

Planning Commission Meeting
Monday, March 24, 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. Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Change from C3 to C2 on west Highway 33 area.

3.C. Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Map Amendment from C3 to C2 on west Highway 33 area.

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.

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- The complete agenda with attachments is available at www.crete.ne.gov.



CRETE PLANNING COMMISSION MEETING

February 26th, 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

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

Present: 6, Absent: 3.

City Administrator Tom Ourada was also present for the meeting but did not vote. Also present: City Attorney Anna Burge, Finance Director Wendy Thomas, City Clerk Nancy Tellez, Building Inspector Trent Griffin, Brent Cole

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Scott Kuncl and a second by Justin Kozisek.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 6, No: 0

3.B. 1 & 6 Year Plan

City Administrator Tom Ourada explained the 1- & 6-Year plan. Ourada explained that the 1-year plan is a continuation and there are 3 projects coming off. Planning Commission member Justin Kozisek asked Ourada if a project can be added. Ourada explained that a project can be added and the Form 10 needs to be filled out prior to adding a project or revising a project in the one-year plan.

There was discussion on the street conditions on Westwoods and Ourada provided some information of when Westwoods was annexed in the 90's.

Approved the 1- & 6-Year Plan Carried with a motion by Justin Kozisek and a second by Jennifer Robison.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 6, No: 0

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

Brent Cole addressed the Planning Commission and stated that a safety cover would be a safer option and increases safety by amending City Code. City Attorney Anna Burge stated that the language in Ordinance 2236 amending building code 9-1203 to include pools uses the language in the most recent International Swimming Pool and Spa Code to include where pools are equipped with a powered lockable safety cover complying with ASTM F1346. City Administrator Tom Ourada stated that the City recommends the change and is reasonable.

Recommend to the City Council Ordinance 2236 amending building code 9-1203 to include pools Carried with a motion by Justin Kozisek and a second by Carely Adame Ortiz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 6, No: 0

3.D. Ordinance 2237 amending subdivision applicability

City Administrator Tom Ourada explained that this Ordinance amends subdivision applicability, removing the language that states that the division of land when the smallest parcel created is more than ten acres in area shall be exempt from providing a plat and applying for the subdivision of a lot. City Attorney Anna Burge explained that individual communities are not required by state law to require this but communities are moving away from that.

Recommend to the City Council Ordinance 2237 amending subdivision applicability Carried with a motion by Scott Kuncl and a second by Justin Kozisek.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 6, No: 0

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

City Administrator Tom Ourada explained that in that area by Arizona Avenue there are currently storage units and that is not allowed in C-3 it makes sense to change to C-2 which would be more consistent and conforming and would allow commercial and residential or both. City Attorney Anna Burge stated that currently if something is nonconforming, it can't be added on to a house or commercial space.

The Public Hearing for zoning change will be on Monday, March 24th, 2025 at 7:00 p.m. Set Public Hearing for Monday, March 24th, 2025 at 7:00 p.m. for zoning change Carried with a motion by Scott Kuncl and a second by Carely Adame Ortiz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

