

Planning Commission Meeting
Monday, November 28, 2022 7:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. **Open Meeting**

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

2. **Roll Call**

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

3. **Items 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. Approve Planning Commission Minutes

3.B. 7:00 PM Public Hearing for comment and review of proposed annexations.

3.C. Consider a recommendation to the City Council on the following proposed annexations:

340 Co Rd 2300

PID# 760050139 CRETE PRCT PT NW NW SEC 26-8-4 18 ACRES

547 Co Rd 2400

PID# 760146040 CRETE PRCT PT N 1/2 SE 1/4 & PT SE 1/4 NE 1/4 SEC. 26-8-4 5.58 ACRES

1000 Jasmine Avenue

PID# 760090998 CRETE PRCT PT NW 1/4 NE 1/4 SEC. 35-8-4 10.246 ACRES

2000 E 13th Street

PID# 760050112 CRETE PRCT PT SW SE 1/4 SEC 26-8-4 13.02 ACRES

3.D.

3.E. Consider a recommendation to the City Council on additional annexations: **561 Co Rd 2400**

PID# 760050031 CRETE PRCT PT N 1/2 SE 1/4 NE 1/4 SE 1/4 SEC 26-8-4 2.70 ACRES

PID# 760146039 CRETE PRCT PT NE 1/4 NE 1/4 SE 1/4 SEC. 26-8-4 4.02 ACRES~

573 Co Rd 2400

PID# 760125244 CRETE PRCT PT N 1/2 SE 1/4 & S 1/2 SE 1/4 NE 1/4 SE 1/4 SEC. 26-8-4 7.01 ACRES

607 Co Rd 2400

PID# 760051135 CRETE PRCT PART NE 1/4 NE 1/4 (TRACT 500' X 500') SEC. 35-8-4 5.74 ACRES~

610 Co Rd 2400

PID# 760146947 CRETE PRCT PT E 1/2 NE 1/4 SEC. 35-8-4 13 ACRES

645 Co Rd 2400

PID# 760145854 CRETE PRCT PT E 1/2 NE 1/4 SEC 35-8-4 5 ACRES

PID# 760145902 CRETE PRCT PT E 1/2 OF SEC 35-8-4 5 ACRES

PID# 760146181 CRETE PRCT PT SE NE & PT NE SE SEC. 35-8-4 1.87 ACRES~

PID# 760146163 CRETE PRCT PT SE 1/4 NE 1/4 SEC 35-8-4 .35 ACRE

2051 E 13th Street

PID# 760051348 CRETE PRCT PT E 1/2 NE 1/4 & PT NW 1/4 NE 1/4 SEC. 35-8-4 20.66 ACRES

PID# 760146549 CRETE PRCT PT E 1/2 NE 1/4 & PT NW 1/4 NE 1/4 SEC. 35-8-4 13.36 ACRES

PID# 760146548 CRETE PRCT PT S 1/2 NW 1/4 NE 1/4 & PT N 1/2 SW 1/4 NE 1/4 SEC. 35-8-4 2.35 ACRES

PID# 76051380 CRETE PRCT PT NE 1/4 SECTION 35-8-4 .52 ACRES

2100 E 13th Street

PID# 760050120 CRETE PRCT PT SE 1/4 SE 1/4 SEC 26-8-4 22.30 ACRES

PID# 760050066 CRETE PRCT PT S 1/2 SE 1/4 SEC 26-8-4 15.70 ACRES

3.F.

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 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.



CRETE PLANNING COMMISSION MEETING

October 24, 2022 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

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

2. Roll Call

Ryan Jindra:	Absent
Dave Jurena:	Absent
Anthony Fitzgerald:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Tom Ourada:	Present
Jay Quinn:	Present
Drew Rische:	Present
Jennifer Robison:	Present

Present: 7, Absent: 2.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approve Planning Commission minutes as presented. Carried with a motion by Scott Kunch and a second by Drew Rische.

Anthony Fitzgerald: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 7, No: 0

3.B. Discuss possible annexations along 13th Street, east of Farrington Acres, and on North Boswell.

The first potential annexation is a property on North Boswell and is owned by Nestle Purina. The main motivation for this annexation is the paving of North Boswell, in which the city, the county, and Nestle will all be participating. The second potential annexation is a property east of Farrington Acres. The property owner is requesting to be annexed into city limits, which allows the bypass of multiple steps in the annexation process for this property. There was in-depth discussion regarding the other potential annexations along East 13th Street as well.

