

Crete Planning Commission
Monday, August 25, 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 members will be recorded to determine the presence of a quorum for official actions.

3. **Items of Business**

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

3.A. August 4th, 2025 Meeting Minutes

3.B. Review and Consider Ordinance 2251 Amending fencing regulations

4. **Petitions - Communications - Citizen Concerns**

- Citizen testimony may be limited to 3 minutes per person.
- Please do not repeat testimony that has already be heard.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

5. **Officers' Reports**

- Reports may be given by Officers, Departments, or Commission Members concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

6. **Adjournment**

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

August 4th, 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

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

Present: 5, Absent: 4.

City Administrator Tom Ourada was present but did not vote.

Also present: City Attorney Anna Burge, City Clerk Nancy Tellez, Anthony Fitzgerald, and Chris Craven.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.B. Public Hearing on proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Opened Public Hearing at 7:02 p.m. on proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

City Administrator Tom Ourada stated that this request is to be able to reconfigure the lot lines on two parcels of land on South Boswell from two lots to three lots. To be able to do this the lots have to be R2 and they are asking for rezoning from R1 to R2.

Property owner Anthony Fitzgerald stated that he would like to redo the lot lines from two lots to three lots. He stated that the lot sizes conform to current City of Crete guidelines for R-2. Fitzgerald stated that there are utilities present.

Ourada stated that in order to do an administrative subdivision, this would have to be rezoned.

Closed Public Hearing at 7:10 p.m. on proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.C. Consider the proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Recommend to the City Council the proposed Zoning Change Request PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.D. Public Hearing on proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Opened Public Hearing at 7:14 p.m. on proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Carried with a motion by Jennifer Robison and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

City Administrator Tom Ourada stated that this is to amend the land use map.

Closed Public Hearing at 7: 15 p.m. on proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.E. Consider the proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2

Recommend to the City Council the proposed amendment to the Land Use Zoning Map PID 760144733 CRETE CITY PINE RIDGE ADD LOT 1 BLK 2 .41 ACRE, PID 760148160 BIG BLUE PRCT PT NW 1/4 NW 1/4 SEC. 2-7-4 .41 ACRES ICL R1 To R2 Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

3.F. Discussion on City of Crete Managed Landscape Policy

City Administrator Tom Ourada stated that he was approached by Mr. Craven. Ourada encouraged him to submit the Managed Landscape Policy starting with the Planning Commission. This is for discussion and action can be taken at a later meeting.

Chris Craven introduced himself and stated that he lives at 1342 Grove Ave. He stated he is interested in native plants and this is to allow alternative landscaping.

Ourada stated that there is no way of addressing this in Ordinance but looking at something would be prudent.

3.G. Review and Consider Ordinance 2251 Amending fencing regulations

City Administrator Tom Ourada stated that right now open weave fence is required. This amendment is for a change in the Ordinance to state that fences may be closed weave in the front yard if the fence is placed no closer to the street than the front of the face of the house.

The Planning Commission discussed this item and decided to table until the next meeting.

Tabled to Review and Consider Ordinance 2251 Amending fencing regulations Tabled with a motion by Justin Kozisek and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Jeff Wenz:
Aye
Aye: 5, No: 0

4. Officers' Reports

City Administrator Tom Ourada stated that they are still working on zoning. Ourada spoke with Mayor Bauer about another consultant. Ourada will send the Planning Commission members examples of work by this consultant.

5. Adjournment

The meeting adjourned at 7:37 p.m.

ORDINANCE NO. 2251

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO ZONING AND REGULATIONS; TO AMEND SECTION 11-502 OF THE CRETE MUNICIPAL CODE TO CHANGE THE DESIGN STANDARDS FOR FENCING IN FRONT YARDS NOT EXTENDING BEYOND THE FRONT OF THE HOUSE.

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

Section 1. That Chapter 11, Article 5, Section 11-502 of the Crete Municipal Code shall be amended as follows:

11-502 FENCES, WALLS, AND HEDGES.

- (1) Notwithstanding other sections or provisions of the City Code, fences, walls, and hedges are permitted in any required yard, provided that no fence, wall, or hedge along the sides or front yard shall be erected over four feet in height and all fences in the front yard must be of an open weave or see-through design. Hedges and walls up to four feet in height will be allowed in the front yard only upon application for a special permit and approval by the City.
- (2) The following regulations shall apply to the construction of all fences:
 - (a) All fences constructed in the City of Crete shall comply with this section and a building permit must be obtained.
 - (b) All fences shall conform to the construction standards of the Building Code and all other applicable ordinances and resolutions.
 - (c) No fence shall be constructed closer to the street than the property line, and no fence shall be closer than eighteen inches to the sidewalk. The good side of the fence shall face the outside of the property.
 - (d) No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences for use in front yards shall include split rail, chain link, or other similar open-spaced or see-through material. The fence may be closed weave in the front yard if the fence is placed no closer to the street than the front face of the house. No component of a front yard fence shall exceed four feet in height, nor shall any structural member exceed three feet in cross-sectional area.
 - (e) No fence shall be constructed which will constitute a traffic hazard as identified in the sight triangle of a corner lot.
 - (f) No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
 - (g) No fence shall be built with scrap lumber, scrap metal, metal roof panels, corrugated or sheet metal, pallet wood, tarps, plywood, barbed or razor wire, v-mesh, field fence, woven field fence, welded utility fence, electrified wire fence or any similar or like wire fencing materials.
 - (h) No fence shall be constructed within a designated floodway.
 - (i) No component of a fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and playgrounds, shall be constructed of a height

greater than six feet.

- (j) In Commercial and Industrial Districts, the maximum height of fences shall be eight feet; however, when industry standards for certain types of businesses recommend fences of greater heights, the City may allow greater heights upon application for and approval of a special permit.

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

Section 3. That all ordinances or parts of ordinances in conflict herewith shall be 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. That this ordinance shall be published in pamphlet or book 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 _____ 2025.

Mayor

ATTEST:

City Clerk

