



CRETE PLANNING COMMISSION MEETING

August 4th, 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

Carely Adame Ortiz:	Absent
Scott Kunch:	Absent
Jay Quinn:	Absent
Drew Rische:	Absent
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Jennifer Robison:	Present
Jeff Wenz:	Present

Present: 5, Absent: 4.

City Administrator Tom Ourada was present but did not vote.

Also present: City Attorney Anna Burge, City Clerk Nancy Tellez, Anthony Fitzgerald, and Chris Craven.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.B. Public Hearing on proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Opened Public Hearing at 7:02 p.m. on proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

City Administrator Tom Ourada stated that this request is to be able to reconfigure the lot lines on two parcels of land on South Boswell from two lots to three lots. To be able to do this the lots have to be R2 and they are asking for rezoning from R1 to R2.

Property owner Anthony Fitzgerald stated that he would like to redo the lot lines from two lots to three lots. He stated that the lot sizes conform to current City of Crete guidelines for R-2. Fitzgerald stated that there are utilities present.

Ourada stated that in order to do an administrative subdivision, this would have to be rezoned.

Closed Public Hearing at 7:10 p.m. on proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.C. Consider the proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Recommend to the City Council the proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.D. Public Hearing on proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Opened Public Hearing at 7:14 p.m. on proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Carried with a motion by Jennifer Robison and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

City Administrator Tom Ourada stated that this is to amend the land use map.

Closed Public Hearing at 7: 15 p.m. on proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.E. Consider the proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Recommend to the City Council the proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.F. Discussion on City of Crete Managed Landscape Policy

City Administrator Tom Ourada stated that he was approached by Mr. Craven. Ourada encouraged him to submit the Managed Landscape Policy starting with the Planning Commission. This is for discussion and action can be taken at a later meeting.

Chris Craven introduced himself and stated that he lives at 1342 Grove Ave. He stated he is interested in native plants and this is to allow alternative landscaping.

Ourada stated that there is no way of addressing this in Ordinance but looking at something would be prudent.

3.G. Review and Consider Ordinance 2251 Amending fencing regulations

City Administrator Tom Ourada stated that right now open weave fence is required. This amendment is for a change in the Ordinance to state that fences may be closed weave in the front yard if the fence is placed no closer to the street than the front of the face of the house.

The Planning Commission discussed this item and decided to table until the next meeting.

Tabled to Review and Consider Ordinance 2251 Amending fencing regulations Tabled with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz:
Aye
Aye: 5, No: 0

4. Officers' Reports

City Administrator Tom Ourada stated that they are still working on zoning. Ourada spoke with Mayor Bauer about another consultant. Ourada will send the Planning Commission members examples of work by this consultant.

5. Adjournment

The meeting adjourned at 7:37 p.m.