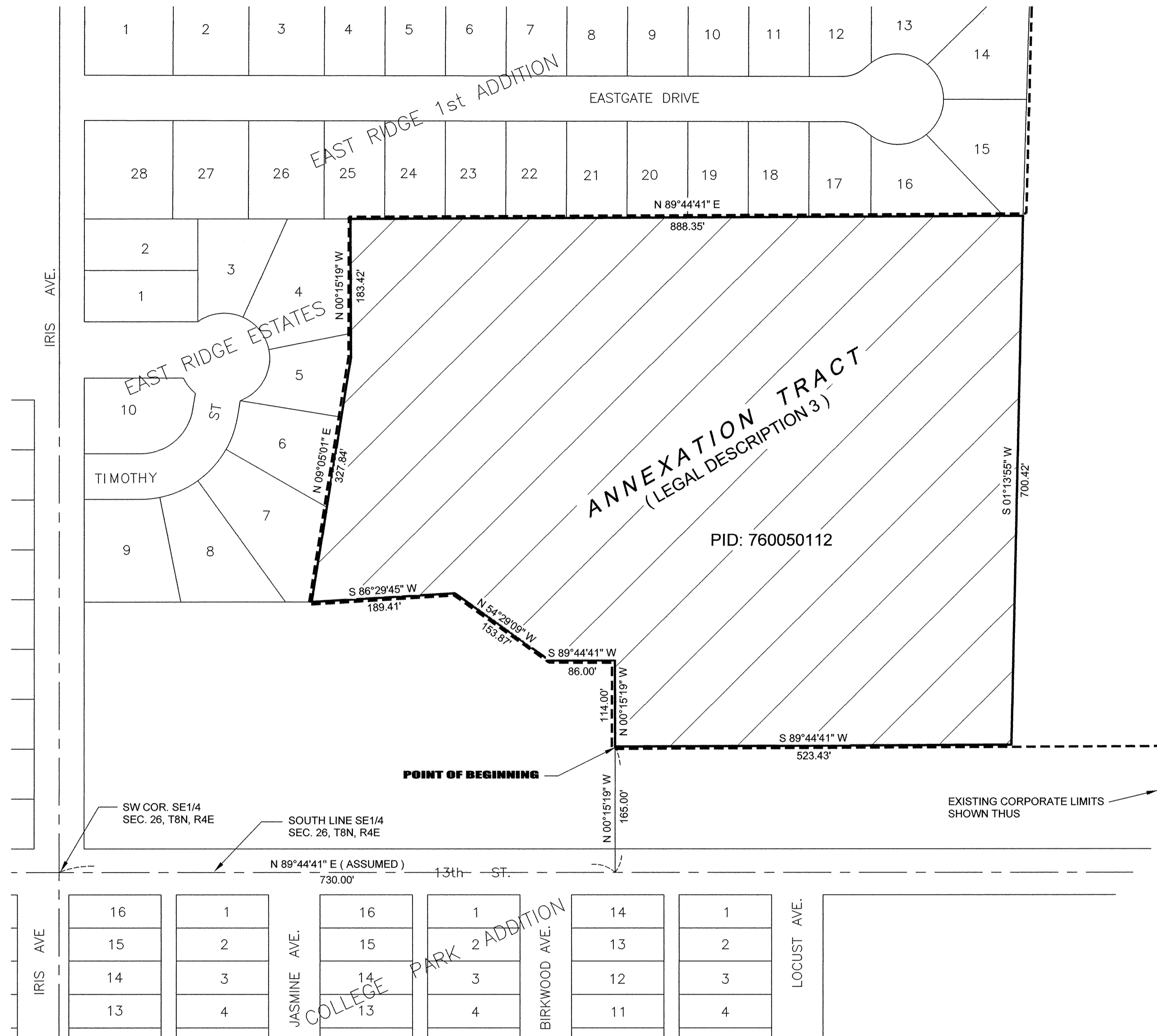
After much debate, the Planning Commission decided to set a public hearing date for November 28 at 7:00pm for potential annexations number one, two, three, and four.

4. Officers' Reports

5. Adjournment

EAST ANNEXATION 2023-1 TO THE CITY OF CRETE, NEBRASKA

PART OF SECTIONS 26 & 35, T8N, R4E
OF THE 6th P.M., SALINE COUNTY, NEBRASKA

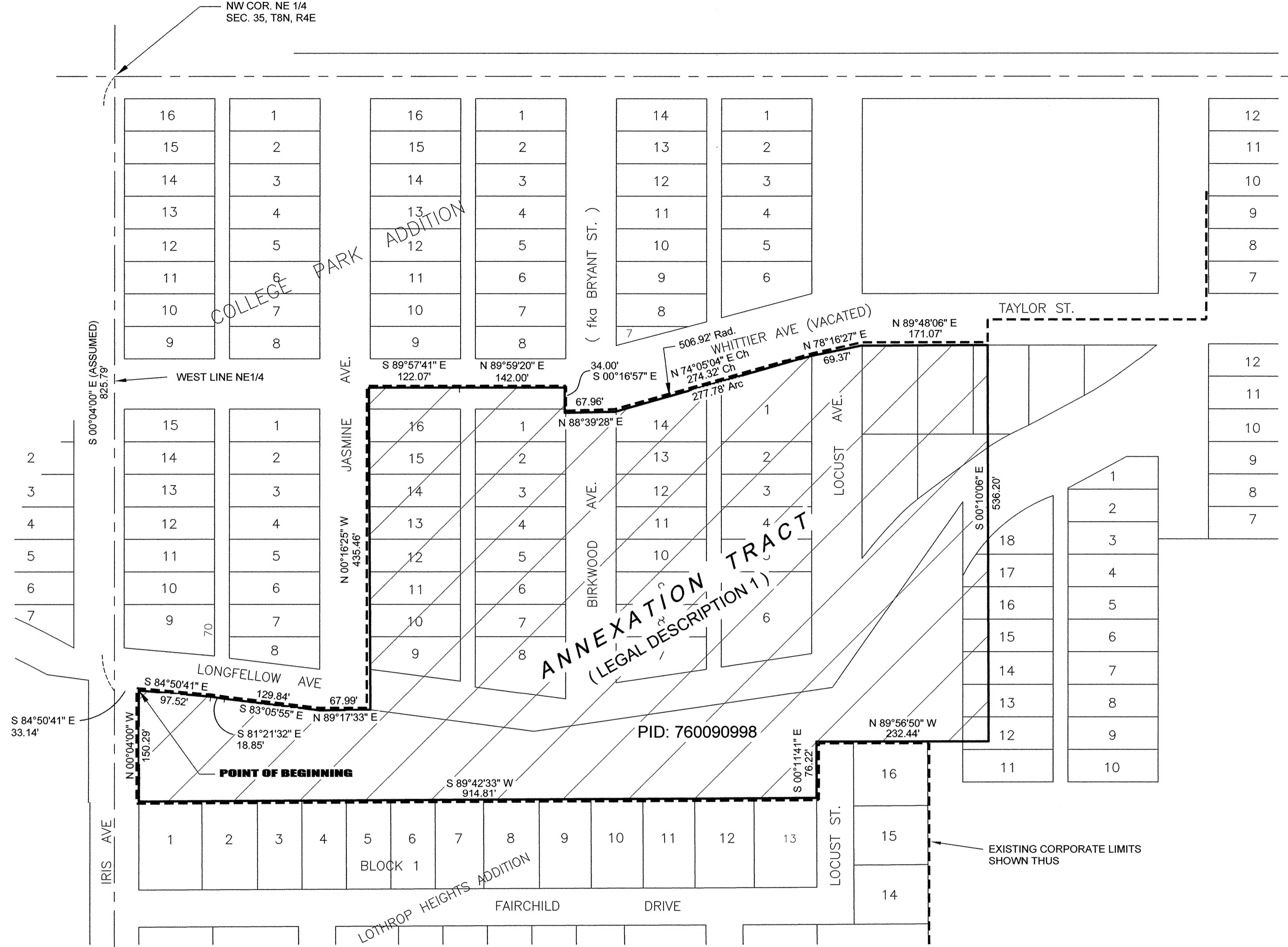
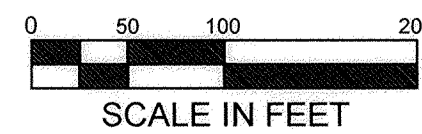
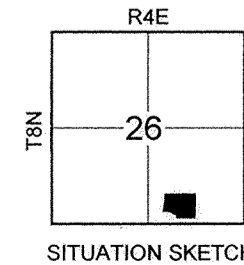


