

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
June 11, 2018

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. 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. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

Board Chair Blaine Spanjer called the meeting to order at 12:03pm.

2. Roll Call

Also in attendance: Building Inspector Brad Bailey, City Clerk Judi Meyer

3. Special Order of Business

3.A. Pine Ridge 2nd Addition Request for Variance

Discussion was held regarding general reasons for granting a cul-de-sac variance. The Board would like the owner to be present to respond to questions.

4. Officers' Reports

5. Adjournment

Recess meeting to June 18, 2018 at 12:00pm to request property owner's attendance. Carried with a motion by Jack Oelschlager and a second by Travis Sears.

David Bauer: Aye, Kyle Frans: Aye, Judy Henning: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 6, No: 0

Mayor

(SEAL)

City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the

foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk-Treasurer

(S E A L)



CITY OF CRETE
APPLICATION FOR VARIANCE
BOARD OF ADJUSTMENT

Applicant Carol Quick

Address Pine Ridge Addition

Phone Number 402-640-0700

Legal Description of Property Involved:

Lot _____ Block _____

Subdivision Provided

Present/ Future use of Property:

Housing Development
Pine Ridge Addition - 2nd

Site Plan Attached: Yes No

This is a request for a variance from Ordinance § _____.

Property is located in the _____ Zoning District.

A) The existing situation is:

Asking for 40' Radius
turn arounds.

DO NOT WRITE IN THIS SPACE

Date Received _____

Receipt # _____

BOA Case # _____

Hearing Date _____

* Last updated on 9-1-10 *

DISPOSITION

Approved _____ Denied _____

Conditions Imposed? _____
(See Minutes)

Date of Initial Appeal _____

Permit Issued _____

B) Granting of this petition would permit:

- Large Lots
- Cost Reduction

NEBRASKA STATE STATUTES STATE IN PART THAT:

“NO VARIANCE SHALL BE AUTHORIZED UNLESS THE BOARD FINDS THAT THE CONDITION OR SITUATION OF THE PROPERTY CONCERNED OR THE INTENDED USE OF THE PROPERTY IS NOT OF SO GENERAL OR RECURRING A NATURE AS TO MAKE REASONABLY PRACTICABLE THE FORMULATION OF A GENERAL REGULATION TO BE ADOPTED AS AN AMENDMENT TO THE ZONING REGULATIONS”.

BEFORE A VARIANCE MAY BE GRANTED, THE APPLICANT MUST PROVE THAT EACH OF THE FOLLOWING FOUR (4) CONDITIONS HAS BEEN FULFILLED. ANSWER EACH OF THE CONDITIONS IN DETAIL. USE ADDITIONAL SHEETS IF NECESSARY.

THE UNDERSIGNED ALLEGES THAT:

1) The strict application of the Zoning Regulations would produce undue hardship; in that:

- Reduce Lot Size

2) Such hardship is not shared generally by other properties in the same zoning district and the same vicinity; in that:

Golden Leaf Court - Has no turn arounds as per city Code!
40' From 50' would increase Lot Size

3) The authorization of such variance will not be of substantial detriment to the adjacent property and the character of the district will not be changed by the granting of the variance; in that:

None

- Fire chief provided the information that 40' would be fine for these services

4) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variation for purposes of convenience, profit or caprice; in that:

- Lot size

- Costs

- Would still meet Safety for Patrons in case of Fire Department services

Signature of Authorized Agent

Carole S. Quirk
Signature of Property Owner

This survey was prepared at the request of Tony Fitzgerald, Crete, Nebraska.

LEGAL DESCRIPTION

A tract of land located in part of the Northwest 1/4 of the Northwest 1/4 of Section 2, T7N, R4E and part of the Southwest 1/4 of the Southwest 1/4 of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska, more particularly described as follows:

