

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING

August 24, 2020

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 Mayor and City Council. 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 City 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.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

Chair Dave Hansen called the meeting to order at 7:00pm.

2. Roll Call

Bud Clouse: Absent

Ryan Jindra: Absent

Drew Rische: Absent

Sharon Scusa: Absent

Dave Hansen: Present

Justin Kozisek: Present

Scott Kuncl: Present

Jennifer Robison: Present

Ronald Schroeder: Present

Present: 5, Absent: 4.

Also present: City Administrator Tom Ourada, City Clerk Judi Meyer, Finance Director Jerry Wilcox, City Attorney Kyle Manley, Building Inspector Brad Bailey, IT Director Mike Kalkwarf.

3. Items of Business

A. Approve Planning Commission Meeting Minutes of July 27, 2020.

Approve the Planning Commission meeting minutes of July 27, 2020. Carried with a motion by Justin Kozisek and a second by Ronald Schroeder.

Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye

Aye: 5, No: 0

B. Discuss and provide a recommendation to the City Council on amending the zoning regulations to allow or disallow Outdoor Advertising Businesses in certain zones.

Table amending zoning regulations regarding Outdoor Advertising Businesses to the September Planning Commission meeting. Carried with a motion by Ronald Schroeder and a second by Scott Kuncl.

Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye

Aye: 5, No: 0

Commission members discussed allowing, disallowing, and allowing as a special exception. City staff will provide Commission members with relevant city codes.

C. Discuss and provide a recommendation to the City Council on amending the subdivision regulations to include a process for merging contiguous lots.

Set Public Hearing regarding amending subdivision regulations for September 28, 2020 at 7:00pm. Carried with a motion by Scott Kuncl and a second by Jennifer Robison.

Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye

Aye: 5, No: 0

City Administrator Tom Ourada reported that the City has misapplied the Administrative Subdivision to accommodate requests such as this in the past. Jeff Ray with JEO will provide example code language.

D. Discuss and provide a recommendation to the City Council on the prioritization of sidewalk improvements.

Table consideration of sidewalk prioritization for the September Planning Commission meeting. Carried with a motion by Ronald Schroeder and a second by Scott Kuncl.

Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye

Aye: 5, No: 0

Commission members Jennifer Robison and Scott Kuncl will prepare information on school routes for

the next meeting.

4. Officers' Reports

5. Adjournment

The meeting was adjourned at 8:05pm.

Mayor

(SEAL)

City Clerk

I, Judi Meyer, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk

(S E A L)

CITY OF CRETE, NEBRASKA
PLANNING COMMISSION
MEETING MINUTES OF JULY 27, 2020

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

Planning Commission Chair Dave Hansen called the meeting to order at 7:08pm.

2. Roll Call

Ryan Jindra:	Absent
Scott Kunch:	Absent
Sharon Scusa:	Absent
Bud Clouse:	Present
Dave Hansen:	Present
Justin Kozisek:	Present
Drew Rische:	Present (by Zoom meeting)
Jennifer Robison:	Present
Ronald Schroeder:	Present

Present: 6, Absent: 3.

Also present: City Administrator Tom Ourada, City Clerk Judi Meyer, City Attorney Kyle Manley, Building Inspector Brad Bailey, Heather Carver with Cline Williams 2335 S 19th Lincoln Ne.

3. Special Order of Business

3.A. Planning Commission Minutes

3.A.1. Planning Commission Meeting Minutes of June 22, 2020.

Approve the Planning Commission minutes of June 22, 2020. Carried with a motion by Bud Clouse and a second by Justin Kozisek.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye
Aye: 5, No: 0, Abstain (With Conflict)

3.B. Public Hearing regarding Amendment to the Crete Redevelopment Plan.

Open Public Hearing regarding amendment to the Crete Redevelopment Plan.

Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye
Aye: 5, No: 0, Abstain (With Conflict): 1

Close Public Hearing. Carried with a motion by Bud Clouse and a second by Justin Kozisek.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye
Aye: 5, No: 0, Abstain (With Conflict): 1

The Public Hearing was opened at 7:10pm. Heather Carver with Cline Williams generally discussed the project in relation to the requirements of TIF projects. A Benefit Cost Analysis was conducted. Their review indicates that the proposed project meets standards and requirements and is eligible for TIF consideration. The Public Hearing was closed at 7:20pm.

3.C. Consider recommendation to the City Council regarding amendment to the Crete Redevelopment Plan.

Recommend City Council approve amendment to the Redevelopment Plan. Carried with a motion by Jennifer Robison and a second by Ronald Schroeder.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye
Aye: 5, No: 0, Abstain (With Conflict): 1

3.D. Public Hearing regarding amendment to allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use.

Open Public Hearing regarding amendment to allowable uses of commercial property in C-1 Districts coinciding with Parking Overlay Districts, disallowing future upper story residential use. Carried with a motion by Bud Clouse and a second by Jennifer Robison.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye
Aye: 5, No: 0, Abstain (With Conflict): 1

Close Public Hearing. Carried with a motion by Bud Clouse and a second by Ronald Schroeder.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye
Aye: 5, No: 0, Abstain (With Conflict): 1

The Public Hearing was opened at 7:27pm. City Administrator Tom Ourada outlined parking and other issues related to downtown upper story apartments. He reported that the City Council has been reviewing a number of

ways to mitigate these issues. Commission members expressed several concerns such as potentially creating unusable space in upper story buildings, decreasing the value of downtown buildings, and potentially decreasing building owners' revenue stream in the case of apartment rental. The Public Hearing was closed at 7:46pm.

3.E. Review and recommendation to City Council regarding Ordinance XX amending allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use. Do not recommend the proposed amendment disallowing future upper story residential use and recommend City Council explore alternative options such as reducing the parking lot fee and then evaluating those results before taking other actions. Carried with a motion by Jennifer Robison and a second by Ronald Schroeder.

Drew Rische: Abstain (With Conflict – remote attendance), Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Jennifer Robison: Aye, Ronald Schroeder: Aye
Aye: 5, No: 0, Abstain (With Conflict): 1

4. Officers' Reports

5. Adjournment

The meeting was adjourned at 8:06pm.

Recorded by City Clerk Judi Meyer