LEGAL DESCRIPTION 3

A tract of land located in the SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the southwest corner of said SE 1/4; thence N 89°44'41" E (Assumed Bearing) on the south line of said SE 1/4, 730.00 feet; thence N 00°15'19" W, 165.00 feet to the point of beginning; thence N 00°15'19" W, 114.00 feet; thence S 89°44'41" W, 86.00 feet; thence N 54°29'09" W, 153.87 feet; thence S 86°29'45" W, 189.41 feet; thence N 09°05'01" E, 327.84 feet; thence N 00°15'19" W, 183.42 feet; thence N 89°44'41" E, parallel with the south line of said SE 1/4, 888.35 feet; thence S 01°13'55" W, 700.42 feet; thence S 89°44'41" W, 523.43 feet to the point of beginning.

County Assessor PID: 760050112.



LEGAL DESCRIPTION 1 (from Instrument Number 2022-01614)

A tract of land composed of Lot 43 Irregular Tracts, part of Lot 44 Irregular Tracts, a Tract of land from Quitclaim Deed 2022-01588, a Tract of land owned by Doane College and the South Half of vacated Whittier Avenue adjacent to Block 14 in "College Park Addition", located in the Northeast Quarter of Section 35, Township 8 North, Range 4 East, of the 6th P.M., Crete, Saline County, Nebraska more particularly described as follows:

Referring to the Northwest Corner of the Northeast Quarter, Thence South, on the West Line of the Northeast Quarter, on an assumed bearing of S 00°04'00" E for a distance of 825.79' to a point of intersection with the South Line of Longfellow Avenue; thence S 84°50'41" E, on the South line of Longfellow Avenue, for a distance of 33.14' to a point on the East 33' Line of Iris Street, said point being the Point of Beginning;

Thence continuing on the South Line of Longfellow Avenue the following 4 courses:

S 84°50'41" E for a distance of 97.52';
 Thence S 81°21'32" E for a distance of 18.85';
 Thence S 83°05'55" E for a distance of 129.84';
 Thence N 89°17'33" E for a distance of 67.99' to a point on the East Line of Jasmine Road extended South;
 Thence N 00°16'25" W, on the East Line of Jasmine Road extended South and on the East Line of Jasmine Road, for a distance of 435.46' to a point of the Centerline of vacated Whittier Avenue; Thence on the Centerline of vacated Whittier Avenue the following 2 courses:
 S 89°57'41" E for a distance of 122.07';
 Thence N 89°59'20" E for a distance of 142.00' to a point on the West Line of Bryant Street;
 Thence S 00°16'57" E, on the West Line of Bryant Street, for a distance of 34.00' to a point on the South Line of vacated Whittier Avenue; thence on the South Line of vacated Whittier Avenue the following 3 courses:
 Thence N 88°39'28" E for a distance of 67.96';
 Thence with a curve turning to the left with an arc length of 277.78', with a radius of 506.92', with a chord bearing of N 74°05'04" E, with a chord distance of 274.32';
 Thence N 78°16'27" E for a distance of 69.37' to a point on the South Line of Taylor Street;
 Thence N 89°48'06" E, on the South Line of Taylor Street, for a distance of 171.07';
 Thence S 00°10'09" E for a distance of 536.20';
 Thence N 89°56'50" W for a distance of 232.44' to a point of the West Line of Locust Street in "Lothrop Heights Addition";
 Thence S 00°11'41" E, on the West Line of Locust Street in "Lothrop Heights Addition", for a distance of 76.22' to the Northeast Corner of Lot 13, Block 1 "Lothrop Heights Addition";
 Thence S 89°42'33" W, on the North Line of Block 1 "Lothrop Heights Addition", for a distance of 914.81' to the Northwest Corner of Lot 1, Block 1 "Lothrop Heights Addition", said point being on the East 33' Line of Iris Street; Thence N 00°04'00" W, on the East 33' Line of Iris Street, for a distance of 150.29' to the Point of Beginning.

County Assessor PID: 760090998.

SURVEYOR'S CERTIFICATE

I, Lynn D. Birkel, Nebraska Registered Land Surveyor No. 497, duly registered under the Land Surveyor's Regulation Act, do hereby certify that this Annexation Plat was prepared by me or under my direct supervision, from information taken from previous surveys and recorded documents without any field surveying being performed, and to the best of my knowledge and belief the above and foregoing is a true and correct depiction.



