

Planning Commission Meeting
Wednesday, February 26, 2025 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. 1 & 6 Year Plan

3.C. Ordinance 2236 amending building code 9-1203 to include pools

3.D. Ordinance 2237 amending subdivision applicability

3.E. Set Public Hearing date and time for zoning change

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.



CRETE PLANNING COMMISSION MEETING

January 27, 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

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

Present: 7, Absent: 2.

Jennifer Robison arrived at 7:01 p.m.

City Administrator Tom Ourada was also present for the meeting but did not vote. Also present: City Attorney Anna Burge, Finance Director Wendy Thomas, Chief of Police Gary Young, Captain Jon Pucket, City Clerk Nancy Tellez, Building Inspector Trent Griffin, Library Director

Jessica Wilkinson, Parks and Recreation Director Liz Cody, Dimas Adame, Brent Cole, and David Hessheimer

City Administrator Tom Ourada explained that at the last leadership meeting department heads and leaders were asked to attend other city board and commission meetings to see all the things the City is doing.

3. Items of Business

3.A. Approve Planning Commission Minutes

3.A.1. December 16th, 2024 Planning Commission Meeting Minutes

Approved the December 16th, 2024 Planning Commission Meeting Minutes Carried with a motion by Scott Kunch and a second by Justin Kozisek.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jeff Wenz: Aye

Aye: 6, No: 0

3.B. Public Hearing on Proposed Zoning Map Amendment Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

Opened Public Hearing on Proposed Zoning Map Amendment Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3 Carried with a motion by Scott Kunch and a second by Justin Kozisek.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 7, No: 0

Opened the Public Hearing at 7:02 p.m. City Administrator Tom Ourada explained that there is triangular shape that in 2016 the land use map adopted and isn't exactly sure what the planners were thinking but there was a reason for it. Ourada explained that Dimas Adame who owns property across the current R3 triangular shape of land is wanting to remove a mobile home that is on his property and build a house there. Ourada stated that there are storage units to the north of the property and to the south there is a residence and a farm. Planning Commission member Justin Kozisek asked what are the allowable uses currently on that property. City Attorney Anna Burge went through and explained that list which included automobile and truck dealership, service, and repair facilities, child care centers, farm machinery and equipment sales and services, machine shops, mobile home sales and shopping centers and strip-malls among other principal uses.

Planning Commission member Scott Kunch asked if it is still contiguous even though there is a road there. Ourada explained that the road is not a barrier since it is in city limits it is still contiguous if rezoned since by law only one side needs to be the same. David Hessheimer explained that he is against the proposed zoning map amendment due to the property asking to be changed has a large building on it that is used as a social hall, vehicles park on both sides of the road and he believes if it is changed to R3 that would create more traffic. Hessheimer stated that he has no problem with a single-family home being built on the property and also asked if the property could still be continued to be used to park equipment for the property owner's business.

Ourada stated to the Planning Commission to look at this on its merits and stick to the

principal requirements for the zoning map amendment.

Property owner Dimas Adame who is asking for change stated that he has vehicles park inside of his property and he would like to build a home on the property and is following city code. Ourada explained to the Planning Commission that this does meet the requirements for the zoning map amendment and if the Planning Commission wants to deny the request if they believe the infrastructure does not support it.

Kozisek asked Ourada if an 8-plex could be built on the property and Ourada stated that there is not enough room. Ourada stated that the land use map in 2016 went to the Planning Commission and then to the City Council.

The Public Hearing closed at 7:40 p.m.

Close the Public Hearing on Proposed Zoning Map Amendment Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3 Carried with a motion by Justin Kozisek and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.C. Public Hearing on proposed Zoning Change Request Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

Open the Public Hearing on proposed Zoning Change Request Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

The Public Hearing opened at 7:40 p.m.

City Administrator Tom Ourada explained that you can't do a zoning change on something that isn't allowed.

David Hessheimer explained that he is against the proposed zoning change request because for the last two years the large building on the property has been used as a social hall. There have been cars parked on the road and trash. He has gone to the county and the county says it's a city issue and when he goes to the city he has been told to go to the county. Hessheimer stated that if the property owner has not been able to live up to the C3 zoning who says he will live up to the R3 zoning. Hessheimer asked if Planning Commission member Carely Adame is related to the property owner. Ourada explained that she is his daughter and she is not going to vote. Hessheimer stated that he is okay with the property owner building a single-family home on the property.

