

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
September 23, 2013

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

2. Roll Call

3. Special Order of Business

3.A. August 27, 2013 Minutes

Approve Carried with a motion by Scott Kuncl and a second by Harold Jones.

Janet Bonneau: Aye, Ron Dittmer: Aye, Dave Hansen: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Shirley Siedhoff: Aye

Aye: 6, No: 0

3.B. Public Hearing - Zoning Change - 7:05 PM

Open public hearing at 7:05 PM Carried with a motion by Scott Kuncl and a second by Shirley Siedhoff.

Janet Bonneau: Aye, Ron Dittmer: Aye, Dave Hansen: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Shirley Siedhoff: Aye

Aye: 6, No: 0

Close public hearing at 7:11 PM Carried with a motion by Janet Bonneau and a second by Harold Jones.

Janet Bonneau: Aye, Ron Dittmer: Aye, Dave Hansen: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Shirley Siedhoff: Aye

Aye: 6, No: 0

Recommend to City Council approval of the requested zoning change Carried with a motion by Shirley Siedhoff and a second by Janet Bonneau.

Janet Bonneau: Aye, Ron Dittmer: Aye, Dave Hansen: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Shirley Siedhoff: Aye

Aye: 6, No: 0

3.C. Steering Committee Meeting Overview

4. Officers' Reports

Next agenda: Lot 12 Crete Industrial Park Bridger north of BNSF

5. Adjournment

7:27 Carried with a motion by Ron Dittmer and a second by Harold Jones.

Janet Bonneau: Aye, Ron Dittmer: Aye, Dave Hansen: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Shirley Siedhoff: 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, NEBRASKA
Planning Commission
August 27, 2013

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 also given to the board 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. Additional copies are available to read. The board 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.

The meeting was called to order by Vice Chair Jindra. Answering roll call were commission members: Harold Jones, Scott Kuncl, Sharon Scusa, Ron Dittmer, Shirley Siedhoff and Ryan Jindra. Members absent: Dave Hansen, Dimas Adame and Janet Bonneau.

Approval of Minutes of July 22, 2013 Meeting

Commissioner Kuncl made a motion to approve the minutes of July 22, 2013 as written. Commissioner Jones seconded the motion. Voting yes: Jones, Kuncl, Scusa, Dittmer, Siedhoff and Jindra. Voting no: None. Absent: Hansen, Adame and Bonneau. Motion carried.

Approval of Minutes of August 9, 2013 Meeting

Commissioner Kuncl made a motion to approve the August 9, 2013 minutes as written. Commissioner Jones seconded the motion. Voting yes: Jones, Kuncl, Scusa, Dittmer, Siedhoff and Jindra. Voting no: None. Absent: Hansen, Adame and Bonneau. Motion carried.

FISCO Property Re-Zoning Request from I-2 to C-3. Location: 2905 Betten Drive

This property is currently surrounded by property zoned commercial. The owner feels it would help him sell the property if it was also zoned commercial. After hearing the comments of the Economic Development Director Max Kathol and Tim Keelan and Lonnie Dickson from Hanna:Keelan, planning consultants, a motion was made by Siedhoff and seconded by Kuncl to set a public hearing for September 23rd at 7:05 p.m. Voting yes: Jones, Kuncl, Scusa, Dittmer, Siedhoff and Jindra. Voting no: None. Absent: Hansen, Adame and Bonneau. Motion carried.

Hanna: Keelan Comprehensive Plan Update

- I. The City of Crete has been awarded a \$25,000 grant from NIFA for a housing study.
- II. The Planning Steering Committee is an important part of the Comprehensive Plan. The committee's first meeting will be September 24, 2013, site and time to be announced.
- III. A community survey will be conducted sometime in October, with results reviewed at the steering committee's meeting in October.

Planning Commission Meeting
August 26, 2013
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Hanna:Keelan Comprehensive Plan Update cont.

IV. Tim and Lonnie reviewed charts and maps with the Commissioners regarding the population information and economic information. Also land use information was reviewed.

V. They also explained the redevelopment planning. The first consideration in determining a redevelopment area and plan is potential projects, second is need for public infrastructure such as streets and sidewalks and third would be to utilize tax increment financing.

Meeting adjourned at 7:56 p.m.

