

Crete Planning Commission
Monday, December 15, 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. Approve Meeting Minutes

3.A.1. November 24th, 2025 Minutes

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

3.C. Consider the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

3.D. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

3.E. Consider the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

3.F. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to amending the future land use map.

3.G. Consider amending the future land use map

3.H. City Code Light Wells and Egress Windows

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

November 24th, 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

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

Present: 6, Absent: 3.

City Administrator Tom Ourada was present but did not vote. There were many visitors present for the meeting.

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. September 22nd, 2025 Minutes

Scott Kuncl motioned and Justin Kozisek seconded to approve the September 22nd, 2025 Minutes

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye
Aye: 6, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760141282 C-2 to C-1

Justin Kozisek motioned and Jay Quinn seconded to open the Public Hearing at 7:01 p.m.
Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye
Aye: 6, No: 0

City Administrator Tom Ourada explained that this originally started with Tom Sorensen wanting to do a project and working with Ron Sack to do a pickle ball court on a portion of the property and it wouldn't meet C2 setbacks and they discussed how they could get this done. Ron Sack had also mentioned about property along 10th street that was unusable and Ourada suggested rezoning it to C1 the lot width are 22ft rather than 44ft and making it more usable. The City supports this and the city was also looking at rezoning City property and that wasn't posted so tonight is just limited to Ron Sacks property.

The Planning Commission will have those public hearings at the next meeting. Ourada also mentioned that the amendment to the future land use plan will be on the next meeting. Ourada stated that the parcel will be subdivided and be an administrative subdivision in two lots. Planning Commission member Scott Kuncl asked if Foodmart and the other businesses next to there are C1 and Ourada explained that if they vote to approve the future C1 it would be contiguous.

Planning Commission member Drew Rische asked if the other properties to the far west side also City of Crete and Ourada explained the City has two buildings and there are two houses and there is another building on the northwest corner. All of those will be part of the Public Hearings at the next meeting.

Rische asked about what the purpose for including the houses and Ourada explained that they will be rezoned to R3.

Justin Kozisek motioned and Drew Rische seconded to close the Public Hearing at 7:07 p.m.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye
Aye: 6, No: 0

3.C. Consider the proposed zoning change Request PID 760141282 C-2 to C-1

Scott Kuncl motioned and Carely Adame Ortiz to approve to recommend to the City Council the proposed zoning change request PID 760141282 C-2 to C-1

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn:

Aye, Drew Rische: Aye
Aye: 6, No: 0

3.D. Discussion on general zoning

City Administrator Tom Ourada explained that the Planning Commission members were provided with an excerpt of the City of Hickman's Zoning Regulations. The consultant has done a good job of redoing their zoning document. Marvin Planning Consultants, Inc. are doing the City of Crete's zoning. City Administrator Tom Ourada explained that there would be more detail and clarification and also discussed transitional zones. Ourada explained the process and data gathering and input will be going to the Planning Commission. Ourada also explained that in January the Planning Commission will also see the 1 and 6-year plan.

4. Petitions - Communications - Resident Concerns

City Administrator Tom Ourada explained that some City employees have mandatory meetings to attend for the different boards and commissions. The other group is with Marilyn Schacht who is doing the Grassroots Leadership Development Program. Schacht explained that they are starting the City Government session and the group is learning about the structure and functions of the different roles such as the Mayor and City Administrator.

Planning Commission member Drew Rische asked City Administrator Tom Ourada if there will be a membership fee for people wanting to use the pickleball courts. Ourada explained that Tom and Vicki Sorensen applied for LB840 funds and then will be deeding the building over the City. Ourada explained that most of the time there would be no fees and possible fees for events. Ourada explained that Doane University has a program on Recreational Management and that would be a possible collaboration.

5. Officers' Reports

City Administrator Tom Ourada asked the Planning Commission if they would like to move the date for the next meeting to Monday, December 15th, 2025 at 7:00 p.m. The members stated that would work for them.

6. Adjournment

Jay Quinn motioned and Scott Kuncl seconded to adjourn the meeting at 7:22 p.m.
Carely Adame Ortiz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jay Quinn:
Aye, Drew Rische: Aye
Aye: 6, No: 0