Ourada explained that the infrastructure cannot support an 8-plex and there would have to be many updates to the infrastructure.

The public hearing closed at 7:57 p.m.

Closed the Public Hearing on proposed Zoning Change Request Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3 Carried with a motion by Justin Kozisek and a second by Scott Kuncel.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott

Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.D. Consider a recommendation to the City Council on Proposed Zoning Map Amendment Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

Planning Commission member Justin Kozisek asked City Administrator Tom Ourada if they had to make a recommendation and vote. Ourada explained that the Planning Commission would let it die due to a lack of action or they could vote not to have a recommendation. Ourada explained if the Planning Commission votes to table, they will have to take action at the next meeting.

No recommendation was given to the City Council on Proposed Zoning Map Amendment Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3 Carried with a motion by Jeff Wenz and a second by Ryan Jindra.

Carely Adame Ortiz: Abstain (With Conflict), Ryan Jindra: Aye, Dave Jurena: No, Scott Kuncl: Aye, Jeff Wenz: Aye, Justin Kozisek: No, Jennifer Robison: No
Aye: 3, No: 3, Abstain (With Conflict): 1

3.E. Consider a recommendation to the City Council on proposed Zoning Change Request Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3

No recommendation was given to the City Council on proposed Zoning Change Request Crete PRCT PART SE 1/4 NW 1/4 SEC. 33-8-4 1 ACRE Commonly known as 675 Arizona Ave C3 to R3 Carried with a motion by Jeff Wenz and a second by Ryan Jindra.

Carely Adame Ortiz: Abstain (With Conflict), Ryan Jindra: Aye, Dave Jurena: No, Scott Kuncl: Aye, Jeff Wenz: Aye, Justin Kozisek: No, Jennifer Robison: No
Aye: 3, No: 3, Abstain (With Conflict): 1

3.F. Discussion on new international pool standards that state a safety cover that meets certain criteria can replace a fence around a pool.

City Administrator Tom Ourada stated that Brent Cole asked to be on the agenda to speak to the Planning Commission, and he has a good argument on pool standards. Brent Cole addressed the Planning Commission and stated that he would like to see the new international pool standards that state a safety cover that meets certain criteria can replace a fence around a pool match the city code. Cole stated that neighboring communities have updated their code to match the updated international pool standards.

Planning Commission member Jennifer Robison asked if there are any requirements for the pool cover to be inspected and Ourada stated that only when its installed. Planning Commission member Scott Kuncl asked if they could be put at the next meeting's agenda.

3.G. Consider Ordinance 2235 amending subdivision applicability

City Administrator Tom Ourada explained that if someone wants to do an administrative subdivision on a property if it is over 10 acres they don't have to go through the city and they don't have to do anything or they can report it to the county if they choose to. If it is not reported to the county whoever they bought property from will continue to pay taxes on it. There is an unintended consequence that if someone in our ETJ wants to subdivide they can bypass the city.

It is currently stated that the division of land when the smallest parcel created is more than ten acres in the area shall be exempt from these regulations. This happened recently when the city spoke to the surveyor and they stated they could go to 10.01 that way they don't have to go through the city. Ourada stated he asked City Attorney Anna Burge to look into that in state statute. Burge stated that in state statute there is no specific requirements on that. Planning Commission member Scott Kuncl asked if this could be tabled for the next meeting.

Tabled Ordinance 2235 amending subdivision applicability Tabled with a motion by Scott Kuncl and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

4. Officers' Reports

City Administrator Tom Ourada mentioned that at the next meeting the Planning Commission would be looking at the 1 and 6 and he would be emailing it to the commission to look at.

