative subdivision requirements

4. Petitions - Communications - Resident Concerns

- Resident 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

July 27th, 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: Present

Dave Jurena: Present

Justin Kozisek: Present

Scott Kunch: Present

Jay Quinn: Absent

Drew Rische: Present

Jeff Wenz: Present

Present: 8, Absent: 1

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

Also present: Building Inspector Trenton Griffin, City Clerk Nancy Tellez, Ron Dittmer, and Blaine Spanjer

3. Items of Business

3.A. Approve Meeting Minutes

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

Scott Kuncel motioned and Jennifer Robison seconded to approve the June 22nd, 2026 Planning Commission minutes.

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

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

Justin Kozisek 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 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

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

City Administrator Tom Ourada explained that this was spurred by the Isis Theatre mural and the City Attorney did a lot of research because murals are protected by the first amendment. Anything that contains an advertisement is not a mural and this tries to define that. Planning Commission member Justin Kozisek asked if the process is coming to the building inspector with an application. Planning Commission Chair Dave Jurena asked if it was pictures instead of advertising and Ourada explained that advertising is defined as identifying what it is and location and any other verbiage that is attached to it. Ourada explained that the Isis Theatre can be made into a mural and right now it meets the statutory definition of a sign because it identifies the Isis Theatre Crete, Nebraska. Planning Commission member Scott Kuncel asked how it can be made into a mural and Ourada stated that by removing the lettering.

Kozisek asked Ourada if this includes murals on buildings that were previously done from the 1990's and Ourada stated that if they are murals without the definition of advertising, they would be fine. Kuncel asked if there are buildings with murals with the business name and Ourada stated that is somewhat subjective.

Ourada explained that the City of Crete has a Historic Preservation Commission and maybe there is a historic building that a mural wouldn't be consistent with that. That would go to the Historic Preservation Commission. Kozisek asked if this would just keep adding to the policies. Ourada explained that Crete is very light on policies compared to other communities. The zoning we are looking at is three times larger than what we currently have and it is based on Hickman's and the other places where the zoning was taken from Norfolk, and Hastings.

Ourada further explained that it would have to go through the policy system and is it compatible with the Historic Preservation and they prohibit it to the extent where there are no tax credits and various things like that. If it was advertising, then it could be in conflict with our sign ordinance and if it was a mural otherwise it would probably be fine other than it may conflict with commercial or residential design standards. Ourada added that the application would go to the Planning Commission and then to the City Council.

Scott Kuncel motioned and Justin Kozisek seconded to close the Public Hearing at 6:18 p.m. 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

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

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

Scott Kunch motioned and Ryan Jindra seconded to recommend to the City Council the 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

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

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

City Administrator Tom Ourada explained that the Planning Commission could recommend approval conditionally on the plat being amended since there are a couple mistakes on the plat. They will be getting the corrected plat in the next couple of days with correct names and titles for signatures. Property owner Blaine Spanjer added that the changes are not significant and are just in the notary portion of the plat. Ourada further explained that for context this is located where Ready Mix is located by the open area by the highway.

Jennifer Robison motioned and Justin Kozisek seconded to recommend to the City Council the Street Right of Way Dedication Plat contingent on the corrected plat
Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

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

City Administrator Tom Ourada explained that the City Engineer and the consultant have been going back and forth to make sure everything is good with the Preliminary Plat. It is almost all good, there are two plat edits that need to be done. The consulting engineer forgot the meeting was tonight and didn't have those edits done. There are two right of way extensions on the two streets and they are making the changes. Those are the only two things that the City Engineer is taking issue with. Ourada explained that if the Planning Commission approved this it would be contingent on the City Engineer approving the preliminary plat.

Ryan Jindra motioned and Justin Kozisek seconded to recommend to the City Council the Dittmer West Estates Preliminary Plat contingent on the City Engineer's approval.
Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

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

City Administrator Tom Ourada explained that the right of ways are not reflected and that this is exactly the same and the final plat can be approved contingent on the City Engineer's approval. Property owner Ron Dittmer explained that he plans to build fourplexes and duplexes. Scott Kunch motioned and Jeff Wenz seconded to recommend to the City Council the Dittmer

West Estates Final Plat contingent on the City Engineer's approval.