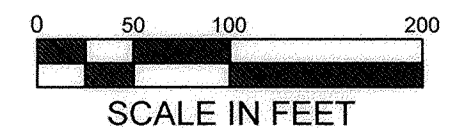
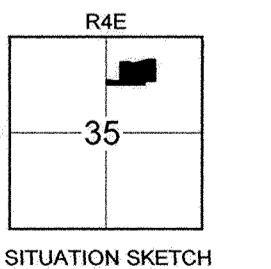
Lynn D. Birkel, Nebraska L.S. #497
 GILMORE & ASSOCIATES, INC.
 11/28/22

APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 2022.

JERRY WILCOX
 CITY CLERK

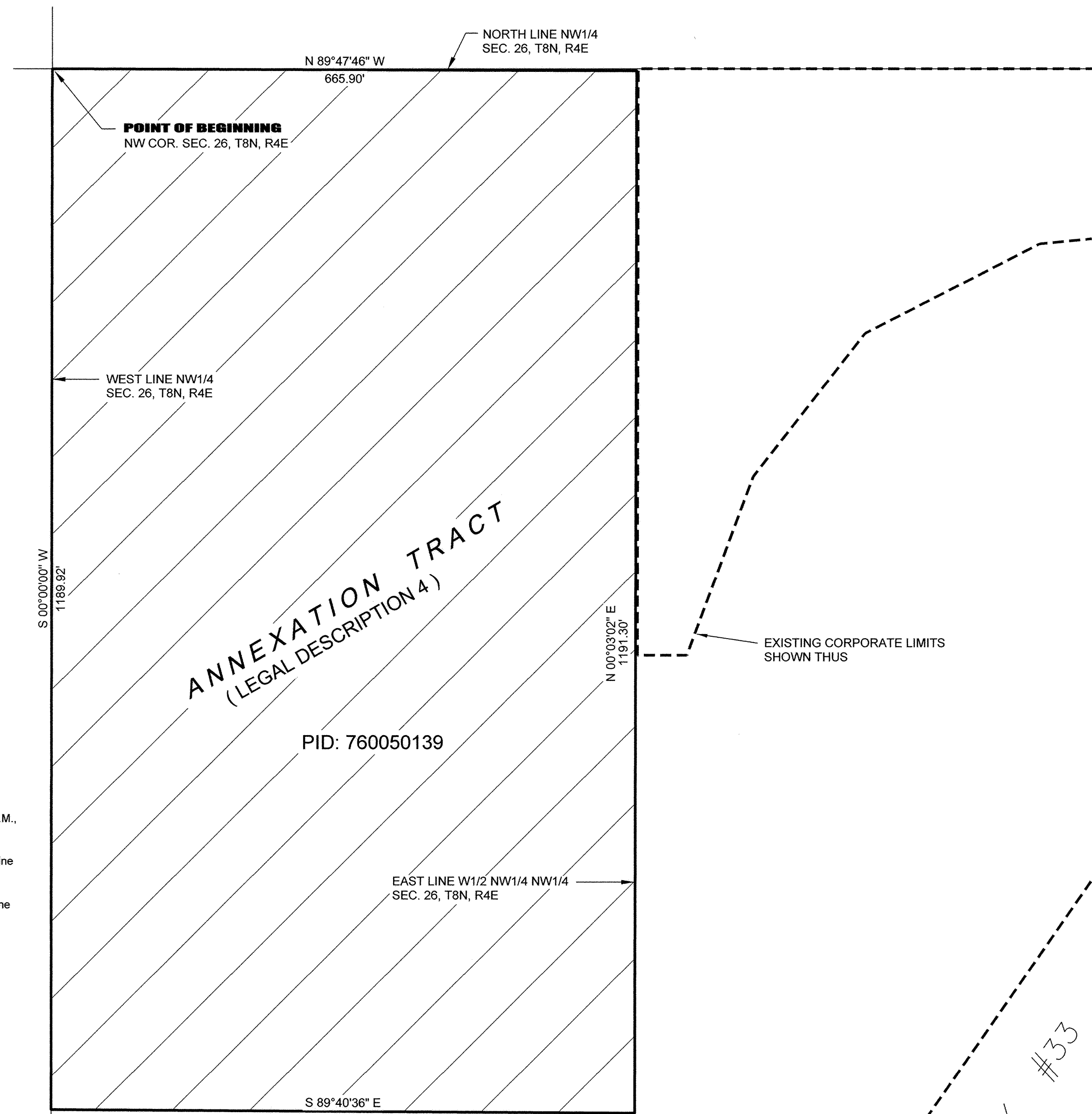
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EAST ANNEXATION 2023-1 TO THE CITY OF CRETE, NEBRASKA

