

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
February 23, 2021

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, February 23, 2021. Chairman Jim Foley called the meeting to order and announced that the Open Meetings Act and the agenda and materials for the meeting are posted at the back of the room. Roll call was taken. Present at the meeting were Chairman Jim Foley, Commission Members Doug Clark, Jordan Stabenow, Jeff Johnson and Josh Dethlefsen. Alternate Member Amanda Homan was absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineers Steve and Greg Perry, City Building Inspector Aaron Bush, City Attorney Jeff Miller, and Fire Chief Rod Buethe.

APPROVAL OF CONSENT AGENDA

Motion by Clark, seconded by Stabenow, to approve the Consent Agenda consisting of approval of the agenda and approval of the January 26, 2021 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

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

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

Staff comments were made by Development Services Director Dan Giittinger and City Engineer Steve Perry.

Jerry Sedlacek spoke as the applicant.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed preliminary and final plat.

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

Motion by Clark, seconded by Dethlefsen, to recommend approval of the Preliminary and Final Plat for Czech Bros. 1st Addition, contingent upon the adjustment of the lot line to meet the required side yard setback of 25 feet and compliance with all other requirements of the City staff comment letters. All voted in favor and the motion carried.

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

Approval of a Final Plat for a single lot, Lot 364, in Aspen Creek Phase 5.

Staff comments were made by Development Services Director Dan Giittinger and City Engineer Steve Perry.

Randy Kuszak an Engineer with Lamp Rynearson spoke on behalf of the applicant.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed final plat.

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

Motion by Stabenow, seconded by Clark, to approve the final plat of Lot 364 in Aspen Creek Phase 5. All voted in favor and the motion carried.

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

Approval of a Conditional Use Permit to allow an automated car wash and interior detail area in the General Commercial GC Zoning District.

Staff comments were made by Development Services Director Dan Giittinger and City Engineer Steve Perry.

Adam Ramaekers Project Engineer spoke on behalf of the applicant.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed conditional use permit.

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

Motion by Stabenow, seconded by Clark, to approve the conditional use permit to allow an automated car wash with interior detail area in the General Commercial GC Zoning District, subject to compliance with the requirements of the City staff comment letters. All voted in favor and the motion carried.

(D) Chad Mackling request for a CUP was tabled until the next Planning Commission meeting

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

Approval of a Conditional Use Permit to allow for a coffee kiosk in the GC General Commercial Zoning District.

Letters of opposition were received and reviewed by the Planning Commission in advance of the meeting. The letters of opposition were from businesses and property owners in the immediately adjoining areas (Gretna Chamber of Commerce, Rox Wheel, LLC, Frederick Brothers Rental, Love to Learn Child Care Center LLC, J. Paul Goldenstein, CPA, Phillips 66 Convenience Store, Brad Stauffer) and from citizens (Ron Van Oeveren).

These businesses, property owners, and citizens while welcoming Starbucks to the Gretna community, opposed the subject location due to increased traffic and traffic flow, access and inadequate facilities to handle the increased traffic, traffic congestion within the Village Square area and its adjoining public streets, safety, pedestrian and customer and staff safety, negative impacts on the use of adjoining properties and businesses and compliance with the conditional use standards. The letters of opposition are included in the record of these proceedings.

Staff comments were made by Development Services Director Dan Giittinger and City Engineer Steve Perry.

Kellen Heideman engineer with Olsson & Associates and property owner Paul Aaron spoke as the applicant.

Chairman Foley opened the public hearing and Kathy Wendlandt, Paul Goldenstein, Joan Bangeazie, and Ryan Nickell spoke in opposition to the conditional use because of increased

traffic and traffic flow, access and inadequate facilities to handle the increased traffic, traffic congestion within the Village Square area and its adjoining public streets, safety, pedestrian and customer and staff safety, and negative impacts on the use of adjoining properties and businesses.

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

Motion by Clark, seconded by Stabenow, to recommend denial of the requested conditional use of a coffee kiosk in the GC General Commercial Zoning District, based on findings that the requested conditional use would negatively impact other properties and businesses in the immediate vicinity and result in negative traffic and safety concerns within the area and the surrounding streets. All voted in favor of the denial and the motion carried.

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

Approval of a Preliminary Plat and Rezoning from TA Trans AG to R-2 medium density residential zoning and R-4 high density residential zoning for a subdivision to be known as Gruenther Ridge.

Staff comments were made by Development Services Director Dan Giittinger, and City Engineers Steve Perry and Greg Perry.

Joseph Foley Engineer with Foley Shad Engineering spoke on behalf of the applicant.

Chairman Foley opened the public hearing and Joan Bangeazie spoke in opposition and Boyd Harris asked questions of the applicant.

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

Motion by Dethlefsen, seconded by Johnson, to approve the preliminary plat and rezoning contingent upon compliance with the requirements of the City staff comment letters. Voting in favor Dethlefsen, Johnson, Foley and Stabenow. Voting against was Clark. The motion carried.

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

Extension of the City of Gretna's Extraterritorial Zoning Jurisdiction to include a portion of Lot 1, Double "S" Development, in the SW ¼ of the SE ¼ of Section 15, T-13-N, R-10-E of the 6th P.M., Sarpy County, NE and the adjoining area consisting of US Highway 6 right-of-way and zoning the area as a FX Flex Space Zoning District.

Staff comments were made by Development Services Director Dan Giittinger.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed ETJ extension and rezoning.

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

Motion by Stabenow, seconded by Johnson, to approved the requested extension of the City's ETJ and rezone the area as a City FX Flex Space Zoning District. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated there were a couple of items on the agenda for the March 23 meeting.

ADJOURNMENT

Motion by Johnson, seconded by Clark, to adjourn at 8:05 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary