



CRETE PLANNING COMMISSION MEETING

November 24th, 2025 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:	Absent
Carely Adame Ortiz:	Present
Ryan Jindra:	Absent
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Jay Quinn:	Present
Drew Rische:	Present
Jeff Wenz:	Absent

Present: 6, Absent: 3.

City Administrator Tom Ourada was present but did not vote. There were many visitors present for the meeting.

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. September 22nd, 2025 Minutes

Scott Kuncl motioned and Justin Kozisek seconded to approve the September 22nd, 2025 Minutes

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye
Aye: 6, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760141282 C-2 to C-1

Justin Kozisek motioned and Jay Quinn seconded to open the Public Hearing at 7:01 p.m.
Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye
Aye: 6, No: 0

City Administrator Tom Ourada explained that this originally started with Tom Sorensen wanting to do a project and working with Ron Sack to do a pickle ball court on a portion of the property and it wouldn't meet C2 setbacks and they discussed how they could get this done. Ron Sack had also mentioned about property along 10th street that was unusable and Ourada suggested rezoning it to C1 the lot width are 22ft rather than 44ft and making it more usable. The City supports this and the city was also looking at rezoning City property and that wasn't posted so tonight is just limited to Ron Sacks property.

The Planning Commission will have those public hearings at the next meeting. Ourada also mentioned that the amendment to the future land use plan will be on the next meeting. Ourada stated that the parcel will be subdivided and be an administrative subdivision in two lots. Planning Commission member Scott Kuncl asked if Foodmart and the other businesses next to there are C1 and Ourada explained that if they vote to approve the future C1 it would be contiguous.

Planning Commission member Drew Rische asked if the other properties to the far west side also City of Crete and Ourada explained the City has two buildings and there are two houses and there is another building on the northwest corner. All of those will be part of the Public Hearings at the next meeting.

Rische asked about what the purpose for including the houses and Ourada explained that they will be rezoned to R3.

Justin Kozisek motioned and Drew Rische seconded to close the Public Hearing at 7:07 p.m.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye
Aye: 6, No: 0

3.C. Consider the proposed zoning change Request PID 760141282 C-2 to C-1

Scott Kuncl motioned and Carely Adame Ortiz to approve to recommend to the City Council the proposed zoning change request PID 760141282 C-2 to C-1

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn:

Aye, Drew Rische: Aye
Aye: 6, No: 0

3.D. Discussion on general zoning

City Administrator Tom Ourada explained that the Planning Commission members were provided with an excerpt of the City of Hickman's Zoning Regulations. The consultant has done a good job of redoing their zoning document. Marvin Planning Consultants, Inc. are doing the City of Crete's zoning. City Administrator Tom Ourada explained that there would be more detail and clarification and also discussed transitional zones. Ourada explained the process and data gathering and input will be going to the Planning Commission. Ourada also explained that in January the Planning Commission will also see the 1 and 6-year plan.

4. Petitions - Communications - Resident Concerns

City Administrator Tom Ourada explained that some City employees have mandatory meetings to attend for the different boards and commissions. The other group is with Marilyn Schacht who is doing the Grassroots Leadership Development Program. Schacht explained that they are starting the City Government session and the group is learning about the structure and functions of the different roles such as the Mayor and City Administrator.

Planning Commission member Drew Rische asked City Administrator Tom Ourada if there will be a membership fee for people wanting to use the pickleball courts. Ourada explained that Tom and Vicki Sorensen applied for LB840 funds and then will be deeding the building over the City. Ourada explained that most of the time there would be no fees and possible fees for events. Ourada explained that Doane University has a program on Recreational Management and that would be a possible collaboration.

5. Officers' Reports

City Administrator Tom Ourada asked the Planning Commission if they would like to move the date for the next meeting to Monday, December 15th, 2025 at 7:00 p.m. The members stated that would work for them.

6. Adjournment

Jay Quinn motioned and Scott Kuncl seconded to adjourn the meeting at 7:22 p.m.
Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn:
Aye, Drew Rische: Aye
Aye: 6, No: 0