PART OF SECTIONS 26 & 35, T8N, R4E
OF THE 6th P.M., SALINE COUNTY, NEBRASKA

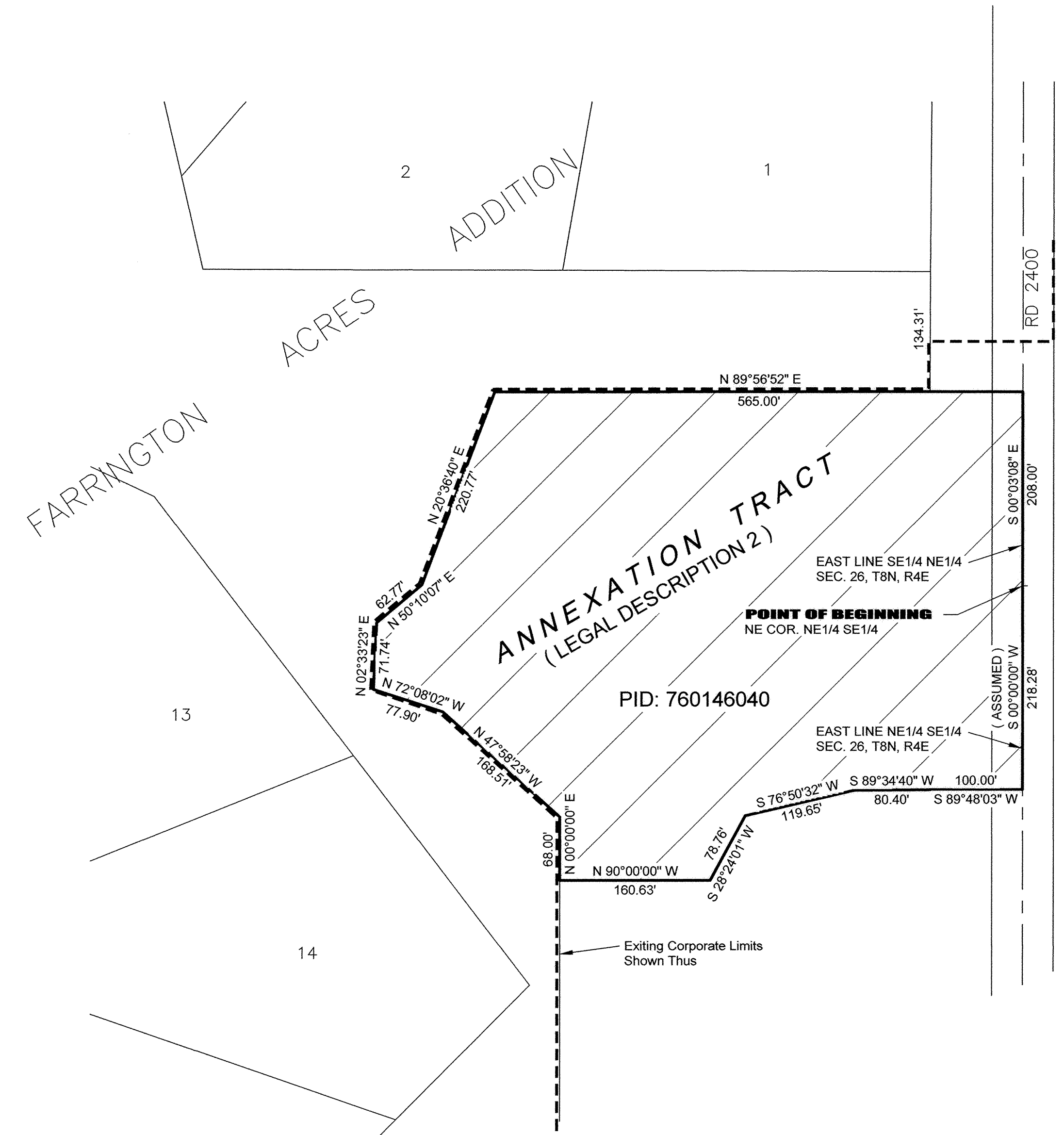
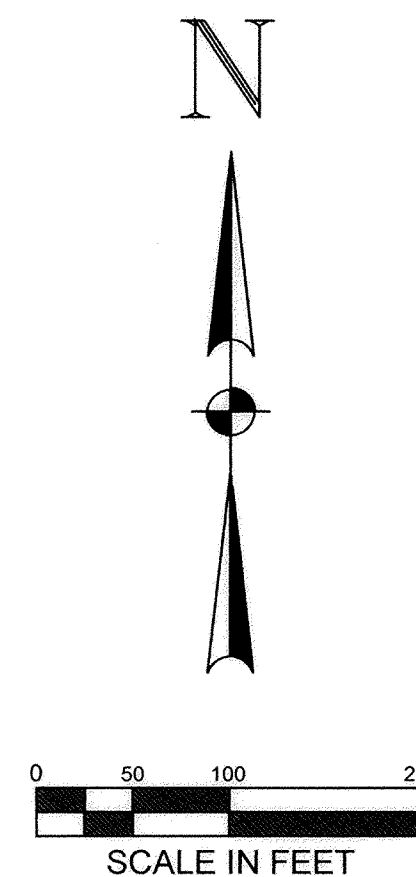
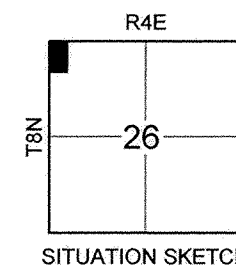
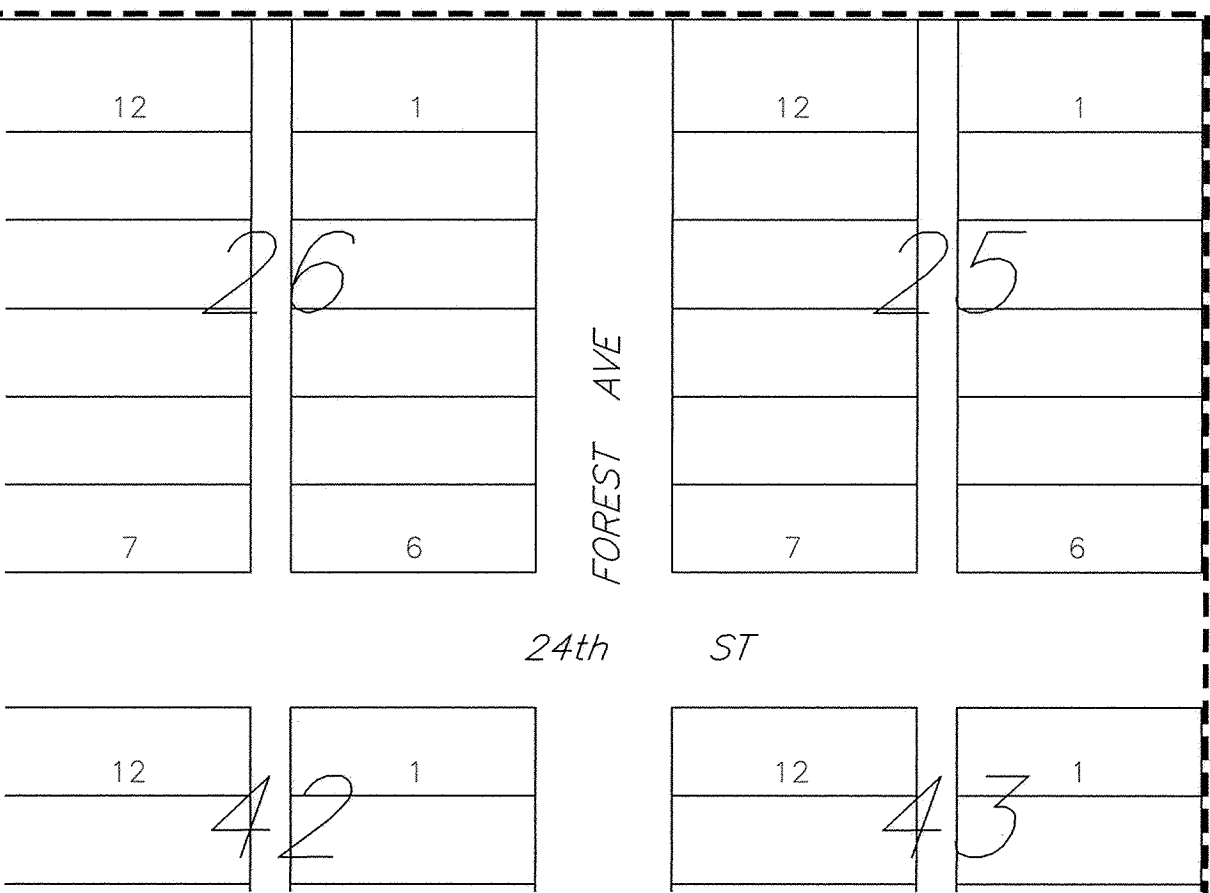