5. Adjournment

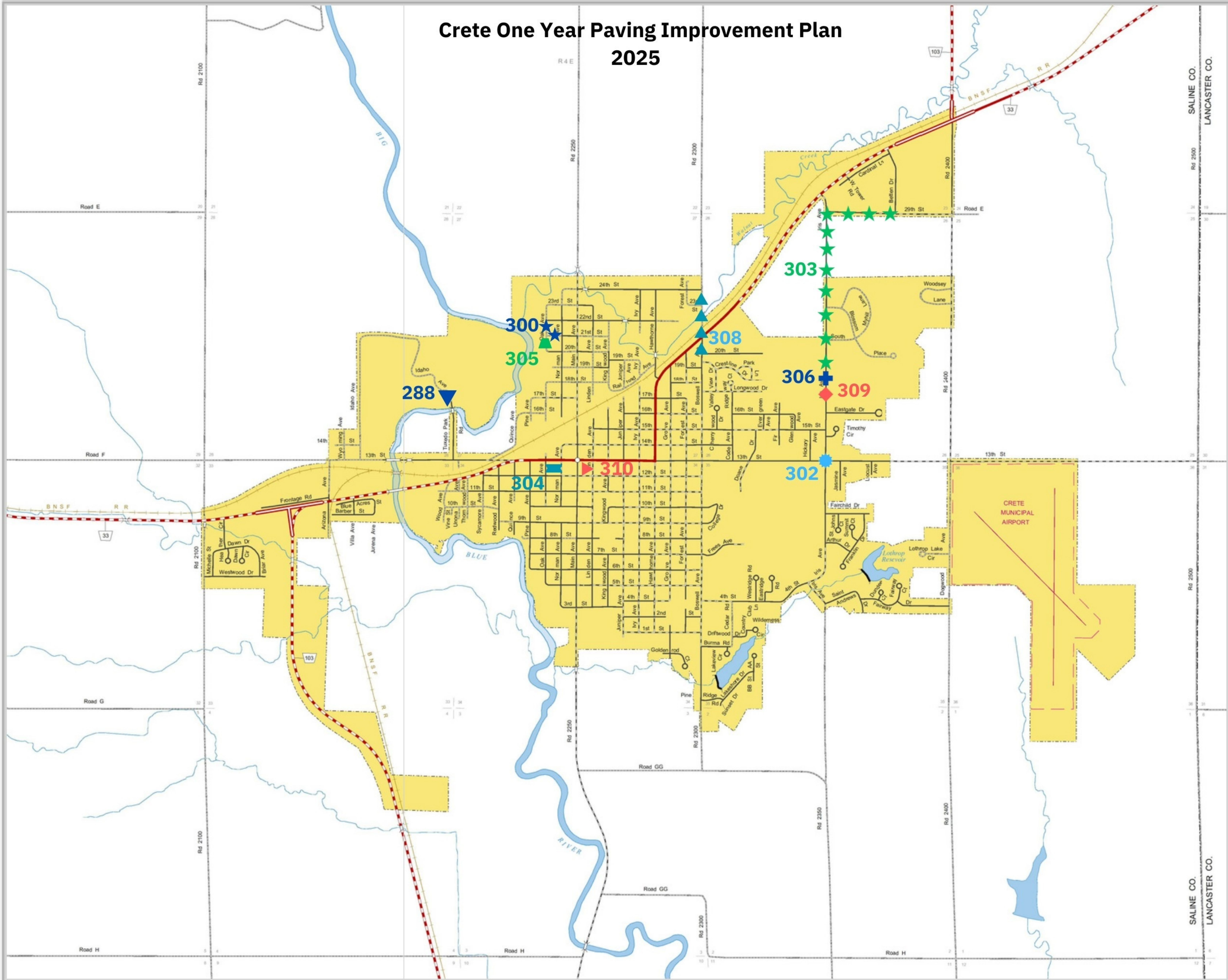
The meeting adjourned at 8:22 p.m.

Crete One Year Paving Improvement Plan 2025

CRETE
SALINE COUNTY
NE BRAS KAN
POPULATION 7,099
2022



- STATE HIGHWAYS**
- Interstate Highway
 - Divided Highway
 - Multiple Lane Undivided Highway
 - Concrete/Brick Surface
 - Asphalt/Bituminous Surface
 - Gravel or Crushed Rock
- CITY STREETS AND COUNTY ROADS**
- Divided Street
 - Concrete/Brick Surface
 - Asphalt/Bituminous Surface
 - Gravel or Crushed Rock
 - Unimproved
 - Primitive
 - Interstate Numbered Route
 - U.S. Numbered Route
 - State Numbered Route
 - State Numbered Spur
 - State Numbered Link
 - Street Name
 - County Seat
 - City Center
 - Corporate Limits



The data is based on information available on the internet and is not intended to be a substitute for professional engineering or architectural services. The City of Crete, Nebraska, and its representatives assume no liability for errors or omissions. Any inconsistencies should be reported to NDOT.