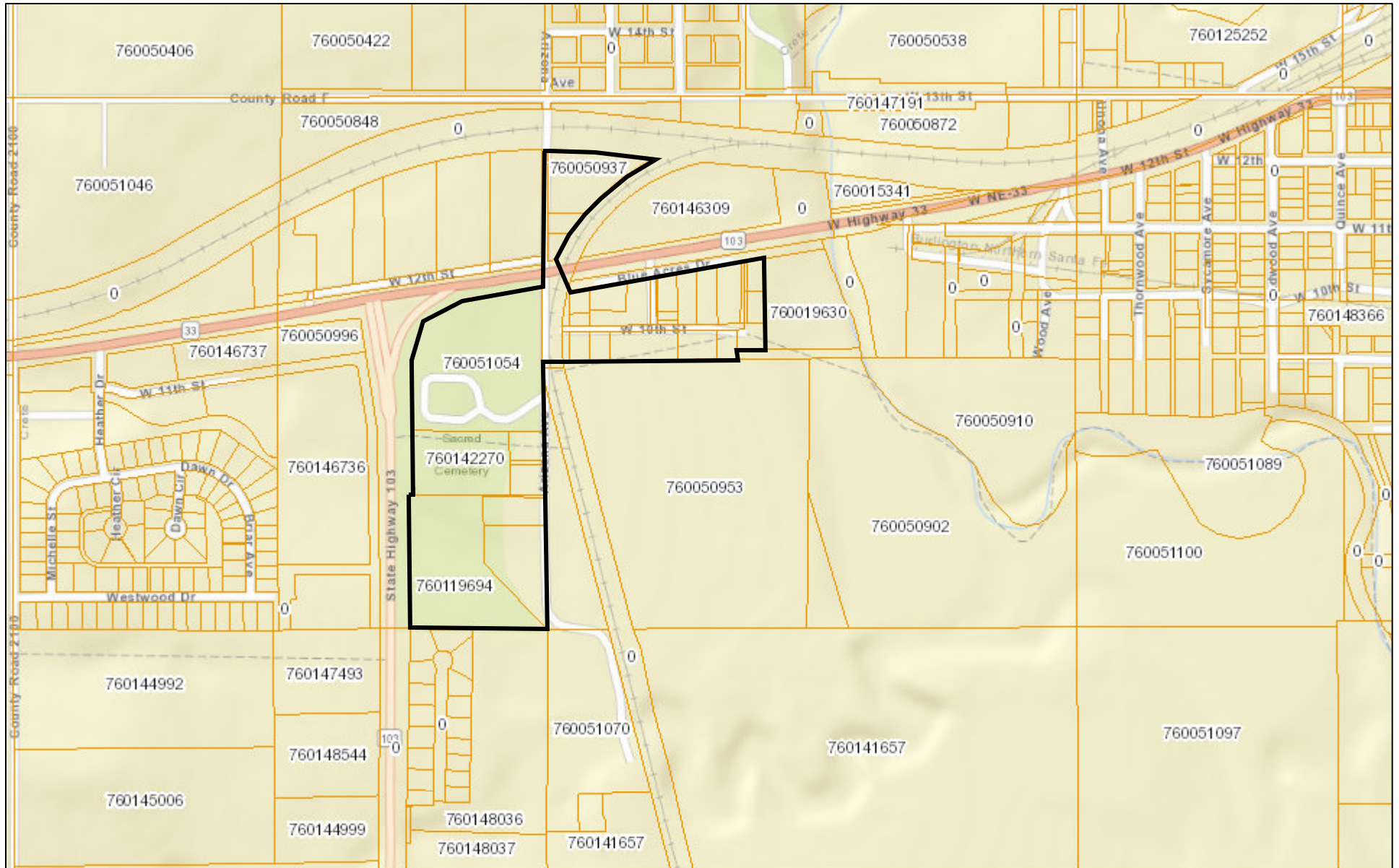
Aye: 6, No: 0

4. Officers' Reports

City Administrator Tom Ourada stated that he, along with City Attorney Anna Burge, Building Inspector Trent Griffin, and Planning Commission Chair Dave Jurena will be attending the Nebraska Planning and Zoning Association Conference on Wednesday, March 5th, 2025 through Friday, March 7th, 2025 in Kearney, Nebraska.

5. Adjournment

The meeting adjourned at 7:51 p.m.

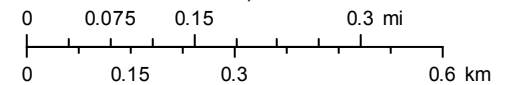


March 24, 2025
08:52 AM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:10,909

- Parcels (Saline County)
- Parcels (Lancaster County)



