

**CITY OF GRETNA, NEBRASKA**  
**PLANNING COMMISSION MEETING MINUTES**  
**March 23, 2021**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, March 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, Susan Horst, Josh Dethlefsen and Alternate Member Amanda Homan. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineers Steve Perry and Greg Perry, City Building Inspector Aaron Bush, and City Attorney Jeff Miller.

**APPROVAL OF CONSENT AGENDA**

Motion by Stabenow, seconded by Johnson, to approve the Consent Agenda consisting of approval of the agenda and approval of the February 23, 2021 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

**(A)** BHI Development Inc., 11205 S. 150<sup>th</sup> Street, Suite 100, Omaha, NE 68138

Approval of a Final Plat and Rezoning from TA Trans. Ag to R-2 Medium Density Residential for the Aspen Creek North Phase 2 Subdivision.

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

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

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

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

Motion by Johnson, seconded by Dethlefsen, to recommend approval of the final plat and rezoning for the Aspen Creek North Phase 2 Subdivision, contingent upon compliance with the requirements set forth in the City staff comment letters, and allowing a waiver for the required sidewalk mid-block crossings pursuant to City Subdivision Regulations 4.14 and 8.01 because of the steepness of the area and the inability to meet ADA requirements. All voted in favor and the motion carried.

**(B)** Chad Mackling, 10275 S. 204<sup>th</sup> St., Gretna, NE 68028

Approval of a Conditional Use Permit to allow a landscape business to operate in the General Commercial GC Zoning District.

Staff comments were made by Development Services Director Dan Giittinger.

Kellen Heideman engineer with Olsson and Associates 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 Stabenow, 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 a conditional use permit subject to the retail activities and facilities that are set forth in the applicant's February 3, 2021 email must be continually maintained and not discontinued, and further subject to compliance with the requirements set forth in the City staff comment letters and that all equipment storage must be indoors. All voted in favor and the motion carried.

### **CURRENT BUSINESS**

Development Services Director Dan Giittinger stated there were several items on the agenda for the April 27 meeting.

### **ADJOURNMENT**

Motion by Johnson, seconded by Clark, to adjourn at 7:05 p.m. All voted in favor and the motion carried.

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Jim Foley, Chairman

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Aaron Bush, Secretary