CORPORATE LIMITS AS OF 2022 - STATE HIGHWAYS CORRECTED TO 2022



1-Year Plan - 2025
Crete, Nebraska

PRIORITY NO.	PROJECT NO.	DESCRIPTION	TOTAL ESTIMATED CONSTRUCTION COST	GENERAL OBLIGATION COST
1	304	Alley Between 12th & 13th and between Norman and Oak Remove existing concrete and construct 7" P.C. concrete paving 20' wide.	\$97,140	\$50,000
2	300	On 21st Street from Norman Avenue to Oak Avenue & On Oak Avenue from 21st Street to 22nd Street Construct 7" P.C. concrete paving 32' wide with storm sewer	\$545,460	\$250,000
3	305	On Oak Avenue from 20th Street to 21st Street Construct 7" P.C. concrete paving 32' wide with storm sewer	\$292,090	\$150,000
4	310	Alley from Linden between 12th & 13th Streets west to alley from 12th Street between Main Street & Linden Avenue Demo existing concrete and construct 7" P.C. concrete 20' wide	\$125,560	\$ -
5	308	On Boswell from 20th Street North to past Walnut Creek over State Highway 33 and Burlington Northern Railroad Construct 10' Aerial Pedestrian Walkway	\$9,000,000	\$9,000,000
6	303	On Iris Avenue from 18th Street School Drive to East 29th Street & On East 29th Street from Iris Avenue to Betten Drive - 5000' total Construct 10' wide 5" P.C. concrete lighted ADA accessible trail.	\$810,720	\$810,720
7	302	On 13th Street at Iris Avenue Construct 9" P.C. concrete 100' roundabout and storm sewer	\$1,500,000	\$1,500,000
8	309	On Iris Avenue between South High School Drive and and Eastgate Avenue Construct lighted 10' wide 5" pedestrian underpass with drainage, heated walkway, and camera security	\$1,870,560	\$1,870,560
9	306	On Iris Avenue at 18th Street School Intersection Construct 9" P.C. concrete 100' roundabout and storm sewer	\$1,200,000	\$1,200,000
10	282	On 21st Street from Linden Avenue to Kingwood Avenue Construct 7" P.C. concrete paving 32' wide with storm sewer	\$217,440	\$125,000
11	208	On 20th Street, from Linden Avenue to Kingwood Avenue #9 Construct 7" P.C. concrete paving 32' wide with storm sewer	\$303,160	\$150,000
12	288	Tuxedo Park Bridge to Tuxedo Park Walk Bridge Construct 350' 5" P.C. concrete 8' trail walkway/bikeway	\$94,900	\$94,900

6 Year Plan 2025 - 2031
Crete, Nebraska

PRIORITY NO.	PROJECT NO.	DESCRIPTION	TOTAL ESTIMATED CONSTRUCTION COST	GENERAL OBLIGATION COST
1	272	In Westwoods subdivision Remove and reconstruct entire roadway 32' wide 7" P.C. concrete paving with curb and gutter, 5' sidewalks & re-compact and reset manholes to grade	\$3,206,340	\$1,500,000
2	265	On East 13th Street, from Jasmine Avenue to East City Limits Remove existing concrete; construct 9" P.C. concrete paving 32' wide with 5' sidewalks	\$1,029,830	\$350,000
3	271	On North Main Avenue, from BNRR tracks to 24th Street Mill and overlay 2" asphalt 24' wide from existing edge including intersection approaches.	\$515,920	\$515,920
4	290	West 12th Street west of Arizona Avenue Construct 9" P.C. concrete 25' wide 825' long	\$483,650	\$0
5	301	On East 15th Boswell Avenue to Iris Avenue Remove existing concrete; construct 7" P.C. concrete paving 32' - 41' wide with 5' sidewalks	\$2,000,000	\$892,526