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

4. Petitions - Communications - Resident Concerns

5. Officers' Reports

City Administrator Tom Ourada explained that the zoning rewrite is being worked on and they met with the planner last week. Ourada explained that it is much more comprehensive and contains more pictures. It has twice the zones and there are transitional zones. There are a lot more definitions and illustrated heavily and that will help to take away the confusion. Ourada explained that the City is going through it and then they will get it back to the planner with their take on logistics. Then the Planning Commission will get it for as long as they want or need and then take it to the City Council.

Ourada explained that next month they will start to have a discussion on data centers. There are concerns with data centers and people are voting for moratoriums. Ourada explained that there are 6 or 7 different types of data centers and not all have the same environmental risks. Starting that conversation and the City providing information and holding a public hearing is prudent.

6. Adjournment

The meeting adjourned at 6:35 p.m.

LERMA WAY ADDITION

A Plat of part of the Northeast Quarter of Section 33, Township 8 North,
Range 4 East of the 6th P.M., Saline County, Nebraska,

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That we, the undersigned, sole owners of the land described within the Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into lots and streets, to be numbered and named as shown. Said subdivision to be hereafter known as LERMA WAY ADDITION, and we do hereby dedicate to the public, for public use, the streets as shown on this plat. 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 plat. The construction or location of any buildings or trees shall be prohibited in said easements, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or right herein granted.

Nebco, Inc., a Nebraska Corporation
Signed this ____ day of _____, 2026.

Jack P. Abel, President of NEBCO, Inc.

HD Processing, LLC, a Nebraska Limited Liability Company
Signed this ____ day of _____, 2026.

Ethan Heusinkvelt, Authorized Representative of HD Processing, LLC

402 Trucking Inc., a Nebraska Corporation
Signed this ____ day of _____, 2026.

Maria R. Perez, President, 402 Trucking, Inc.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SALINE)

On this ____ day of _____, 2026, before me the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came to me Jack P. Abel, President of NEBCO, Inc., known to be the identical person whose name is fixed to the dedication of the foregoing plat, and he acknowledges the same to be his voluntary act and deed.

My commission expires the ____ day of _____, 2026.

Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SALINE)

On this ____ day of _____, 2026, before me the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came to me Ethan Heusinkvelt, Authorized Representative of HD Processing, LLC, a Nebraska Limited Liability Company, known to be the identical person whose name is fixed to the dedication of the foregoing plat, and he acknowledges the same to be his voluntary act and deed.

My commission expires the ____ day of _____, 2026.

Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SALINE)

On this ____ day of _____, 2026, before me the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came to me Maria R. Perez, President, of 402 Trucking Inc., a Nebraska Corporation, known to be the identical person whose name is fixed to the dedication of the administratives plat, and she foregoing the same to be her voluntary act and deed.

My commission expires the ____ day of _____, 2026.

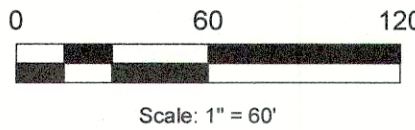
Notary Public



4535 Normal Blvd.
Suite 101
Lincoln, NE 68506
Ph: (402) 423-5202

LEGEND

- = Cor. Found (As noted)
- = Cor. Set #5 Rebar w/Red Plastic Cap Husker 440
- ✕ = Comp. Point
- (C) = Comp. Dist.
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Dead Dist.
- (R) = Record Dist.
- R1 = Record Survey 1233-116
- R2 = Record Survey 421-770
- R3 = Record Survey 1719-098