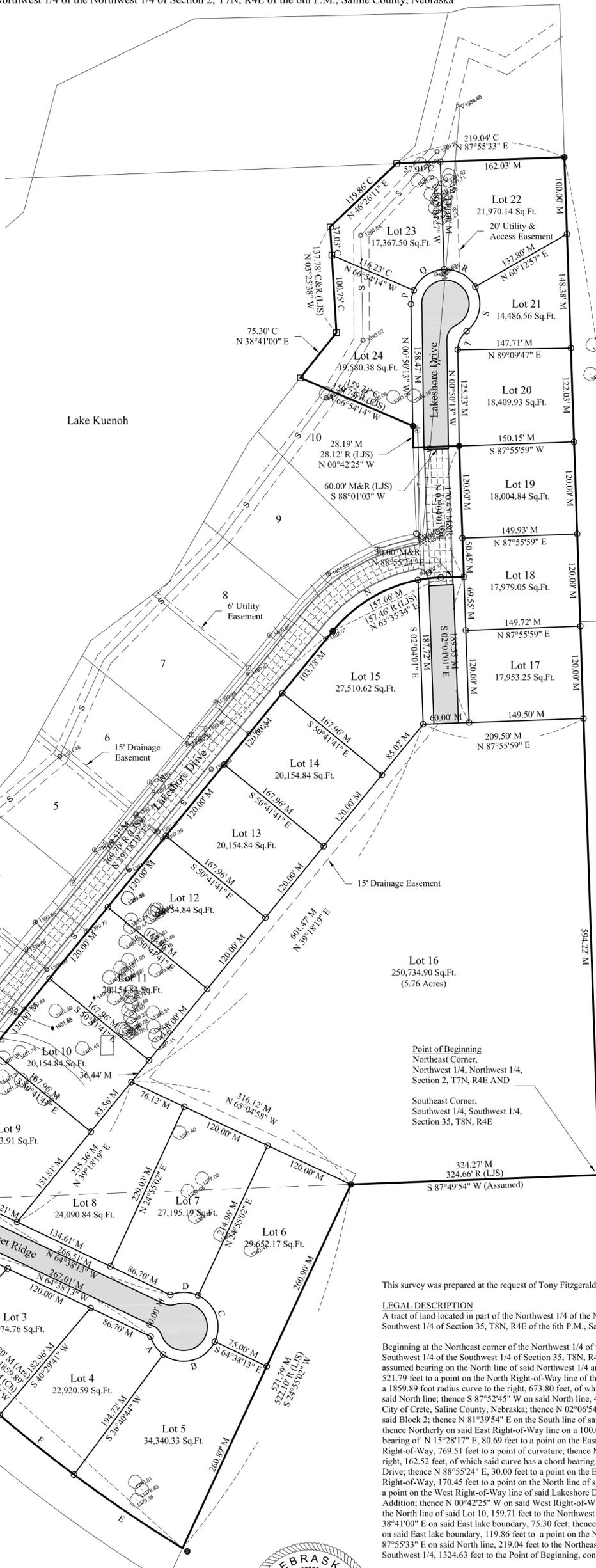
Beginning at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 2, T7N, R4E and the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska; thence S 87°49'54" W on an assumed bearing on the North line of said Northwest 1/4 and the South line of said Southwest 1/4, 324.27 feet; thence S 24°55'02" W, 521.79 feet to a point on the North Right-of-Way line of the abandoned Missouri Pacific Railroad (now removed); thence Northwesterly on a 1859.89 foot radius curve to the right, 673.80 feet, of which said curve has a chord bearing of N 48°12'34" W, 670.12 feet to a point on said North line; thence S 87°52'45" W on said North line, 4.14 feet to the Southeast corner of Lot 2, Block 2 of Pine Ridge Addition to the City of Crete, Saline County, Nebraska; thence N 02°06'54" E on the East line of said Lot 2, 44.91 feet to the Southwest corner of Lot 3 of said Block 2; thence N 81°39'54" E on the South line of said Block 2, 194.57 feet to a point on the East Right-of-Way line of Sunset Ridge; thence Northerly on said East Right-of-Way line on a 100.00 foot radius curve to the right, 83.06 feet, of which said curve has a chord bearing of N 15°28'17" E, 80.69 feet to a point on the East Right-of-Way line of Lakeshore Drive; thence N 39°18'19" E on said East Right-of-Way, 769.51 feet to a point of curvature; thence Northeasterly on said Right-of-Way and on a 190.92 foot radius curve to the right, 162.52 feet, of which said curve has a chord bearing of N 63°35'34" E, 157.66 feet to a point on the centerline of said Lakeshore Drive; thence N 88°55'24" E, 30.00 feet to a point on the East Right-of-Way of said Lakeshore Drive; thence N 02°04'01" W on said East Right-of-Way, 170.45 feet to a point on the North line of said Pine Ridge Addition; thence S 88°01'03" W on said North line, 60.00 feet to a point on the West Right-of-Way line of said Lakeshore Drive, said point being on the East line Lot 10, Block 1 of said Pine Ridge Addition; thence N 00°42'25" W on said West Right-of-Way, 28.19 feet to the Northeast corner of said Lot 10; thence N 66°54'41" W on the North line of said Lot 10, 159.71 feet to the Northwest corner of said Lot 10 and the East boundary of Kuenoh Lake; thence N 38°41'00" E on said East lake boundary, 75.30 feet; thence N 03°25'38" W on said East lake boundary, 137.78 feet; thence N 46°26'11" E on said East lake boundary, 119.86 feet to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 35; thence N 87°55'33" E on said North line, 219.04 feet to the Northeast corner of said Southwest 1/4; thence S 01°57'51" E on the East line of said Southwest 1/4, 1324.63 feet to the Point of Beginning, containing 18.30 acres, more or less.