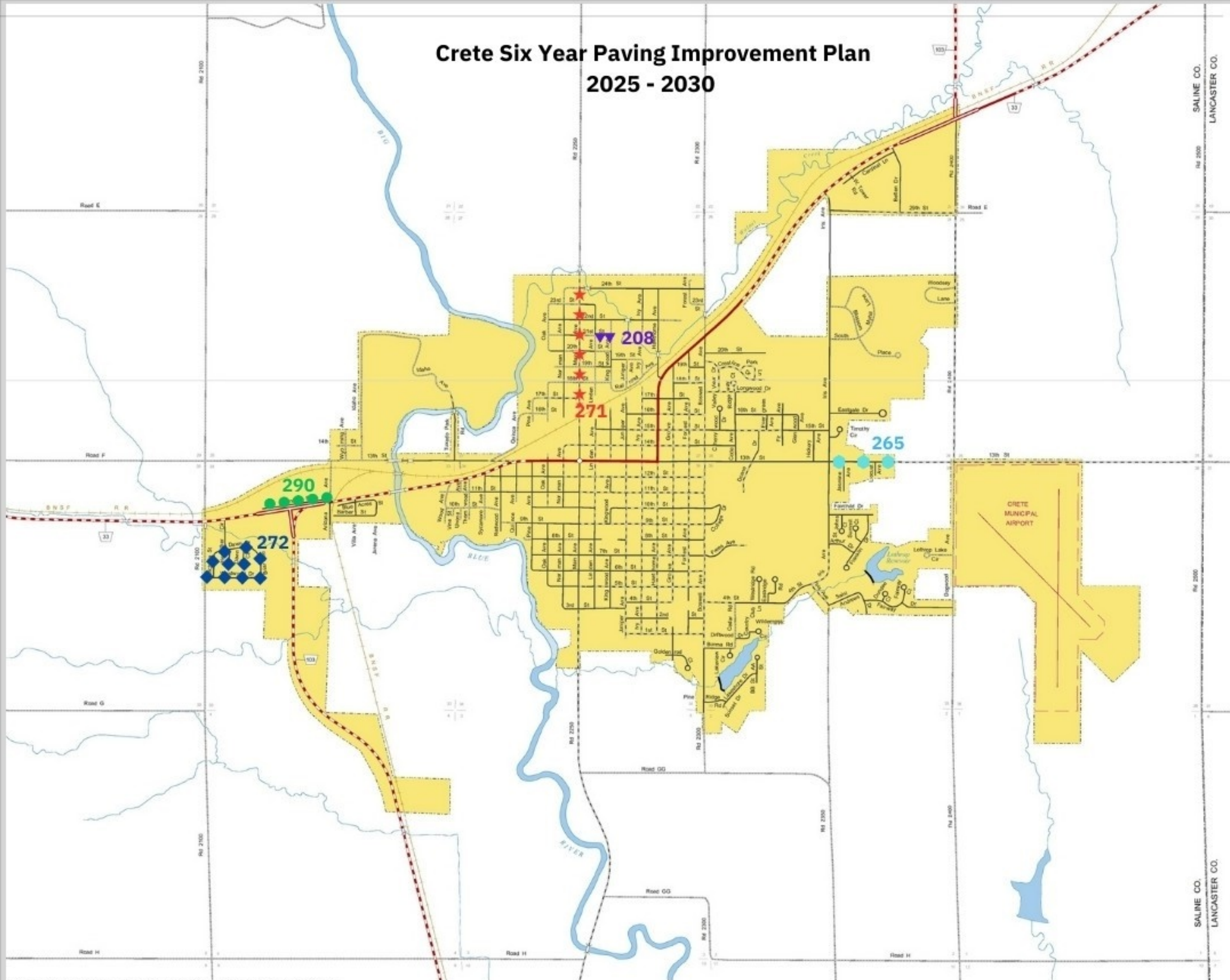
Crete Six Year Paving Improvement Plan 2025 - 2030

CRETE

SALINE COUNTY
NEBRASKA
POPULATION 7,099
2022



- STATE HIGHWAYS**
 - Divided Highway
 - Multiple Lane Undivided Highway
 - Concrete/Asphalt Surface
 - Asphalt/Gravel Surface
 - Gravel or Crushed Rock
- CITY STREETS AND COUNTY ROADS**
 - Concrete/Asphalt Surface
 - Gravel or Crushed Rock
 - Unimproved
 - Paved
 - Unimproved
 - U.S. Numbered Route
 - State Numbered Route
 - State Numbered Spur
 - State Numbered Link
 - Street Name
 - County Seat
 - City Center
 - Corporate Limits



This map is to be used for informational purposes only and is not intended to be used as a legal document. Any inaccuracies should be reported to NEDOT.