CURVE DATA

- (A) Δ = 15°44'24"
- R = 535.00'(R1&M)
- L = 146.97'(R1&C)
- C = 146.51'(R1&M)
- CB = S 68°36'50" W

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 14°40'01" W	59.00'(C)	L11	N 80°50'27" E	60.04'(M)
L2	N 20°31'59" W	121.00'(C)	L12	N 80°50'27" E	24.27'(M)
L3	N 02°29'44" W	29.00'(C)	L13	N 80°50'27" E	8.62'(R1) 8.74'(M)
L4	N 29°44'35" W	90.00'(C)	L14	S 89°54'16" E	17.13'(M)
L5	N 10°24'18" W	81.00'(C)	L15	S 89°54'16" E	155.49'(R1) 155.40'(M)
L6	N 15°18'58" W	131.00'(C)	L16	S 00°01'06" E	68.00'(R1) 68.02'(M)
L7	N 05°44'18" E	72.49'(C)	L17	S 03°49'21" W	11.86'(R1) 11.72'(M)
L8	N 05°44'18" E	72.50'(C)	L18	S 00°06'56" E	22.53'(M)
L9	N 80°50'27" E	117.04'(M)	L19	N 00°06'56" W	47.22'(M)
L10	N 70°38'12" E	101.61'(M)	L20	N 00°06'56" W	68.07'(M)

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 33, Township 8 North, Range 4 West of the 6th Principal Meridian, Saline County, Nebraska, and being more particularly described as follows:

Referring to the Southwest corner of Block 5, Bickie's 1st Addition to Crete, a #5 Rebar found for corner; thence westerly, on an Assumed bearing of North 90°00'00" West, on the South line of said Bickie's 1st Addition to Crete, 399.82 feet, to the Southeast corner of Block 7, Bickie's 1st Addition to Crete, a #5 Rebar with Orange Cap marked #654 found for corner, said corner also being the true Point of Beginning for the described tract of land; thence westerly, North 90°00'00" West, on the South line of Block 7, Bickie's 1st Addition to Crete, 322.10 feet, more or less, to the top of the easterly bank of the Big Blue River; thence following the top of the easterly bank of the Big Blue River on the following bearings and distances: northerly, North 14°40'01" West, 59.00 feet; thence northwesterly, North 20°31'59" West, 121.00 feet; thence northerly, North 02°29'44" West, 29.00 feet; thence northwesterly, North 29°44'35" West, 90.00 feet; thence northerly, North 10°24'18" West, 81.00 feet; thence northwesterly, North 15°18'58" West, 131.00 feet; thence northerly, North 05°44'18" East, 144.99 feet, to a point of intersection on the southerly right-of-way line of Highway 33, thence following the southerly right-of-way line of Highway 33 on the following bearings and distances: easterly, North 80°50'27" East, 117.04 feet; thence northwesterly, North 70°38'12" East, 101.61 feet; thence easterly, North 80°50'27" East, 93.05 feet, to a point of intersection on the North right-of-way line of 11th Street; thence departing the southerly right-of-way line of Highway 33, easterly, South 89°54'16" East, on the North right-of-way line of 11th Street, 155.40 feet; thence departing said right-of-way line, southerly, South 00°01'06" East, 68.02 feet, to a point of intersection on the South right-of-way line of 11th Street; thence easterly, South 89°55'29" East, on the South right-of-way line of 11th Street, 332.47 feet, to the Northeast corner of Block 3, Bickie's 1st Addition to Crete; thence departing said right-of-way line, southerly, South 03°49'21" West, on the East line of Block 3, Bickie's 1st Addition to Crete, 11.72 feet; thence departing the East line of said Block 3, southwesterly, on a curve to the right, having a radius of 535.00 feet, a central angle of 15°44'24", with a chord bearing of South 68°36'50" West, a chord distance of 146.51 feet; thence westerly, North 82°36'53" West, 196.59 feet, to a point of intersection on the West right-of-way line of Wood Street; thence southerly, South 00°06'53" East, on the West right-of-way line of Wood Street, 586.36 feet, to the Point of Beginning.

Containing a total calculated area 297,643 square feet or 6.833 acres, more or less.

Subject to all easements, restrictions and reservations of record.

APPROVAL OF CRETE CITY COUNCIL

This plat of Lerma Way Addition, as described in the above legal description, was approved by the Mayor and the City Council of the City of Crete, Saline County, Nebraska.

On this ____ day of _____, 2026.

David Bauer, Mayor Nancy Tellez, City Clerk

APPROVAL OF CRETE PLANNING COMMISSION

This plat of Lerma Way Addition, as described in the above legal description, was approved by the Planning Commission of the City of Crete, Nebraska.

