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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:

Join Zoom Meeting April 26, 2022 6:30 PM

<https://us02web.zoom.us/j/87007894222?pwd=WXpaN2xXVW90TW8vOHVKeFpOSlo0Zz09>

Meeting ID: 870 0789 4222

Passcode: 788472

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## **CITY OF GRETNA PLANNING COMMISSION AGENDA**

### **1. CALL MEETING TO ORDER April 26, 2022 6:30 pm.**

- 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  
                                 Susan Horst                                Nathan Munger Alt.

### **2. CONSENT AGENDA ITEMS**

- A)** Approval of the Agenda
- B)** Approval of March 22, 2022 meeting minutes

### 3. PUBLIC HEARINGS

**A)** Conrad & Charlotte Pfeffer, 15005 S 200<sup>th</sup> Circle, Gretna NE 68028

**Requests:** Approval of a Preliminary and Final Plat for a subdivision to be known as Pfeffer Acres.

**Description:** Taxlots 9 and 10, In Section 18, T-13-N, R-11-E of the 6<sup>th</sup> PM, Sarpy County, NE. Generally located north of Platteview Road and near 200<sup>th</sup> Street.

#### **Staff comments**

**Presentation by Applicant**

**Public Hearing**

**B)** NEX Outparcels, LLC. 1505 N. 203<sup>rd</sup> Street, Omaha NE 68022

**Requests:** Approval of a Final Plat to be known as Nebraska Crossing Replat 6, Lots 1-6 and changes to the Planned Unit Development..

**Description:** Being a replat of Lots 1 through 6, inclusive, Nebraska Crossing Replat 5 And updating the PUD for the site. Generally located on the NE corner of the intersection of Hwy 31 and I-80.

#### **Staff comments**

**Presentation by Applicant**

**Public Hearing**

**C)** McCune Development, 11550 I Street, Suite 200, Omaha NE 68137

**Requests:** Approval of a Final Plat for a subdivision to be known as Platteview Industrial Replat 2.

**Description:** Platteview Industrial Replat 2. Lots 1 & 2 and Outlot A, being a replatting of Outlot A and Outlot C, Platteview Industrial, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska. Generally located NW of 192<sup>nd</sup> and Platteview Road

#### **Staff comments**

**Presentation by Applicant**

**Public Hearing**

**D)** Sarpy County School District, aka Gretna Public Schools, 11717 S 216<sup>th</sup> Street, Gretna NE 68028

**Requests:** Approval of a final plat and rezone from TA Trans AG to R-4 Highest Density residential for a Subdivision to be known as Cedar Hollow South.

**Description:** An Irregular westerly 31.23 Acres of Tax Lot 6 East of Tiburon Creek excluding row. In Section 16, T-14-N, R-11-E, of the 6<sup>th</sup> PM. Sarpy County, NE. Generally located NW of S168<sup>th</sup> and Giles Road.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**E)** Dragon Land Company, 1303 S 72<sup>nd</sup> Street, Suite 209, Omaha, NE 68124

**Requests:** Approval of a final plat and rezone from TA Trans Ag and MUC Mixed Use Commercial to R-4 Highest Density Residential and MUC Mixed Use Commercial for a subdivision to be known as Kayda Corner Phase 2.

**Description:** A tract of land being part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , along with part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , along with part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , and also part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , all located in Section 30, T-14-N, R-11-E, of the 6<sup>th</sup> PM, Sarpy County, NE. Generally located north of Hwy 370 and west of 192<sup>nd</sup> Street.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**F)** Mitch Hohlen- Silver Oak Estates LLC. 21160 C Street, Elkhorn, NE 68022

**Requests:** Approval of a preliminary plat and rezone from TA Trans Ag to RE Residential Estates for a subdivision to be known as Silver Oak Estates

**Description:** A tract of land in the N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  and Taxlot 8 in Section 2, T-13-N, R-10-E of the 6<sup>th</sup> PM. Sarpy County, NE Generally located north of Capehart Road at approximately 226<sup>th</sup> Street.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**G)** City of Gretna, 204 N McKenna Ave, Gretna, NE 68028

**Requests:** Approval of an amendment to the adopted comprehensive plan to address the future land use map in The Crossings Corridor Master Plan.

**Description:** The Crossings Corridor future land use map amendment to the adopted Comprehensive Plan establishes future land uses, transportation system enhancements and extensions, and economic development in an area generally bounded by South 204<sup>th</sup> Street, Platteview Road, a half mile west of Hwys 6/31 and Hwy 31, and a half mile north of Capehart Road, including an area bound by South 204<sup>th</sup> Street on the west, Capehart Road on the North, and U.S. Interstate 80 on the south.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**5. CURRENT BUSINESS**

**6. ADJOURNMENT**

**Applications, plans, and misc. information submitted by the applicants have been included in this Packet. Originals are available for your review in the Planning Office.**

**NOTE – Agenda may be revised before April 26, 2022**