Recorded by Jera Novak

PETITION TO AMEND THE ZONING ORDINANCE

APPLICATION NUMBER: 2013-1

DATE: 8-6-13

APPLICATION FEE: \$110.00

NAME: FISCO/TIM STOUARD

The undersigned hereby petitions to amend the Zoning Ordinance of the City of Crete in order that the following may be allowed:

CHANGE FISCO ZONING FROM INDUSTRIAL TO COMMERCIAL

The amendment is requested for the following reasons:

FISCO IS THE ONLY FACILITY IN THE PARK THAT IS ZONED INDUSTRIAL. COMMERCIAL ZONING WILL MATCH ALL OTHER
Changes in the zoning map required by this proposed amendment are shown on the attached

map. I-2 District changed to C-3 District.

Legal Description of Premises to be amended: (Lot, Block, Addition or Section, Township, Range)

LOT 11, Crete Industrial Park Subdivision
2905 Betten Drive

Interest of Petitioner in the above described property:

OWNER - COMMERCIAL ZONING WILL PROVIDE MORE BUSINESS OPTIONS FOR THE FISCO FACILITY

Address of petitioner: 18291 S.W. 100TH CRETE-NE 68333

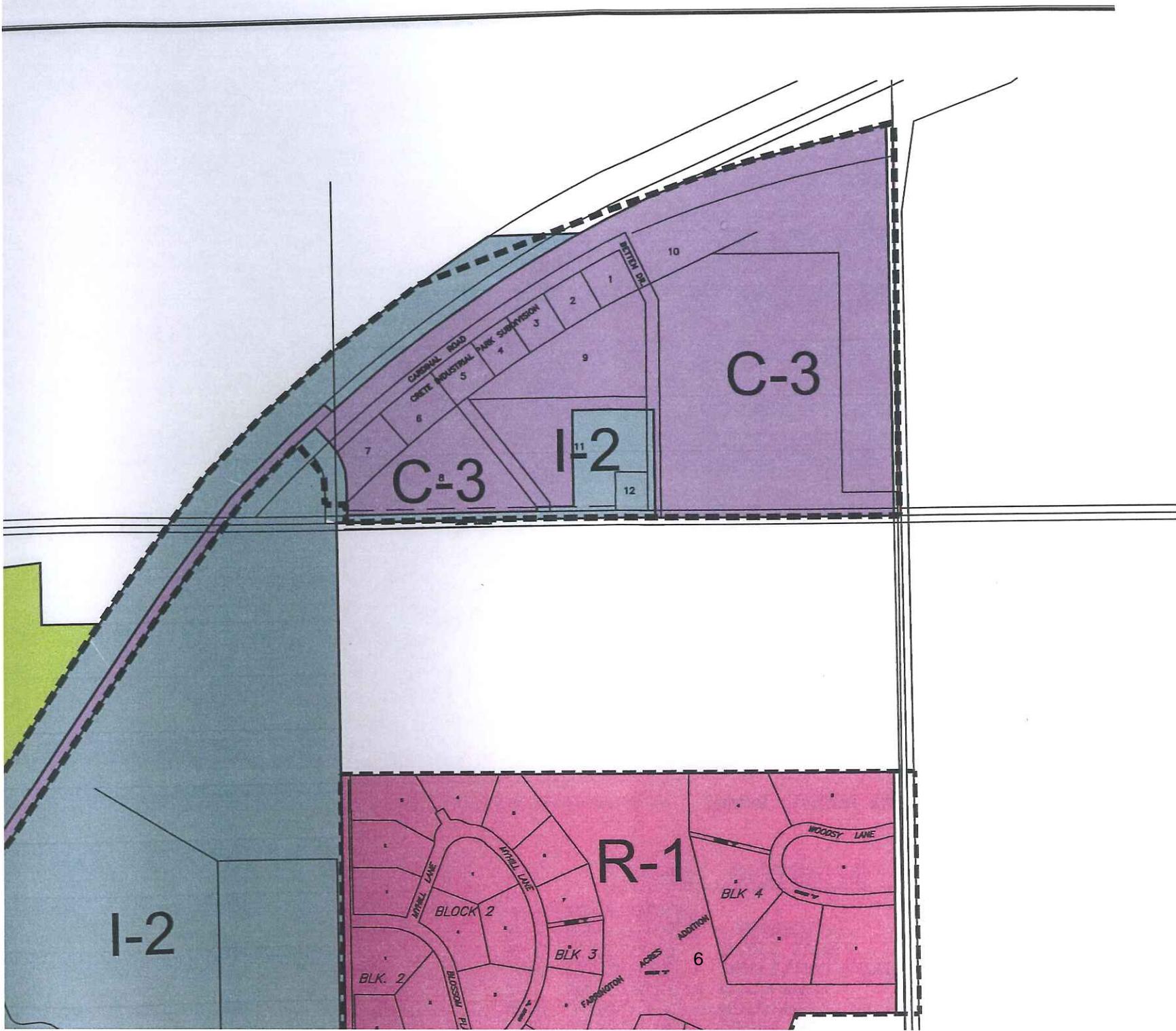
Signature: Jim Stouard

Date of Planning Commission Hearing: September 23, 2013 @ 7:00 PM

Date of City Council Hearing: October 1, 2013 6:00 PM

Date posted and published: PC 9/11/13 Council 9/18/13

NOTE: The City of Crete and the adjacent two (2) mile area is zoned by dividing the area into District in accordance with the Comprehensive Plan. A single lot is not a Zoning District. A small area is not necessarily a Zoning District.