On this ____ day of _____, 2026.

Dave Jurena, Chairperson

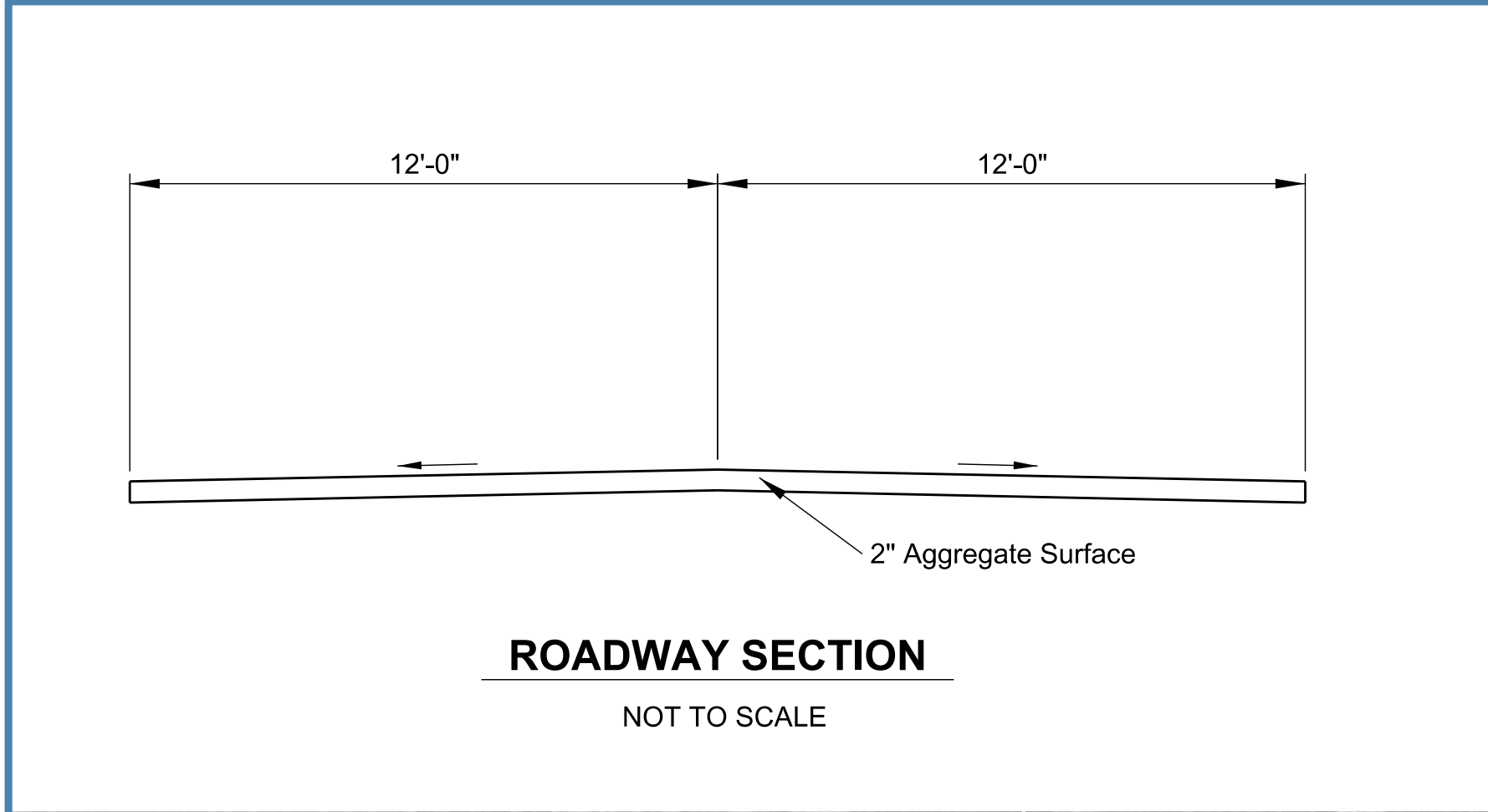
SURVEYOR'S CERTIFICATE

I, Jayme M. Malone, Nebraska Registered Land Surveyor No. 440, duly registered under the land surveyor's regulation act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the land surveyors regulation act in effect at the time of this survey.

