

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
April 23, 2019

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, April 23, 2019. Chairman Jim Foley called the meeting to order and announced that the open meetings laws are posted in the Council chambers. Roll call was taken. Present at the meeting were Chairman Jim Foley, Commission Members Brad Stauffer, Mike Evans, Steven Lewis, Josh Dethlefsen, Randy Schnackenberg and Doug Clark. Alternate Member Mike Kivett was absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineers Steve Perry and Greg Perry, Fire Chief Rod Buethe, City Permit Tech Shelley Naber, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Evans, seconded by Dethlefsen, to approve the Consent Agenda consisting of approval of the Agenda and approval of the March 26 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

- A)** Tim J. Vala, 18201 Schram Road, Gretna, NE 68028

Approval of a Preliminary and Final Plat for a subdivision to be known as Orchard View Acres. Generally located southeast of South 192nd Street and Schram Rd.

Staff comments were made by Development Services Director Dan Giittinger, City Engineer Steve Perry, and City Attorney Jeff Miller. An acceptable Subdivision Agreement and payment of all applicable fees shall be required before the release of the signed Final Plat for filing.

Joe Dethlefs from TD2 spoke on behalf of the applicant Tim Vala.

Chairman Foley opened the public hearing and there were no comments.

Motion by Stauffer, seconded by Clark, to close the public hearing. All voted in favor and the motion carried.

Motion by Evans, seconded by Lewis, to approve the preliminary and final plat for a subdivision to be known as Orchard View Acres, contingent on compliance with staff comments and including a minor change to the west lot line of Lot 1. All voted in favor and the motion carried.

- B)** Charleston Homes LLC, 3803 N. 153rd Street, Omaha NE 68154

Approval of a Preliminary Plat and change of zoning from TA with a Corridor Overlay to R-3 with a PUD Overlay for a subdivision to be known as Highland Pointe, generally located in the northwest corner of Lincoln Road and Highway 6/31.

Staff comments were made by Development Services Director Dan Giittinger,

City Engineers Steve Perry and Greg Perry, and City Attorney Jeff Miller. The PUD would be limited to the proposed Villa Lots 161-195 and to a side yard setback of five feet instead of seven and a half feet.

Jason Thiellen from E & A Consulting Group spoke on behalf of the Developer.

Chairman Foley opened the public hearing and Gerald Wagner spoke about the future traffic signal at Lincoln Road and Hwy 6/31.

Motion by Dethlefsen, seconded by Schnackenberg, to close the public hearing. All voted in favor and the motion carried.

Motion by Stauffer, seconded by Lewis, to approve the Preliminary Plat and the change of zoning from TA to R-3 with a PUD Overlay on the Villa lots of the plat only and for a five foot side yard setback, subject to compliance with all requirements in the Staff Report and City Engineer Comment Letter and that the required 25 foot street side yard setback shall have to be complied with before action will be taken on the final plat. Voting in favor were Schnackenberg, Dethlefsen, Lewis, Stauffer, Evans and Foley. Voting no was Clark, so the motion carried.

ADJOURNMENT

Motion by Clark, seconded by Stauffer, to adjourn at 7:13 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Shelley Naber, Acting Secretary