LEGAL DESCRIPTION 4

A tract of land located in the W 1/2 of the NW 1/4 of the NW 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the northwest corner of said Section 26; thence bearing S 00°00'00" W, along the west line of the NW 1/4 of Section 26, a distance of 1189.92 feet; thence bearing S 89°40'36" E, a distance of 664.85 feet, to a point on the east line of the W 1/2 of the NW 1/4 NW 1/4 of Section 26; thence bearing N 00°03'02" E, along said east line a distance of 1191.30 feet, to a point on the north line of the NW 1/4 of the NW 1/4 of Section 26; thence bearing N 89°47'46" W, along said north line, a distance of 665.90 feet, to the point of beginning.

County Assessor PID: 760050139.

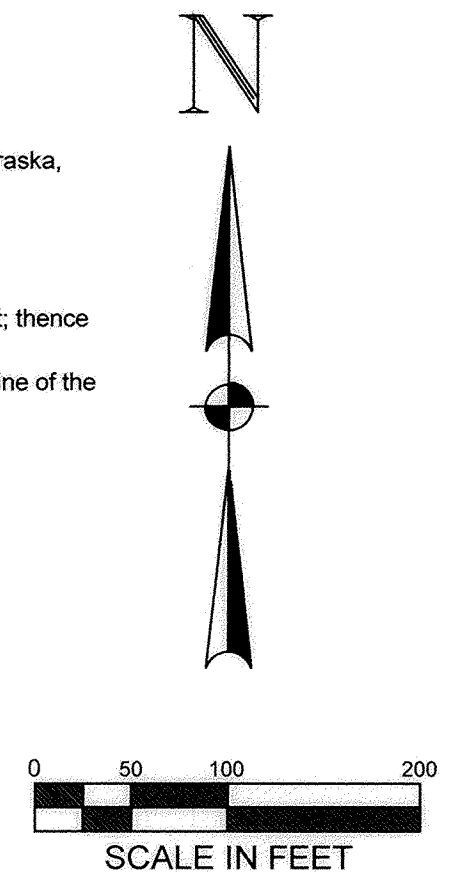
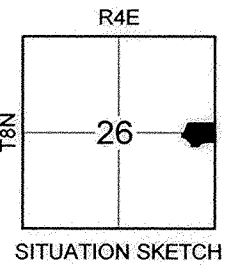


LEGAL DESCRIPTION 2

A tract of land located in part of the NE 1/4 SE1/4 and part of the SE 1/4 NE1/4 all in Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the northeast corner of said NE 1/4 SE 1/4; thence S 00°00'00" W (Assumes Bearing) on the east line of said NE 1/4 SE 1/4, 218.28 feet; thence S 89°48'03" W, 100.0 feet; thence S 89°34'40" W, 80.40 feet; thence S 76°50'32" W, 119.65 feet; thence S 29°24'01" W, 78.76 feet; thence N 90°00'00" W, 160.63 feet; thence N 00°00'00" E parallel with the east line of said NE 1/4 SE 1/4, 68.00 feet; thence N 47°58'23" W, 166.51 feet; thence N 72°08'02" W, 77.90 feet; thence N 02°33'23" E, 71.74 feet; thence N 50°10'07" E, 62.77 feet; thence N 20°36'40" E, 220.77 feet; thence N 89°56'52" E, 565.00 feet to the east line of said SE 1/4 of the NE 1/4; thence S 00°03'08" E, on said east line of the SE 1/4 of the NE 1/4, a distance of 208.00 feet, to the point of beginning.

County Assessor PID: 760146040.



EAST ANNEXATION 2023-2 TO THE CITY OF CRETE, NEBRASKA

PART OF SECTIONS 26 & 35 T8N, R4E OF THE 6th P.M., SALINE COUNTY, NEBRASKA

LEGAL DESCRIPTION 2 (from Book 382 of Records Page 538)

LOT 1, VONDRA SUBDIVISION, LOCATED IN THE EAST HALF (E1/2) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE FOUR (4) EAST OF THE 6TH P.M., SALINE COUNTY, NEBRASKA.