Signed this 20th day of July, 2026.

Jayme M. Malone
Jayme M. Malone, PLS #440
Husker Surveying
4535 Normal Blvd. #101
Lincoln, NE 68506
(402) 423-5202
Job. No. 8132





STREET EXHIBIT

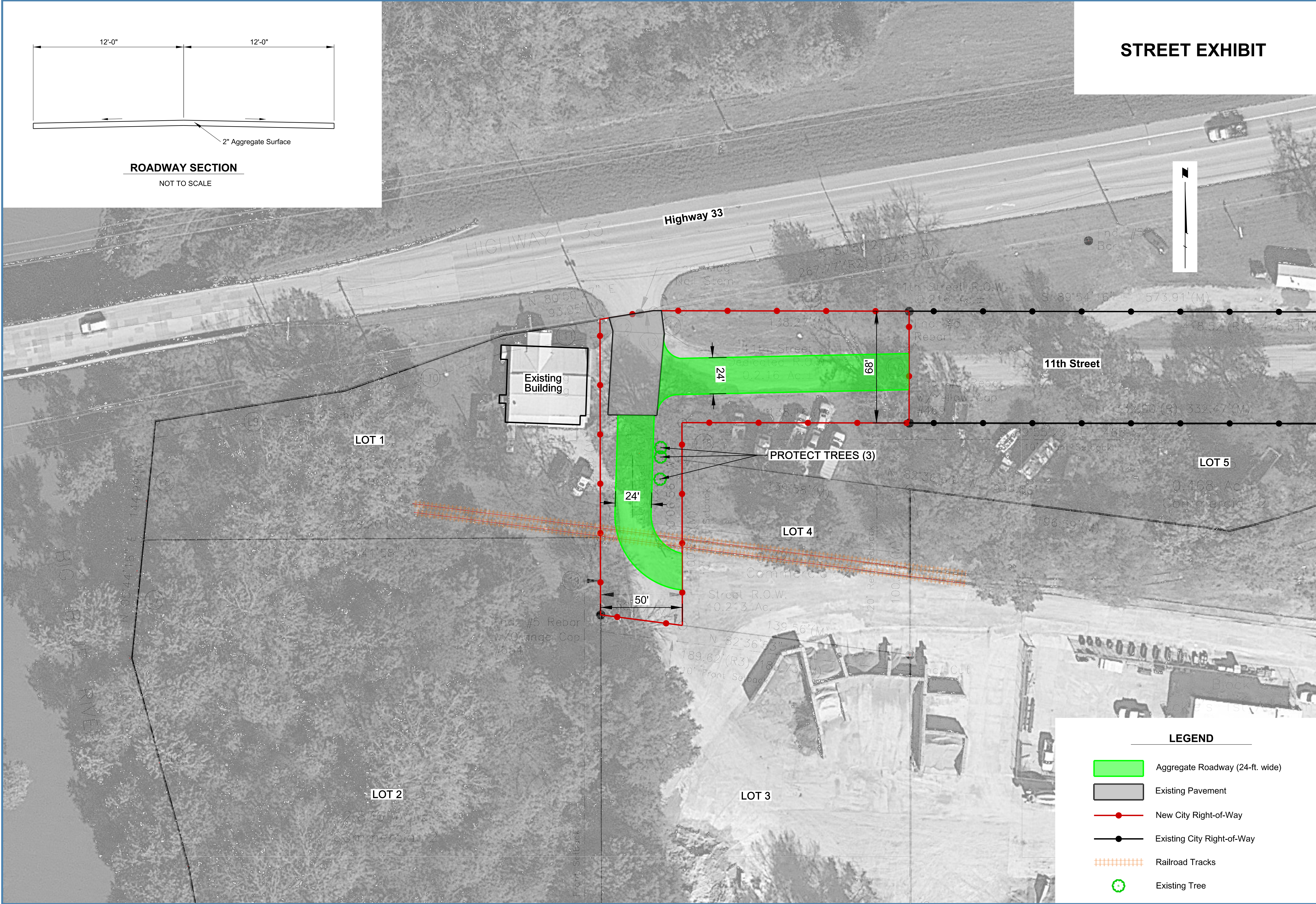


EXHIBIT A

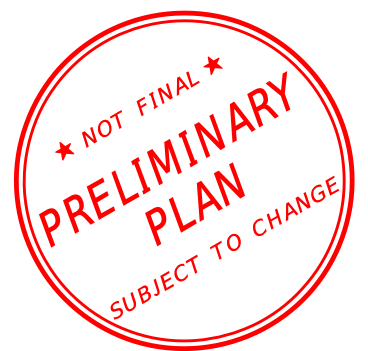
PROJECT NO.
261243.00
CLIENT NUMBER

US SURVEY FEET (SFT)



STREET EXHIBIT
CRETE, NE

JEO CONSULTING GROUP
1937 N. Chestnut Street
Wahoo, NE 68066
800.723.8567 | jeo.com
JEO Consulting Group, Inc.
Organization Certificate of
Authorization Number: CA-0069



ORDINANCE NO. 2281

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO PLANNING AND ZONING SUBDIVISION REGULATIONS; TO AMEND SECTION 11-306.03 OF THE CRETE MUNICIPAL CODE; TO AMEND THE NUMBER OF MYLAR PLAT COPIES PAPER COPIES AND DIGITAL COPIES

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

Section 1. That Chapter 11, Article 3, Section 11-306.03 of the Crete Municipal Code be amended as follows:

11-306.03 Administrative Subdivision

- (1) *Purpose.* In the event that a proposed subdivision does not involve the platting and dedication of streets, extension of utility systems, change in subdivision class and type, change in zoning district, change in surface draining, and will not result in the creation of more than three lots of record, the subdivider may apply for administrative subdivision under the provisions of this section. The utilization of the administrative subdivision does not relieve the subdivider of its obligation to comply with sections 11-307 and 11-308. The necessity of establishing and dedicating easements for utilities shall not bar the utilization of the administrative subdivision.
- (2) *Application.* Application will be made to the City Council, and the City Council may act or may at their option refer the application to the Planning Commission, the procedures outlined under the final plat provisions shall be followed.
