



CRETE PLANNING COMMISSION MEETING

May 2, 2022 at 7:00 PM

Crete City Hall, 243 East 13th Street

MINUTES

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

2. Roll Call

Anthony Fitzgerald: Absent
Ryan Jindra: Absent
Sharon Scusa: Absent
Dave Jurena: Present
Justin Kozisek: Present
Scott Kunch: Present
Drew Rische: Present
Jennifer Robison: Present

Present: 5, Absent: 3.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approve March 7, 2022 Planning Committee minutes as presented. Carried with a motion by Drew Rische and a second by Jennifer Robison.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.B. Provide a recommendation to the City Council on changing the zoning of the north one-half of Lot 1, Block A Wily Reems Development Tract from R-2 to C-3; the south one-half of Lot 1, Block A Wily Reems Development Tract from R-2 to I-1; and parcel 760144999 from R-2 to I-1.

City Administrator Tom Ourada stated that a request was made by the property owners and the prospective buyers of the property to rezone the area as presented. The owners of Blue River Meats want to purchase the property to be able to move and expand their business. All requirements for notification have been met and the rezoning follows our 2014 Comprehensive Plan, as well as local and state statute on zoning.

Recommend to the City Council to change the zoning of the north one-half of Lot 1, Block A Wily Reems Development Tract from R-2 to C-3; the south one-half of Lot 1, Block A Wily Reems Development Tract from R-2 to I-1; and parcel 760144999 from R-2 to I-1. Carried with a motion by Justin Kozisek and a second by Drew Rische.

Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.C. Provide a recommendation to the City Council on enacting Ordinance 2148: An ordinance relating to neighborhood and new development design standards.

City Administrator Tom Ourada informed the Planning Commission that this ordinance is meant to provide relief to current developers on some of the standards we have now. One of the main concerns brought up was the percentage of the lot that could be garage/garage doors. The current housing market calls for newer homes with 3-stall garages and our current design standards will not allow 3-stall garages unless the lot is big enough that it meets the correct percentage, which most are not. Another section brought up was the percentage of landscaping each property needed and the idea that it should be the homeowner's choice to have landscaping or not. It was the consensus of the group to allow more time to look into the ordinance, make adjustments, and bring it back at the next meeting for action.

Table this item until the next meeting to be able to review it further before making a recommendation. Carried with a motion by Drew Rische and a second by Jennifer Robison.
Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

4. Officers' Reports

5. Adjournment