LEGAL DESCRIPTION 3 (from Book 381 of Records Page 781)

Lot 1, Vondra 1st Addition, located in the East Half (1/2) of Section Thirty-five (35), Township Eight (8) North, Range Four (4), East of the 6th P.M., Saline County, Nebraska.

LEGAL DESCRIPTION 4

A tract of land located in the SE $\frac{1}{4}$ of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the NW Corner of Lot 1, Vondra Subdivision, City of Crete, Saline County, Nebraska, thence S00°00'00"W (Assumed Bearing) on the west boundary lines of Lot 1, Vondra Subdivision and Lot 1, Vondra 1st Addition, 308.43 feet; thence N90°00'00"W, 50.00 feet; thence N00°00'00"E on a line 50.0 feet west of and parallel with the west boundary lines of Lot 1, Vondra Subdivision and Lot 1, Vondra 1st Addition, 308.43 feet; thence S90°00'00"E, 50.00 feet to the point of beginning. Containing 0.35 of an acre more or less.

LEGAL DESCRIPTION 5

A tract of land located in the SE $\frac{1}{4}$ of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the SE Corner of Lot 1, Vondra 1st Addition, City of Crete, Saline County, Nebraska; thence S00°00'00"W (Assumed Bearing) on the east line of said SE $\frac{1}{4}$, 30.00 feet; thence N90°00'00"W on a line 30.0 feet south of and parallel with the south boundary line of Lot 1, Vondra 1st Addition, 856.00 feet; thence N00°00'00"E on a line 150.0 feet west of and parallel with the west boundary line of Lot 1, Vondra 1st Addition, 437.00 feet; thence S83°38'41"E, 100.62 feet; thence S00°00'00"W on a line 50.0 feet west of and parallel with the west boundary line of Lot 1, Vondra 1st Addition, 87.42 feet; thence S90°00'00"E, 50.00 feet to the west boundary line of Lot 1, Vondra 1st Addition; thence S00°00'00"W on said west boundary line, 308.44 feet to the SW Corner of Lot 1, Vondra 1st Addition; thence S90°00'00"E on the south boundary line of Lot 1, Vondra 1st Addition, 706.00 feet to the point of beginning. Containing 1.87 acres more or less.

The above-described parcels includes County Assessor PIDs: 760050031, 760125244, 760050066, 760050120, 760051135, 760146947, 760051348, 760146549, 760051380, 760145854, 760146163, 760146181, 760146039 and 760145902.

SURVEYOR'S CERTIFICATE

I, Lynn D. Birkel, Nebraska Registered Land Surveyor No. 497, duly registered under the Land Surveyor's Regulation Act, do hereby certify that this Annexation Plat was prepared by me or under my direct supervision, from information taken from previous surveys and recorded documents without any field surveying being performed, and to the best of my knowledge and belief the above and foregoing is a true and correct depiction.