- (3) *Scale and Plat Contents.* The subdivider shall submit an original, two mylar copies , one paper copy, and a digital copy of the plat of a size such that the county register of deeds clerk may affix their seal to the front of the plat without covering any information. The original shall be drawn in ink on tracing cloth, mylar, or similar material and shall be at a scale of 1" to 100' or larger. The plat shall contain the following:
 - a. Date, title, name, and location of the subdivision.
 - b. Names and locations of abutting streets and lots identifying street names and lot and block numbers.
 - c. Graphic scale and true north point.
 - d. Monuments.
 - e. Dimensions, angles and bearings, and complete legal description of the property.
 - f. Sufficient engineering data to reproduce any line on the ground.
 - g. Location, dimensions, and purposes of any existing easements.
 - h. Certification by surveyor or engineer certifying to the accuracy of the survey and plat.
 - i. Certification signed and acknowledged by all parties holding title or having any title interest in the land subdivided and consenting to the preparation and recording of the plat as submitted.
 - j. Typed names of all known signatories of the plat, including, property owner, developer, surveyor, etc.
- (4) *Supplementary Data Required.* The plat shall be accompanied by:
 - a. Protective covenants in form for recording if such are desired by the subdivider.
 - b. For subdivisions adjoining or touching the boundaries of the Crete Corporate limits; a tract or area for which annexation proceedings have commenced; an approved subdivision which touches or adjoins the Crete corporate limits, a petition signed by the owner or owners requesting annexation to the City.
 - c. Utility easements signed by the owner or owners to permit all lots created access to all utilities available in the City, including but not limited to, sanitary sewer, storm sewer,

water, electrical, telephone, and cable television.

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 ____ of August 2026.

Mayor

ATTEST:

City Clerk

Seal