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CITY OF GRETNA PLANNING COMMISSION AGENDA

1. CALL MEETING TO ORDER October 25, 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 September 27, 2022 meeting minutes.

3. PUBLIC HEARINGS

- A) MDC Giles Partners, LLC. 11550 I Street, Suite 200, Omaha, NE 68137

Requests: Approval of a Revised Preliminary Plat, Final Plat, and Rezone from TA Trans Ag and R-2 Medium Density Residential to GC General Commercial for a subdivision to be known Giles Pointe Replat 2

Description: A tract of land being all of Outlot I, Giles Pointe, and part of Taxlot 10, all located in Section 21, T-14-N, R-11-E, of the 6th PM. Sarpy Co., NE. Generally located east of 180th Street and south of Aurora St.

Staff comments
Presentation by Applicant
Public Hearing

- B) Jonathan McMullin, 14601 Hwy. 6, Gretna, NE 68028 - **Postponed**

Requests: Approval of an expansion of the KOA campgrounds by conditional use permit in the MUC Mixed Use Commercial Zoning District.

Description: Phase 2 of Lot 2 Meadow Creek Subdivision. Generally located along Hwy. 6 and the intersection of Melia Road and west of the current campgrounds.

Staff comments
Presentation by Applicant
Public Hearing

C) Windsor West Development, LLC. 3803 N 153rd Street, Suite 201 Omaha, NE 68116

Requests: Approval of a Final Plat and rezone from TA Trans Ag and R-3 High Density Residential for a subdivision to be known as Windsor West.

Description: Being a platting of Lots 98 thru 227, inclusive and Outlots L thru M, inclusive, on a tract located in part of Taxlot 5A, a tax lot located in part of the SW ¼ of the NE 1/4, along with part of the SE ¼ of the NE ¼, all located in Section 20, T-14-N, R-11-E of the 6th PM. Sarpy County, NE, Generally located near 180th and Giles Road.

Staff comments

Presentation by Applicant

Public Hearing

D) BCG Enterprises, LLC 12190 S 216th Plaza, Gretna, NE 68028

Requests: Approval of a preliminary plat in the MUC Mixed Commercial Zone for a subdivision to be known as the Ridge

Description: Being a platting of Lot 144 of Chestnut Ridge and Tax Lot 5B, located in Section 2, R-13-N, R-10-E of the 6th PM. Sarpy County, Gretna, NE. Generally located NW of Hwy 6/31 and Capehart Road.

Staff comments

Presentation by Applicant

Public Hearing

E) Omaha Cellular Telephone Co dba Verizon Wireless, 4002 S 149th Circle, Omaha, NE. 68137

Requests: Approval of a new cellular tower located in the GC General Commercial Zoning District.

Description: A tract of Land located at 10177 S 168th Avenue, Omaha, NE and legally described at Lot 1 Tiburon Point. Generally located NE of the entrance to Tiburon Golf Course and S 168th Avenue.

Staff comments

Presentation by Applicant

Public Hearing

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

Requests: Approval of a final plat and rezone from TA Trans Ag to FX Flex Space for a subdivision to be known as Buffalo Creek Industrial Subdivision.

Description: Buffalo Creek Industrial Lot 1 and outlot A through L, inclusive, being a Platting of part of the E ½ of the SE ¼ of Section 18, T-12-N, R-11-E, of the 6th PM. Sarpy County, NE except that part taken by right of way. Generally Located NW of 192nd and Platteview Road.

Staff comments

Presentation by Applicant

Public Hearing

G) CCR Land, LLC. 22122 R & R Road, Gretna, NE 68028 - **Postponed**

Requests: Approval of a Revised Final Plat for a subdivision to be known as Gruenther Ridge. Lots 1-147 and Outlots A thru G.

Description: Part of the NE ¼ and the NW ¼ of Section 35, T-14-N, R-10-E, of the 6th PM, Sarpy County, NE. Generally located SW of 216th and Gruenther Road.

Staff comments
Presentation by Applicant
Public Hearing

5. CURRENT BUSINESS:

The next regular scheduled Planning Commission Meeting will be November 22, 2022.

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 October 25, 2022