

**Planning Commission Meeting**  
**Monday, August 24, 2020 7:00 PM**  
**Crete Library/Community Center**  
**1515 Forest Ave.**  
**Crete, NE 68333**

**1. Open Meeting**

2. In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Community Room. Items listed on the agenda may be considered in any order.

**3. Roll Call**

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

**5. Items of Business**

A. Approve Planning Commission Meeting Minutes of July 27, 2020.

B. Discuss and provide a recommendation to the City Council on amending the zoning regulations to allow or disallow Outdoor Advertising Businesses in certain zones.

Outdoor Advertising Businesses (i.e. billboards) are currently allowed as a permitted principal use in districts zoned A-1, C-1, I-1, and I-2 and are not allowed at all in districts zoned C-2 General Commercial or C-3 Highway Commercial.

C. Discuss and provide a recommendation to the City Council on amending the subdivision regulations to include a process for merging contiguous lots.

The zoning and subdivision regulations have a process for subdividing parcels into two or more lots, but there is no process for combining two (or more) lots into one parcel.

D. Discuss and provide a recommendation to the City Council on the prioritization of sidewalk improvements.

The City Council would like a recommendation on the areas of the city that need sidewalks the most and where to prioritize the expenditure of funds.

**6. Officers' Reports**

7. 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.

**8. Adjournment**

9. 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 an 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.

- 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.

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- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).

CITY OF CRETE, NEBRASKA  
PLANNING COMMISSION  
MEETING MINUTES OF JULY 27, 2020

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 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.

1. Open Meeting

Planning Commission Chair Dave Hansen called the meeting to order at 7:08pm.

2. Roll Call

Ryan Jindra:	Absent
Scott Kunch:	Absent
Sharon Scusa:	Absent
Bud Clouse:	Present
Dave Hansen:	Present
Justin Kozisek:	Present
Drew Rische:	Present (by Zoom meeting)
Jennifer Robison:	Present
Ronald Schroeder:	Present

Present: 6, Absent: 3.

Also present: City Administrator Tom Ourada, City Clerk Judi Meyer, City Attorney Kyle Manley, Building Inspector Brad Bailey, Heather Carver with Cline Williams 2335 S 19th Lincoln Ne.

3. Special Order of Business

3.A. Planning Commission Minutes

3.A.1. Planning Commission Meeting Minutes of June 22, 2020.

Approve the Planning Commission minutes of June 22, 2020. Carried with a motion by Bud Clouse and a second by Justin Kozisek.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye  
Aye: 5, No: 0, Abstain (With Conflict)

3.B. Public Hearing regarding Amendment to the Crete Redevelopment Plan.

Open Public Hearing regarding amendment to the Crete Redevelopment Plan.

Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye  
Aye: 5, No: 0, Abstain (With Conflict): 1

Close Public Hearing. Carried with a motion by Bud Clouse and a second by Justin Kozisek.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye  
Aye: 5, No: 0, Abstain (With Conflict): 1

The Public Hearing was opened at 7:10pm. Heather Carver with Cline Williams generally discussed the project in relation to the requirements of TIF projects. A Benefit Cost Analysis was conducted. Their review indicates that the proposed project meets standards and requirements and is eligible for TIF consideration. The Public Hearing was closed at 7:20pm.

3.C. Consider recommendation to the City Council regarding amendment to the Crete Redevelopment Plan.

Recommend City Council approve amendment to the Redevelopment Plan. Carried with a motion by Jennifer Robison and a second by Ronald Schroeder.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye  
Aye: 5, No: 0, Abstain (With Conflict): 1

3.D. Public Hearing regarding amendment to allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use.

Open Public Hearing regarding amendment to allowable uses of commercial property in C-1 Districts coinciding with Parking Overlay Districts, disallowing future upper story residential use. Carried with a motion by Bud Clouse and a second by Jennifer Robison.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye  
Aye: 5, No: 0, Abstain (With Conflict): 1

Close Public Hearing. Carried with a motion by Bud Clouse and a second by Ronald Schroeder.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye  
Aye: 5, No: 0, Abstain (With Conflict): 1

The Public Hearing was opened at 7:27pm. City Administrator Tom Ourada outlined parking and other issues related to downtown upper story apartments. He reported that the City Council has been reviewing a number of

ways to mitigate these issues. Commission members expressed several concerns such as potentially creating unusable space in upper story buildings, decreasing the value of downtown buildings, and potentially decreasing building owners' revenue stream in the case of apartment rental. The Public Hearing was closed at 7:46pm.

3.E. Review and recommendation to City Council regarding Ordinance XX amending allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use. Do not recommend the proposed amendment disallowing future upper story residential use and recommend City Council explore alternative options such as reducing the parking lot fee and then evaluating those results before taking other actions. Carried with a motion by Jennifer Robison and a second by Ronald Schroeder.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye  
Aye: 5, No: 0, Abstain (With Conflict): 1

#### 4. Officers' Reports

#### 5. Adjournment

The meeting was adjourned at 8:06pm.

Recorded by City Clerk Judi Meyer