Use and Zone Allowed**C-2****C 3**

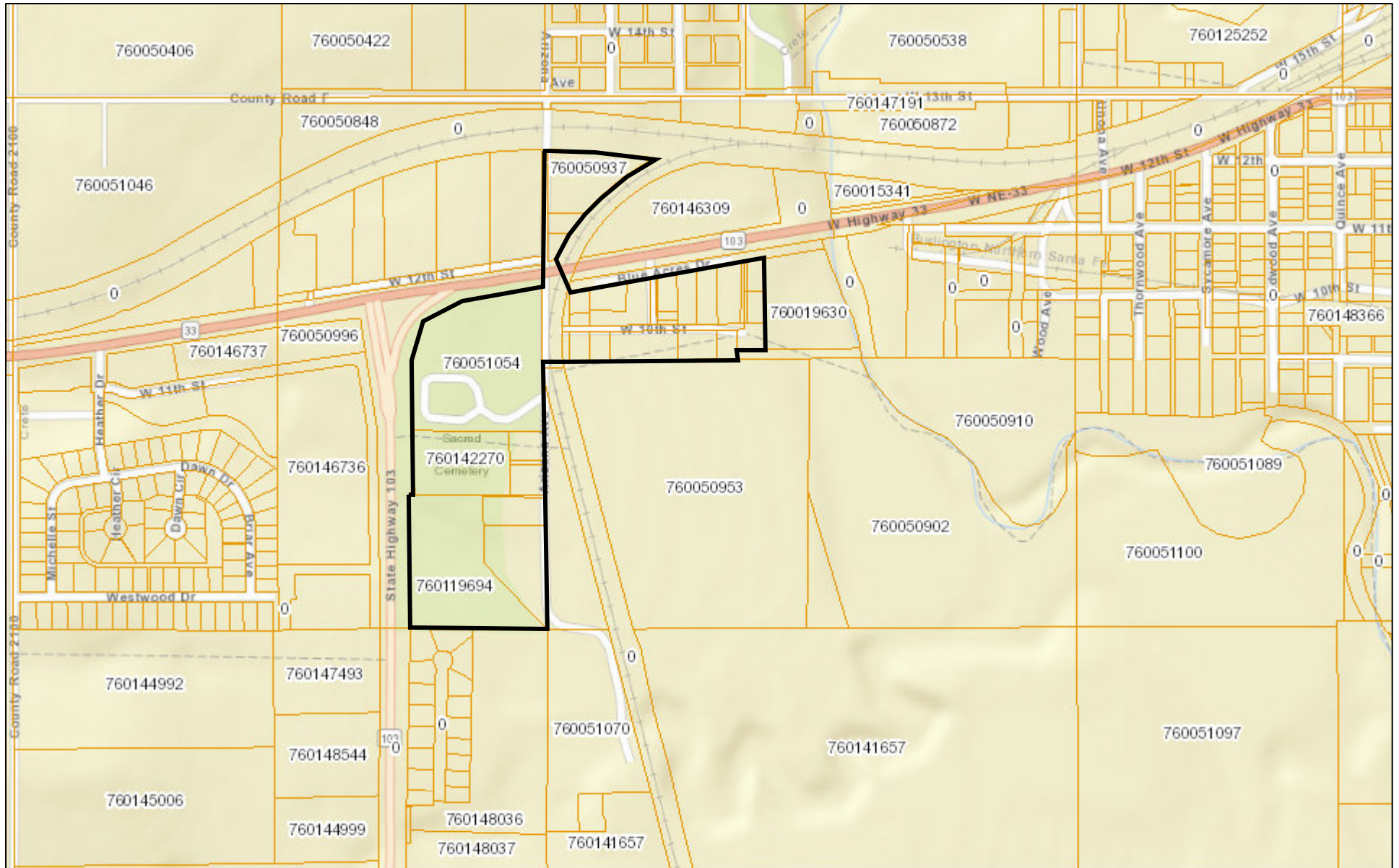
Automobile and truck dealerships, service, and repair facilities.....	X	X
Automotive parts supplies stores.....		X
Automobile wash facilities.....	X	
Barber shops, beauty salons, and shoe repair shops.....	X	
Banking and financial services institutions.....	X	
Big box discount department stores, grocery, and hardware stores.....		X
Commercial operations and businesses intended for the purpose of servicing travel and recreational users.....	X	
Commercial recreational facilities, bowling alleys, miniature golf courses, and similar uses.....	X	
Child care centers.....	X	X
Detached banking facilities (ATMs).....	X	
Electric and telephone substations.....	X	
Fast food dine-in and drive-through restaurants.....		X
Farm machinery and equipment sales and services.....		X
Feed, grain, and fertilizer sales.....		X
Garden centers and nurseries.....	X	
Gas stations, service stations, and convenience stores.....	X	X
Golf driving ranges and miniature golf courses.....		X
Grocery stores.....	X	
Lumber yards and construction materials sales.....	X	X
Machine shops.....	X	X
Medical, dental, and other health services.....	X	X
Mobile home sales.....	X	X
Mini-storage facilities.....	X	
Motion picture theaters, including drive-in theaters.....	X	X
Motels and hotels, including accessory service uses.....	X	
Motels, including accessory service uses such as swimming pools, liquor stores, and restaurants.....	X	
Restaurants and cafes.....	X	

