

Planning Commission Meeting
Monday, January 25, 2016 7:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. **Open Meeting**

The City has posted a 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, if anyone wishes one during this meeting, please advise.

As each agenda item is considered, if there are any questions concerning the agenda item please advise. The Planning Commission may consider items listed on the agenda in random order.

The City has assisted listening devices available, if needed please advise.

This meeting was published and posted in three public places to-wit:

City Hall - 1st Floor

Post Office - Lobby

City Bank and Trust - Front Entry

2. **Roll Call**

Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

3. **Special Order of Business**

The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

3.A. December 28, 2015 Minutes

The minutes of the previous meeting have been distributed for review and approval

3.B. 1 & 6 Year Street Plan

The 1 & 6 Year Street Plan will be available to review and set a public hearing for February

3.C. Consider Adding Retail Fuel Facilities to C-3 Highway Commercial District

Consider amending 11-219 to allow retail fuel facilities to the permitted principal uses in the highway commercial districts (C-3) and amending 11-217 and 11-218 to correspond

3.D. Sign Regulations

Discuss amendments to City Code 11-519.14 of the sign regulations

3.E. Parking Regulations

Discuss amendments to Parking regulations

4. **Officers' Reports**

Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

5. **Adjournment**

The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such and 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 the presiding officer immediately prior to the closed session 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.

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.

CITY OF CRETE, NEBRASKA
Planning Commission
December 28, 2015

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 Chairman Dave Hansen at 7:06 p.m.

Roll Call

Commissioners present: Scott Kuncl, Ryan Jindra, Shirley Siedhoff, Dimas Luna and Dave Hansen. Commissioners absent: Drew Rische, Jennifer Robison, Sharon Scusa and Brian Carnes. Also present: City Administrator Tom Ourada, City Clerk Jerry Wilcox, Building Inspector Ray Sueper, Economic Development Director Max Kathol, City Attorney Joe Dalton, Lonnie Dickson with Hanna:Keelan, Andy McAllister with the Crete News and Doug Wenz.

November 23, 2015 Minutes

A motion was made by Kuncl and seconded by Jindra to approve the November 23, 2015 minutes as written. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried.

Public Hearing Redevelopment Area #2

Kuncl made a motion to open the public hearing. Siedhoff seconded the motion. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried. Lonnie Dickson spoke to the commissioners regarding what is necessary for a redevelopment area within the comprehensive plan. City Administrator, Tom Ourada, wanted the Commissioners to be aware that the property owners of the newly annexed areas to the west and south approached the City and requested that the City do a Blight Study on what is now called "Redevelopment Area #2". This was corroborated by Doug Wenz, one of the property owners who was attending. Siedhoff made a motion, seconded by Kuncl to close the public hearing. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried. A motion was made by Siedhoff, seconded by Kuncl, to recommend to Council the approval of the Redevelopment Area #2. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried.

Public Hearing Zoning Regulation Definitions

A motion was made by Kuncl, seconded by Jindra, to open the public hearing on Zoning Regulation Definitions. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried. City Attorney Dalton explained the definitions on mobile homes, trailer homes and manufactured homes were changed to match the state statues and to make it easier for the building inspector to enforce. Jindra made a motion to close the public hearing, seconded by Siedhoff. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried. Siedhoff made a motion to recommend to Council the approval of the Zoning Regulation Definitions. Kuncl seconded the motion. Voting yes: Kuncl, Jindra,

Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried.

Planning Commission

December 28, 2015

Page 2

Subdivision of Home in property NW 1/4 of 2-7-4

Jane Wenz wants to subdivide her home and 3 acres from the property NW1/4 of 2-7-4 and the remaining land would be put into a LLC. Kuncl made a motion to recommend to Council the subdivision of the property, conditional upon set-back compliance. Jindra seconded the motion. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried.

Consider Adding Retail Fuel Facilities to C-3 Highway Commercial District

After some discussion it was determined that the City will check definitions of service stations, fuel facilities, truck stops, etc. Also C-2 will need to be looked at. A motion was made by Kuncl, seconded by Luna, to table the adding of fuel facilities to C-3 until the next meeting on January 25th, 2016. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried.

Sign Regulations

Ourada requested this be tabled in order for the City to have more time to work on it. Siedhoff made a motion, seconded by Kuncl, to table Sign Regulations until the meeting on January 25th, 2016. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried.

Parking Regulations

It was requested this be tabled. A motion was made by Siedhoff, seconded by Jindra, to table Parking Regulations until the January 25th, 2016 meeting. Voting yes: Kuncl, Jindra, Siedhoff, Luna and Hansen. Voting no: None. Absent: Rische, Robison, Scusa and Carnes. Motion carried.

Meeting adjourned.

Recorded by Jera Novak

