

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
March 22, 2022

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, March 22, 2022. Chairman Josh Dethlefsen 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 Dethlefsen, Commission Members Susan Horst, James Foley, Jeff Johnson, Doug Clark and Jordan Stabenow. Absent were Commission Members Amanda Homan and Alt. Nathan Munger. Also in attendance were Development Services Director Dan Giittinger, City Engineers Greg and Steve Perry, Public Works Director Kris Faris, City Building Inspector Aaron Bush, City Administrator Paula Dennison and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Horst, seconded by Foley, to approve the Consent Agenda consisting of approval of the agenda and approval of the February 22, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) City of Gretna, 204 N McKenna Ave, Gretna, NE 68028

Approval of a new Corridor Master Plan known as The Crossings to Plan future land uses, transportation system enhancements and extensions, and economic development opportunities and to project market trends for the Hwy 6/31 Corridor from Platteview Road to north of Capehart Road.

Staff comments were made by City Administrator Paula Dennison

The consultant team of Delores Silkworth and Caitlin Bolte from Confluence presented the draft study result for the corridor.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the draft corridor master plan.

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

Motion by Foley, seconded by Johnson, to recommend approval of the draft master plan to be known as The Crossing as presented. All voted in favor and the motion carried with Clark making a statement that trails do no impact private property.

B) Eric Truman, 16482 Cheyenne Road, Omaha, NE 68136
Approval of a text amendment to allow an Animal Hospital as an allowable use in the NC Neighborhood Commercial Zone

Staff comments were made by Development Services Director Dan Giittinger.

The applicant for the text amendment was presented by Gail Petersen.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the zoning amendment for an Animal Hospital in the Neighborhood Commercial Zone.

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

Motion by Johnson, seconded by Horst, to recommend approval of an Animal Hospital as a Conditional Use in the NC Neighborhood Commercial Zone with staff's added parameters. All voted in favor and the motion carried.

C) Mirabel, LLC, 11550 I Street, Suite 200, Omaha, NE 68137

Approval of a final plat and rezone from TA Trans Ag to R-4 Highest Density Residential for a Subdivision to be known as Mirabel

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

The applicant was represented by Attorney Martin Pelster

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Final Plat and Rezone for the subdivision to be known as Mirabel.

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

Motion by Stabenow, seconded by Clark, to recommend approval of the final plat and rezone to R-4 for Mirabel contingent staff comments and the motion carried.

D) MDC Vala Vista, LLC, 11550 I Street, Omaha, NE 68137

Approval of a preliminary plat and rezone from TA Trans AG to R-4 Highest Density residential for a Subdivision to be known as Vala Vista.

Staff comments were made by Development Services Director Dan Giittinger and City Engineer Greg Perry. Staff's recommendation was to hold over the application as the new flood plain maps as proposed by FEMA would impact the current layout along with the street configuration.

The applicant was represented by Attorney Martin Pelster

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the proposed preliminary plat and rezone for a subdivision to be known as Vala Vista.

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

City Attorney Jeff Miller commented that if the application was laid over for design changes a new public hearing would be needed for the subdivision at that time.

Motion by Clark, seconded by Foley to lay over the preliminary plat and rezone for further evaluation of the new FEMA maps and other staff comments. All voted in favor of the layover and the motion carried.

E) NewStreet, LLC, 11165 Mil Valley Road, Omaha, NE 68154

Approval of a final plat and rezone from TA Trans Ag to I-2 Industrial with an Interstate Overlay for a subdivision to be known as Gretna Logistic Park.

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

The applicant was represented by Engineer Kyle Vohl with E & A Consulting.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Final Plat or Rezone for a subdivision to be known as Gretna Logistic Park.

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

Motion by Foley, seconded by Stabenow to approve the Final Plat and Rezone for Gretna Logistic Park subject to staff comments. All voted in favor and the motion carried.

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

Approval of a final plat and rezone from GC General Commercial MUC Mixed Use Commercial and R-2 Medium Density Residential for a subdivision to GC General Commercial, MUC Mixed Use Commercial and R-2 Medium Density Residential, for a subdivision to be known as Aspen Creek Phase 6.

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

The applicant was represented by Engineer Randy Kuszak with Lamp Rynearson.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Final Plat and Rezone for Aspen Creek Phase 6.

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

Motion by Johnson, seconded by Clark to approve the final plat and rezone of the subdivision to be known at Aspen Creek Phase 6 contingent staff comments. All voted in favor and the motion carried.

G) MRES Allora Holdings, LLC, 12149 W. Center Rd., Omaha, NE 68144

Approval of a final plat and rezone from TA Trans Ag to R-4 Highest Density Residential with a PUD overlay and HC Highway Commercial for a subdivision to be known as M & M Acres Replat 1.

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

The applicant was represented by Attorney Larry Jobeum.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Final Plat and Rezone for M & M Acres Replat 1.

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

Motion by Clark, seconded by Johnson to recommend approval of the final plat and rezone for M & M Acres Replat 1 based on staff comments and recommendations. All voted in favor and the motion carried.

H) City of Gretna, 204 N McKenna Ave, Gretna NE 68028

Approval of an annexation to the City of Gretna of land currently within the City of Gretna Extraterritorial Jurisdiction with Ordinance 2110.

Staff comments and presentation were made by City Administrator Paula Dennison and City Attorney Jeff Miller.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the proposed annexation.

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 approval of the annexation as proposed.

All voted in favor and the motion carried.

I) City of Gretna, 204 N McKenna Ave, Gretna, NE 68028

Approval of changes to the zoning code in the residential districts and fence regulations.

Staff comments and presentation was made by Development Services Director Dan Giittinger.

Chairman Dethlefsen opened the public hearing. Mark Westergard formally with E & A Consulting and currently a representative of MOBA recommended approval of the changes and Marc Stodola of Charleston Homes made the statement that he would answer any questions from a developer / builder point of view on the suggested changes.

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

Motion by Stabenow, seconded by Clark to approve the changes to the zoning codes in the R-1 thru R-4 district and also changing the fence regulations. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated that there will be a regular Planning Commission meeting on April 26, 2022 and there will be two items on the agenda at this time.

ADJOURNMENT

Motion by Clark, seconded by Foley, to adjourn at 8:10 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Aaron Bush, Secretary