REVISIONS

CACD-770000-0000

City of Crete, Nebraska

Community Comprehensive Planning Program

Funded In Partnership By the City of Crete & Nebraska Investment Finance Authority.

Comprehensive Planning Program Comprehensive Plan & Zoning & Subdivision Regulations & Community Housing Study

Meeting #1:

CRETE PLANNING STEERING COMMITTEE

Sponsored by:

Crete Planning Commission with the Hanna:Keelan Team

Tuesday, September 24, 2013

**ITEM #1 – GREETINGS – INTRODUCTIONS – DISCUSSION OF
ROLE OF PLANNING STEERING COMMITTEE.**

**ITEM #2 – DISCUSSION OF THE CRETE COMMUNITY
COMPREHENSIVE PLANNING PROGRAM.**

**ITEM #3 – DISCUSSION OF PLANNING SUB-COMMITTEES:
Community Growth & Land Use/Zoning; Housing and
Neighborhood Redevelopment; Community/Economic
Development and Downtown Crete; Public Facilities/Utilities,
Energy & Transportation.**

**ITEM #4 – DISCUSSION OF “PRELIMINARY” POPULATION,
INCOME, HOUSING & ECONOMIC PROFILE.**

**ITEM #5 – ROUNDTABLE DISCUSSION OF COMMUNITY
ISSUES & OPPORTUNITIES.**

**ITEM #6 – NEXT PLANNING STEERING COMMITTEE MEETING:
THURSDAY, NOVEMBER 21ST, 2013.
SUB-COMMITTEE MEETINGS.**

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

Lincoln, Nebraska 402.464.6383 *

* Becky Hauns, Tim Keelan, Lonnie Dickson, AICP, Kolth Carl *

**GILMORE
& ASSOCIATES INC.**
Engineers Surveyors
Rick Bogus, P.E.: 402.564.2807

NEWS RELEASE #2.

FOR IMMEDIATE RELEASE.

CITY OF CRETE PLANNING STEERING COMMITTEE SELECTED.

The Crete Planning Commission has selected a Planning Steering Committee, comprised of local volunteers, to assist with City's Comprehensive Planning Program. The Planning Program includes preparing a new Comprehensive Plan and Zoning Regulations and a Community Housing Study for the City. The list of Committee members was submitted to and approved by Mayor Roger Foster.

The list of Steering Committee members includes _____

The Planning Steering Committee will have three planning working meetings, with the first scheduled for Tuesday, September 24th. "The Planning Steering Committee will broaden direct citizen participation into the City's Planning Program, states Tom Ourada, City Administrator. The Committee represents a quality group of citizens, from varied social and economic sectors of the Community. We're looking forward to their input, ideas and recommendations regarding the future of Crete."

The City of Crete is partnering with the Nebraska Investment Finance Authority (NIFA) in funding the Crete Comprehensive Planning Program. The City recently received a Housing Study Program grant from NIFA. The City of Crete and Planning Commission are being assisted by Hanna:Keelan Associates, P.C., a Nebraska based community planning and research consulting firm and Gilmore & Associates, an engineering firm with an office in Crete.

Initial planning findings for the Crete Planning Program suggest an increasing population during the next 25 years, with a population of 9,045, possible, by 2038. This will result in an increase in both owner and renter households in Crete. "The increase in population and households in Crete, with require both the development of new housing and rehabilitation or preservation of the existing housing stock in the City, according to planner Tim Keelan. Early projections suggest that the Community should target up to 600 new housing units during the next 25 years, including housing for all income sectors and household types. This projected population increase, up to 1 percent annually, will require that the City also grow in land area to accommodate, not only housing, but new public, commercial and industrial land uses."

Any questions and/or comments regarding the Crete Comprehensive Planning Program can be directed to Tom Ourada, City of Crete, 402.826.4312, or contacted by email at tourada@crete-ne.gov, or Tim Keelan, Hanna:Keelan at 888.252.6897, or tkeelan@hannakeelan.com.