Single-family dwellings.....	X	
Stores or shops for sale of goods at retail.....	X	
Shopping centers and strip-malls.....		X
Transportation warehousing.....	X	
Trucks and freight terminals.....	X	
Utilities including shops and offices.....	X	X
Wholesale distribution and warehousing.....		X
SPECIAL EXCEPTIONS		
Bulk fertilizer plants.....	X	X
Churches and places of worship.....	X	X
Civic, social, and fraternal associations.....	X	X
Dwelling units, including mobile homes, for use by the owner, operator, or caretaker of the commercial establishment.....		X
Electrical and gas distribution substations and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.....	X	X
Funeral homes.....	X	X
Motion picture theaters.....	X	X
Outdoor advertising businesses.....	X	X
Veterinary services and small animal hospitals.....	X	X
Alternative energy systems utilizing biomass, geothermal, hydropower, solar or wind sources in conformance with net metering per Neb. Rev. Stat. §§ 70-2001 to 70-2005 (August 30, 2009, as amended.) and shall also be in conformance with the provisions of section 11-525 and 11-526.....	X	X
Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of section 11-528.....	X	X

Railroad and truck terminals, excluding stockyards.

Shopping centers and strip-malls.

Wholesale distribution and warehousing.

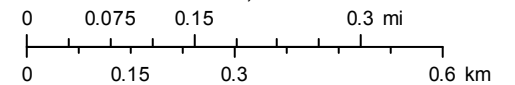


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1:10,909

- Parcels (Saline County)
- Parcels (Lancaster County)



Use and Zone Allowed

C-2

C 3

Use and Zone Allowed	C-2	C 3
Automobile and truck dealerships, service, and repair facilities.....	X	X
Automotive parts supplies stores.....		X
Automobile wash facilities.....	X	
Barber shops, beauty salons, and shoe repair shops.....	X	
Banking and financial services institutions.....	X	
Big box discount department stores, grocery, and hardware stores.....		X
Commercial operations and businesses intended for the purpose of servicing travel and recreational users.....	X	
Commercial recreational facilities, bowling alleys, miniature golf courses, and similar uses.....	X	
Child care centers.....	X	X
Detached banking facilities (ATMs).....	X	
Electric and telephone substations.....	X	
Fast food dine-in and drive-through restaurants.....		X
Farm machinery and equipment sales and services.....		X
Feed, grain, and fertilizer sales.....		X
Garden centers and nurseries.....	X	
Gas stations, service stations, and convenience stores.....	X	X
Golf driving ranges and miniature golf courses.....		X
Grocery stores.....	X	
Lumber yards and construction materials sales.....	X	X
Machine shops.....	X	X
Medical, dental, and other health services.....	X	X
Mobile home sales.....	X	X
Mini-storage facilities.....	X	
Motion picture theaters, including drive-in theaters.....	X	X
Motels and hotels, including accessory service uses.....	X	
Motels, including accessory service uses such as swimming pools, liquor stores, and restaurants.....	X	
Restaurants and cafes.....	X	

Single-family dwellings.....	X	
Stores or shops for sale of goods at retail.....	X	
Shopping centers and strip-malls.....		X
Transportation warehousing.....	X	
Trucks and freight terminals.....	X	
Utilities including shops and offices.....	X	X
Wholesale distribution and warehousing.....		X
SPECIAL EXCEPTIONS		
Bulk fertilizer plants.....	X	X
Churches and places of worship.....	X	X
Civic, social, and fraternal associations.....	X	X
Dwelling units, including mobile homes, for use by the owner, operator, or caretaker of the commercial establishment.....		X
Electrical and gas distribution substations and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.....	X	X
Funeral homes.....	X	X
Motion picture theaters.....	X	X
Outdoor advertising businesses.....	X	X
Veterinary services and small animal hospitals.....	X	X
Alternative energy systems utilizing biomass, geothermal, hydropower, solar or wind sources in conformance with net metering per Neb. Rev. Stat. §§ 70-2001 to 70-2005 (August 30, 2009, as amended.) and shall also be in conformance with the provisions of section 11-525 and 11-526.....	X	X
Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of section 11-528.....	X	X

Railroad and truck terminals, excluding stockyards.

Shopping centers and strip-malls.

Wholesale distribution and warehousing.