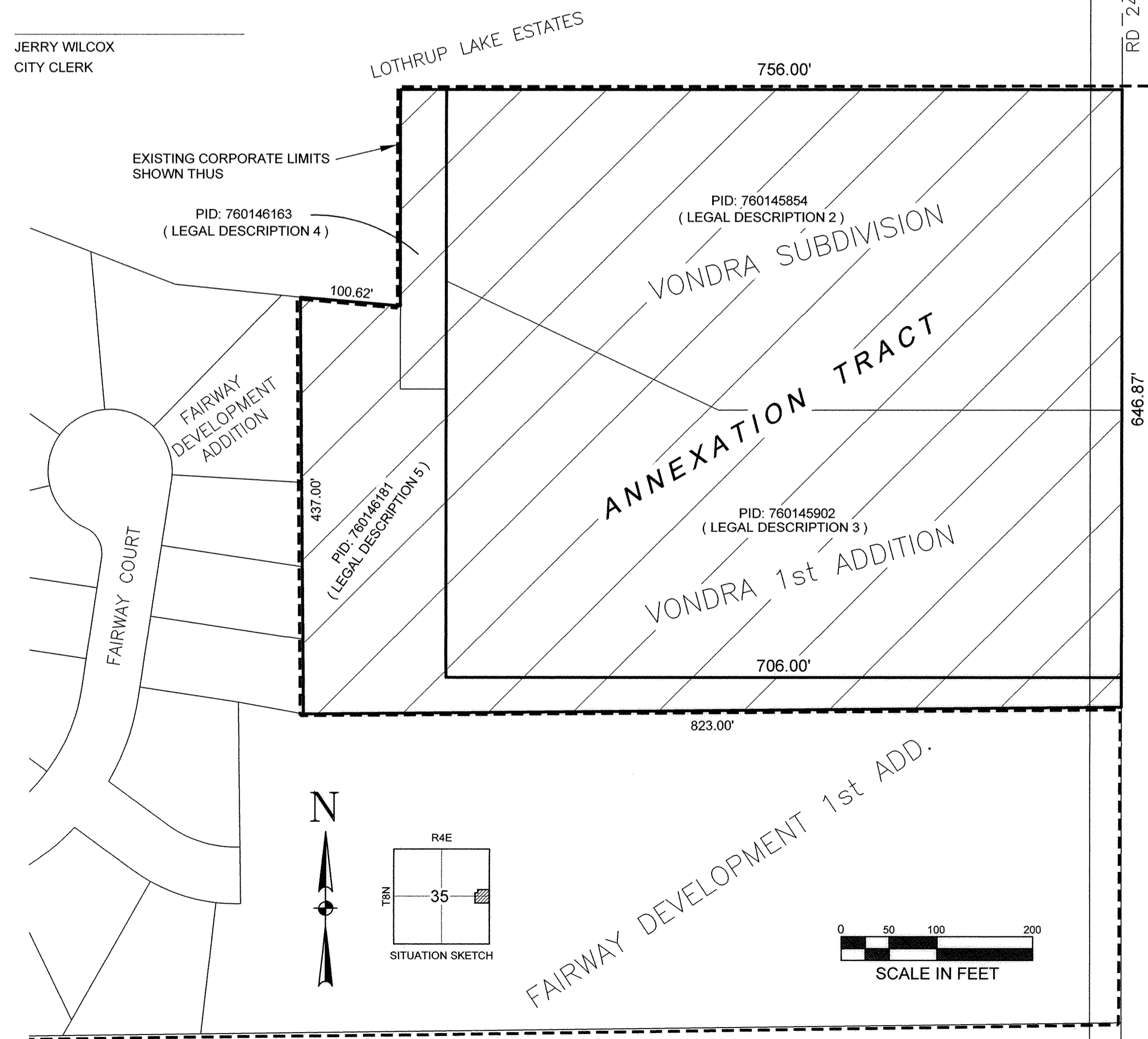


Lynn D. Birkel, Nebraska L.S. #497
GILMORE & ASSOCIATES, INC.
11/28/22

APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 2022.

JERRY WILCOX
CITY CLERK



LEGAL DESCRIPTION 1

A tract of land located in the SE 1/4 of Section 26 and the NE 1/4 of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at a point on the south line, 1483.6 feet east of the southwest corner of the SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska; thence north on the present existing corporate limit of the City of Crete, a distance of 165.00 feet; thence west, parallel with the south line of said SE 1/4, a distance of 262.9 feet, more or less, to the west line of Parcel "B" on a survey by Leslie J. Siedschlag, L.S. #469, on a survey dated June 5, 1998; thence northerly a distance of 700.42 feet, more or less, to the southeast corner of Lot 15, East Ridge 1st Addition to the City of Crete; thence northerly a distance of 320.11 feet to the northeast corner of Lot 14, East Ridge Addition to the City of Crete; thence continuing northerly, on the last described course, to a point on the north line of the S 1/2 of the SE 1/4 of said Section 26; thence easterly on the north line of the S 1/2 of the SE 1/4 of said Section 26, to the west line of the S 1/2 of the SE 1/4 of the NE 1/4 of said Section 26; thence northerly on the west line of the S 1/2 of the SE 1/4 of the NE 1/4 of said Section 26, to the northwest corner of said S 1/2 of the SE 1/4 of the NE 1/4 of the S 1/4 of Section 26; thence easterly, on the north line of said S 1/2 of the SE 1/4 of the NE 1/4 of the S 1/4 of Section 26, to a point 495.00 feet west of the east line of said SE 1/4; thence northerly, parallel with the east line of said SE 1/4, a distance of 345.26 feet; thence easterly and northerly on the south line of Tract II, as surveyed by Leslie J. Siedschlag, L.S. #469, on a survey dated December 6, 2003, for the following four courses; easterly a distance of 160.63 feet; northeasterly a distance of 78.76 feet; northeasterly a distance of 119.65 feet; easterly 80.40 feet; thence easterly a distance of 100.0 feet to a point on said east line of the NE 1/4 SE 1/4, said point being 218.28 feet south of the northeast corner of said NE 1/4 SE 1/4; thence southerly, on the east line of the SE 1/4 of said Section 26, to the southeast corner of the SE 1/4 of said Section 26; thence southerly, on the east line of the NE 1/4 of Section 35, a distance of 1418.63 feet; thence westerly a distance of 33.02 feet to the northeast corner of Lot 1, Lothrop Lake Estates, City of Crete; thence westerly, on the north line of Lot 1, Lothrop Lake Estates, a distance of 502.31 feet, to the northwest corner of said Lot 1; thence southerly, on the west line of said Lot 1, a distance of 274.68 feet, to the southwest corner of said Lot 1; thence westerly, on the north line of Lot 7, Lothrop Lake Estates, a distance of 325.72 feet; thence southwesterly, on the north line of said lot 7, a distance of 370.10 feet; thence northwesterly, on the north line of said Lot 7, a distance of 122.00 feet; thence northwesterly on a line drawn to the northeast corner of Outlot "A", Lothrop Heights Addition to the City of Crete, to the west line of the E 1/2 of the NE 1/4 of said Section 35; thence northerly, on said west line of the E 1/2 of the NE 1/4, to the southeast corner of a tract surveyed by Bruce L. Gilmore, L.S. #96, on a survey dated November 23, 1977; thence westerly, on the south line of said surveyed tract, a distance of 150 feet, to the southwest corner thereof; thence northerly on the west line of said surveyed tract, a distance of 150 feet to the northwest corner thereof; thence easterly, on the north line of said surveyed tract, a distance of 5 feet; thence northerly, on a line drawn to a point on the north line, 229.0 feet west of the northeast corner of Block 12, College Park Addition to the City of Crete, to the intersection of the easterly extension of the centerline of Fairchild Drive; thence westerly, on the easterly extension of the centerline of Fairchild Drive, to a point on the east line of Lot 14, Block 4, Lothrop Heights Addition to the City of Crete; thence northerly, on the east line of Lots 14, 15, and 16, Block 4, Lothrop Heights Addition, to the northeast corner of said Lot 16; thence easterly, on the easterly extension of the north line of said Lot 16, a distance of 82.52 feet; thence northerly, a distance of 538.09 feet, to a point on the north line of Block 12, College Park Addition to the City of Crete, said point being 229.00 feet west of the northeast corner of said Block 12; thence easterly, on the north line of said Block 12, a distance of 229.00 feet to the northeast corner thereof; thence northerly, a distance of 365.00 feet, to a point on the north line of the SE 1/4 of said Section 35, said point being 84.2 feet east of the northwest corner of the NE 1/4 of the NE 1/4 of said Section 35; thence easterly, on the north line of the NE 1/4 of said Section 35, to the point of beginning.

