



204 N. McKenna Ave
Gretna, NE 68028
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The Planning Commission meeting will be held in person with social distancing requirements being practiced. The Planning meeting will be available to be watched via Zoom. Please note that those watching the meeting by Zoom will not be able to make comments for any public portion of the meeting. Zoom is for listening purposes only. The Zoom meeting information is:

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<https://us02web.zoom.us/j/88362705433?pwd=UGF1bExXNEwzY0MzRE82SFJkcjRQdz09>

Meeting ID: 883 6270 5433

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CITY OF GRETNA PLANNING COMMISSION AGENDA

February 23, 2021 – 6:30 P.M.

1. CALL MEETING TO ORDER

A) Public Announcement: Current Copy of the Open Meeting Act is posted on back wall of the City Council Chambers

B) Roll Call: Jim Foley Josh Dethlefsen
 Jeff Johnson Doug Clark
 Jordan Stabenow Mandy Homan, Alt

2. CONSENT AGENDA ITEMS

A) Approval of the Agenda

B) Approval of January 26, 2021 meeting minutes

3. PUBLIC HEARINGS

A) Czech Bros Inc. 16502 S Highway 31, Gretna, NE 68028

Requests: Approval of a Preliminary and Final Plat for a subdivision to be known as Czech Bros 1st Addition.

Description: Lots 1 & 2 of an irregular Tract consisting of 25 acres in the E ½ of the NE ¼ of the NE ¼ of Section 26, T-13-N, R-10-E, of the 6th pm., Sarpy County, NE 68028. Generally located west of Highway 31 and south of Pflug Rd.

**Staff comments
Presentation by Applicant
Public Hearing**

B) 192nd & Cypress LLC, 11205 South 150th Street, STE 100, Omaha, NE 68138.

Requests: Approval of a Final Plat for a single lot in Aspen Creek Phase 5.

Description: Lot 364 being a platting of that part of the W ½ of the SW ¼, Sec. 29, T-14-N, R-11-E, of the 6th pm. Sarpy County, NE. Generally located Northeast corner of 192nd Street and Highway 370.

**Staff comments
Presentation by Applicant
Public Hearing**

C) City Ventures, 222 S. 15th Street, Suite #1404, Omaha, NE 68102

Requests: Approval of a Conditional Use Permit to allow an automated car wash and interior detail area in the General Commercial GC zoning district.

Description: Lot 364 Aspen Creek Phase 5 Subdivision. Generally located south of Oakmont Drive and east of 192nd Street, Sarpy County, NE 68136

**Staff comments
Presentation by Applicant
Public Hearing**

D) Chad Mackling, 10275 S. 204th St., Gretna, NE 68028

Requests: Approval of a Conditional Use Permit to allow a landscape business to operate in the General Commercial GC zoning district.

Description: Lot 1 Emerald Lawn & Landscaping Subdivision. Generally located on S. 204th Street and south of Cornhusker Rd. Sarpy County, NE 68028

**Staff comments
Presentation by Applicant
Public Hearing**

E) Village Square Investments, LLC, Paul Aaron, 921 Village Square, Gretna, NE 68028

Requests: Approval of a Conditional Use Permit to allow for a coffee kiosk in the GC General Commercial zoning district.

Description: Tax Lot 20B except parts taken for ROW, Section 36, T-14-N, R-10-E, of the 6th pm. Gretna, NE 68028. Generally located on the SW corner of Highways 370 & 6.

**Staff comments
Presentation by Applicant
Public Hearing**

F) CCKR LLC, 22122 R & R Road, Gretna, NE 68028

Requests: Approval of a Preliminary Plat and Rezone from TA Trans Ag. to R-2 and R-4 for a subdivision to be known as Gruenther Ridge.

Description: Lots 1-311 and outlots A-K inclusive, in Tax Lot 7 in section 35, T-14-N, R-10-E, of the 6th pm, Sarpy County, Nebraska 68028

**Staff comments
Presentation by Applicant
Public Hearing**

G) Jess Hardessen 13671 S 217th St., and City of Gretna 204 N McKenna, Gretna, NE 68028

Requests: Extension of the City of Gretna's Extraterritorial Zoning Jurisdiction to include that portions of Lot 1, Double "S" Development, in the SW ¼ of the SE1/4 in Section 15, T-13-N, R-10-E, of the 6th pm. Sarpy County NE and the adjoining area consisting of the US Highway 6 and to rezone the area to FX. Flex Space.

**Staff comments
Presentation by Applicant
Public Hearing**

4. CURRENT BUSINESS:

5. ADJOURNMENT

Applications, plans, and misc. information submitted by applicant has been included in this packet. Originals are available for your review in the Planning Office.

NOTE – Agenda may be revised before February 23, 2021