



204 N. McKenna Ave
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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:

CITY OF GRETNA PLANNING COMMISSION AGENDA

October 26, 2021 – 6:30 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/89265951555>

Meeting ID: 892 6595 1555

One tap mobile

+13126266799,89265951555# US (Chicago)

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+1 312 626 6799 US (Chicago)

Meeting ID: 892 6595 1555

Find your local number: <https://us02web.zoom.us/u/kvhd5W6hj>

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
 Susan Horst Nathan Munger Alt.

2. CONSENT AGENDA ITEMS

A) Approval of the Agenda

B) Approval of September 28, 2021 meeting minutes

3. PUBLIC HEARINGS

A) Mile High Investments LLC, 20308 Patton Street, Gretna NE 68028

Requests: Approval of a conditional use permit for storage and processing of non-hazardous materials (concrete).

Description: Lot 1 Gretna Business Park Replat 2, Gretna, Sarpy County, NE
Generally located on the NE corner of S 204th St and Patton St.

Staff comments

Presentation by Applicant

Public Hearing

B) Dragon Land Company, LLC, 1303 S 72nd Street, Suite 209,
Omaha NE 68124

Requests: Approval of a Revised Preliminary and Final Plat and rezone from TA Trans Ag and MUC Mix Use Commercial to R-4 High Density Residential and MUC Mixed Use Commercial. For a subdivision to be known as Kayda Corner

Description: Lots 1 through 96 inclusive, and outlots A-J on a tract of land located in Part of Taxlot 7, A taxlot located in part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, and part of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T-14-N, R-11-E of the 6th PM. Sarpy County NE. Generally located on the NW corner of Hwy 370 and 192nd St.

Staff comments

Presentation by Applicant

Public Hearing

C) Summit Land Development Co. LLC, 21008 Cumberland Drive, Suite 108
Elkhorn, NE 68022

Requests: Approval of a Preliminary Plat and Rezone from TA Trans Ag to RE Residential Estates for a 41 lot subdivision. For a subdivision to be known as Harvest Estates.

Description: A tract of land located in part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ along part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all located in Section 6, T-13-N, R-11-E of the 6th PM. Sarpy County, NE Generally located south of Schram Rd. and east of 198th Street.

Staff comments

Presentation by Applicant

Public Hearing

D) City of Gretna, Gretna, NE 68028

Requests: Approval of the Future Land Use Map for the areas within the City's new Two-Mile extraterritorial zoning jurisdiction that were Previously within Sarpy County's Zoning Jurisdiction.

Description: Future Land Use designation by the City of Gretna for the areas within the City's new Two-Mile extraterritorial zoning jurisdiction, that were previously within Sarpy County's zoning jurisdiction.

Staff comments
Presentation by Applicant
Public Hearing

E) City of Gretna, Gretna, NE 68028

Requests: Approval of a Future Land Use Map Amendment Creating a New Corridor Overlay Area.

Description: Future Land Use Map amendment by the City of Gretna for the area within a portion of the City's Corporate Limits and a portion of the City's extraterritorial Zoning jurisdiction, generally bound by S. 204th Street, Platteview Road, ½ mile West of Highway 31/Highway 6, and ½ mile North of Capehart Road, which creates a new corridor overlay for such area.

Staff comments
Presentation by Applicant
Public Hearing

4. CURRENT BUSINESS

5. 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 26, 2021