ORDINANCE NO. 2236

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO BUILDING REGULATIONS; TO AMEND SECTION 9-1203 OF THE CRETE MUNICIPAL CODE; ALLOWING FOR POOLS .

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That Chapter 9, Article 12, Section 9-1203 of the Crete Municipal Code be amended as follows:

9-1203 Swimming Pool And Spa Code; Amendments

- (1) Section 101.1 shall be amended to read as follows: These regulations shall be known as the Swimming Pool and Spa Code of the City of Crete, hereinafter referred to as “this code”.
- (2) Section 103 shall be deleted in full.
- (3) Section 104.1 shall be amended to read as follows: The code official is hereby authorized and directed to enforce the provisions of this code.
- (4) Section 104.8 shall be deleted in full.
- (5) Section 105.6.2 shall be amended to read as follows: The fees for work shall be as determined by the City Council.
- (6) Section 105.6.3 shall be amended to read as follows: The code official shall authorize the refunding of fees on a sliding scale based on the amount of City review that has been provided. The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.
- (7) Section 107.4 shall be amended to read as follows: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an infraction punishable by a fine of not more than five hundred dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- (8) Section 107.5 shall be amended to read as follows: Upon notice from the code official, work on any system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists. The code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction punishable by a fine of not more than five hundred dollars. Each day that a violation continues shall be deemed a separate offense.
- (9) Section 108 shall be deleted in full.
- (10) Section 305.1 shall be amended to read as follows: The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and where pools are equipped with a powered lockable safety cover complying with ASTM F1346, the areas where those pools, spas, or hot tubs are located shall not be required to comply with Sections 305.2 through 305.7.
- (11) Section 305.6 shall be amended to read as follows: In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along

the shoreline, and required barriers extend to and beyond the waters edge to a water depth of not less than 6 inches, a barrier is not required between the natural body of water shoreline and the pool or spa area.

Section 2. That the changes specified in the above section shall be codified as part of the Crete Municipal Code as stated herein.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed and that any partial repeal shall not affect the other parts of ordinances or codified sections that can be given effect without the repealed parts.

Section 4. That if any section, part, or provision of this ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other section, part, or provision of this ordinance.

Section 5. This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the ____ day of March 2025.

Mayor

ATTEST:

City Clerk

Seal

ORDINANCE NO. 2237

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO PLANNING AND ZONING; TO AMEND SECTION 11-303 OF THE CRETE MUNICIPAL CODE; TO AMEND TO REQUIRE ALL SUBDIVISIONS RECEIVE APPROVAL, REGARDLESS OF SIZE OF THE PROPERTY.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That Chapter 11, Article 3, Section 11-303 of the Crete Municipal Code be amended as follows:

11-303 Applicability

- (1) Any plat hereafter made for each subdivision or part thereof lying within the jurisdiction of this Article shall be prepared for approval and recorded as herein prescribed. The regulations contained herein shall apply to the subdivision of a lot, tract, or parcel of land into two or more lots, tracts, or other division of land for the purpose of sale or development, whether immediate or future, including the resubdivision or replatting of land or lots, ~~except that the division of land when the smallest parcel created is more than ten acres in area shall be exempt from these regulations.~~ Further, the regulations set forth by this Article shall be minimum regulations which shall apply uniformly throughout the jurisdiction of this Article except as hereafter provided.
- (2) Each separate principal use or building within the jurisdiction of this Article shall be situated on a separate and single subdivided lot of record unless otherwise provided in the zoning ordinances of the City of Crete, Nebraska.
- (3) No subdivision of land shall be permitted within the jurisdiction of this Article unless a plat is approved in accordance with the provisions of this Article. Further, no lot in a subdivision may be sold, transferred, or negotiated to sell; no permit to erect, alter or repair any building upon land in a subdivision may be issued; and, no building may be erected in a subdivision unless a final plat has been approved by the City Council and recorded with the Saline County Register of Deeds.
- (4) These regulations shall not apply to the following:
 - a. ~~To a subdivision of land whereby the smallest parcel created or remaining is more than ten acres.~~
 - b. (a). The subdivision of burial lots in cemeteries.
 - c. (b). A change in the boundary between adjoining lands which does not create an additional lot or results in a non-conformity of an existing lot.

Section 2. That the above section shall be codified as part of the Crete City Code as stated herein.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the ____ day of March 2025.

Mayor

ATTEST:

City Clerk

Seal