PINE RIDGE 2ND ADDITION

A Subdivision of Part of the Southwest 1/4 of the Southwest 1/4 of Section 35, T8N, R4E and Part of the Northwest 1/4 of the Northwest 1/4 of Section 2, T7N, R4E of the 6th P.M., Saline County, Nebraska

Table with 2 columns: Curve Data (A-J) and Curve Data (K-T). Each row lists curve parameters: Arc Length, Radius, Chord Length, and bearing/distance.

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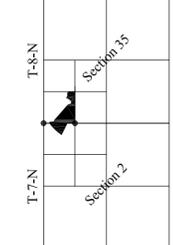


Drawn By: LRR
Date: May 15, 2018
Project Number: S-076-002
Scale: 1" = 100'



SCALE IN FEET

Situation Sketch



Saline County, Nebraska

College Heights Country Club

LEGEND

- Section Corner Found
Property Corner Found
Property Corner Set
Calculated Corner
Measured Distance
Recorded Distance
Telephone Pedestal
Manhole
Water Valve
Fire Hydrant
Curbstop
Tree
Power Pole
Light Pole
Guy Anchor
Mailbox
Overhead Electrical
Underground Electrical
Telephone
Water
Sanitary Sewer
Storm Sewer
Gas

DEDICATION
Know all persons by these presents: that I, Carole S. Quick, Owner of the land described and embraced within this plat have caused said land to be subdivided into lots and streets, to be numbered as shown, said subdivision to be hereafter known as PINE RIDGE 2ND ADDITION, and I do hereby 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 rights herein granted.

Witness my hand this ___ day of ___, 2018.
Carole S. Quick

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
SALINE COUNTY) SS

On this ___ day of ___, 2018, before me the undersigned, a notary public duly commissioned in and for said county and state, personally came Carole S. Quick whose name is affixed to the dedication of this plat and she did acknowledge the execution to be her own voluntary act deed.

My commission expires on the ___ day of ___, 20__.

Notary Public
APPROVAL OF CRETE CITY COUNCIL
This plat of PINE RIDGE 2ND ADDITION was approved by the Crete City Council on this ___ day of ___, 2018.

ATTEST
City Clerk Mayor

APPROVAL OF CRETE CITY PLANNING BOARD
This plat of PINE RIDGE 2ND ADDITION was approved by the Crete City Planning Board on this ___ day of ___, 2018.

ATTEST
Chairperson

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Beginning at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 2, T7N, R4E and the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska; thence S 87°49'54" W on an assumed bearing on the North line of said Northwest 1/4 and the South line of said Southwest 1/4, 324.27 feet; thence S 24°55'02" W, 521.79 feet to a point on the North Right-of-Way line of the abandoned Missouri Pacific Railroad (now removed); thence Northwest to a point on said North line, 170.45 feet to the Southeast corner of Lot 2, Block 2 of Pine Ridge Addition to the City of Crete, Saline County, Nebraska; thence N 02°06'54" E on the East line of said Lot 2, 44.91 feet to the Southwest corner of Lot 3 of said Block 2; thence N 81°39'54" E on the South line of said Block 2, 194.57 feet to a point on the East Right-of-Way line of Sunset Ridge; thence Northerly on said East Right-of-Way line on a 100.00 foot radius curve to the right, 83.06 feet, of which said curve has a chord bearing of N 15°28'17" E, 80.69 feet to a point on the East Right-of-Way line of Lakeshore Drive; thence N 39°18'19" E on said East Right-of-Way, 769.51 feet to a point of curvature; thence Northeasterly on said Right-of-Way and on a 190.92 foot radius curve to the right, 162.52 feet, of which said curve has a chord bearing of N 63°35'34" E, 157.66 feet to a point on the centerline of said Lakeshore Drive; thence N 88°55'24" E, 30.00 feet to a point on the East Right-of-Way of said Lakeshore Drive; thence N 02°04'01" W on said East Right-of-Way, 170.45 feet to a point on the North line of said Pine Ridge Addition; thence S 88°01'03" W on said North line, 60.00 feet to a point on the West Right-of-Way line of said Lakeshore Drive, said point being on the East line of Lot 10, Block 1 of said Pine Ridge Addition; thence N 00°42'25" W on said West Right-of-Way, 28.19 feet to the Northeast corner of said Lot 10; thence N 66°54'41" W on the North line of said Lot 10, 159.71 feet to the Northwest corner of said Lot 10 and the East boundary of Kuenoh Lake; thence N 38°41'00" E on said East lake boundary, 75.30 feet; thence N 03°25'38" W on said East lake boundary, 137.78 feet; thence N 46°26'11" E on said East lake boundary, 119.86 feet to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 35; thence N 87°55'33" E on said North line, 219.04 feet to the Northeast corner of said Southwest 1/4; thence S 01°57'51" E on the East line of said Southwest 1/4, 1324.63 feet to the Point of Beginning, containing 18.30 acres, more or less.

SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me on May 1, 2018; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550



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