



CRETE PLANNING COMMISSION MEETING

March 23rd, 2026 at 6:00 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:	Present
Carely Adame Ortiz:	Absent
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Jay Quinn:	Absent
Drew Rische:	Absent
Jeff Wenz:	Present

Present: 6, Absent: 3

City Administrator Tom Ourada was also present but did not vote.

Also present: City Attorney Anna Burge, City Clerk Nancy Tellez, and Blaine Spanjer

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. February 16th, 2026 Planning Commission Minutes

Scott Kuncel motioned and Jennifer Robison seconded to approve the February 16th, 2026 Planning Commission minutes.

Jeff Wenz: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Dave Jurina: Aye

Aye: 6, No: 0

3.B. Public Hearing to hear testimony for or against the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

Scott Kuncel motioned and Ryan Jindra seconded to open the Public Hearing at 6:01 p.m. to hear testimony for or against the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

Jeff Wenz: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Dave Jurina: Aye

Aye: 6, No: 0

City Administrator Tom Ourada stated that in the past there have been requests from people who have wanted to build shed houses and that has typically been denied. Ourada stated that two planners have mentioned that this is something to look at. They would be allowed in A1 and R-1 and R-2 with special exception or conditional use. City Planner Keith Marvin has also mentioned other communities allowing shouses. Ourada mentioned that City Attorney Anna Burge put together some Ordinance language. This comes to the Planning Commission and then the City Council.

City Attorney Anna Burge stated that shouses would only be permitted in A1 and by special exception use in R-1 and R-2 if the lot area is three or more acres. The other requirement is that the house (living area) needs to be larger than the attached garage/shop and this is consistent with City Code.

Justin Kozisek motioned and Jeff Wenz seconded to close the Public Hearing at 6:25 p.m. to hear testimony for or against the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

Jeff Wenz: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Dave Jurina: Aye

Aye: 6, No: 0

3.C. Consider the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

The Planning Commission members decided to table this item to have time to go and look at similar structures.

Scott Kuncel motioned and Ryan Jindra seconded to table the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

Jeff Wenz: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Ryan Jindra: Aye, Justin Kozisek: Aye, Dave Jurina: Aye

Aye: 6, No: 0

3.D. Discussion on proposed changes to Administrative Subdivisions

City Administrator Tom Ourada stated that this would be for Administrative Subdivision to combine lots. Ourada further explained that on occasions people don't want the property line dividing the lots and want it under the same PID. Ourada stated that this is only for information and they are working on a mechanism for an Administrative Combination and they would move forward and introduce next month.

4. Petitions - Communications - Resident Concerns

Blaine Spanjer addressed the Planning Commission and stated that the lots where Ready Mix Concrete is located there is a road that goes through there and there is not a dedicated street. This is now Blaine's property and he would like to dedicate a road.

Ourada stated that JEO will plat the road and a part that doesn't need to be dedicated.

5. Officers' Reports

Planning Commission Chair Dave Jurena stated that he and Building Inspector Trent Griffin went to the Nebraska Planning and Zoning Association Conference. Jurena added that it is an honor to help and be part of the Planning Commission. Scott Kuncel thanked Jurena for his work.

6. Adjournment

The meeting adjourned at 6:42 p.m.