

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
April 27, 2021

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, April 27, 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, Josh Dethlefsen, Amanda Homan and Susan Horst. Jeff Johnson was absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineer 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 March 23, 2021 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

(A) Husker Diesel, Inc., 13671 S. 217th St., Gretna, NE 68028

Approval of a Conditional Use Permit to allow automotive repair, sales and service in the FX Flex Space Zoning District.

Staff comments were made by Development Services Director Dan Giittinger.

Jess Hardessen spoke as the applicant and owner of the property.

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 Homan, seconded by Stabenow, to recommend approval of the Conditional Use Permit subject to compliance with the requirements in the City staff reports and the information submitted with the application. All voted in favor and the motion carried.

(B) Dragon Land Company/Fire Belly, 1303 S. 72nd Street, Suite 209, Omaha, NE 68124

Approval of a Revised Preliminary Plat and Final Plat and Rezone from TA Trans Ag and MUC Mixed Use Commercial with a CO Corridor Overlay District to R-4 Highest Density Residential and MUC Mixed Use Commercial with a CO Corridor Overlay District for a Subdivision to be known as Kayda Corner.

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

Larry Jobeun attorney spoke on behalf of the applicant.

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

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

Motion by Clark, seconded by Dethlefsen, to approve the Revised Preliminary Plat and Final Plat and Rezone subject to compliance with the requirements in the City staff reports. All voted in favor and the motion carried.

(C) YDC, LLC, 22879 Centennial Road, Gretna, NE 68028

Approval of a Preliminary Plat and Rezone from TA Trans Ag to R-4 Highest Density Residential for a Subdivision to be known as Lincoln Ridge.

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

Mark Westergard with E & A Consulting, Project Engineer spoke on behalf of the applicant.

Chairman Foley opened the public hearing and Johann Horn had questions about property boundaries and storm-water runoff in relations to their property to the west of the proposed development.

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

Motion by Stabenow, seconded by Homan, to approve the Preliminary Plat and Rezone subject to compliance with the requirements in the City staff reports. Voting in favor: Stabenow, Homan, Horst, Foley, and Dethlefsen. Voting against: Clark and the motion carried.

(D) Heimes Group, LLC, 9144 S. 144th Street, Omaha, NE 68138

Approval of a Preliminary Plat and Rezone from FX Flex Space and I-1 Light Industrial to HC Highway Commercial and I-2 Heavy Industrial for a Subdivision to be known as Hwy 31 & I 80 Business Park No 2.

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

Doug Kellner Engineer with TD2 and Pat Sullivan Attorney spoke on behalf of the applicant.

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

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

Motion by Stabenow, seconded by Homan, to approve the Preliminary Plat and Rezone subject to compliance with the requirements in the City staff reports. All voted in favor and the motion carried.

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

Approval of a Preliminary Plat and Rezone from TA Trans Ag to R-2 Medium Density Residential and R-4 Highest Density Residential for a Subdivision to be known as Parkview.

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

Joe Flaxbeard engineer with Lamp Rynearson spoke on behalf of the applicant.

Chairman Foley opened the public hearing and Robin Jaros spoke with concerns about traffic flow and the paving of the streets.

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

Motion by Clark to deny the Preliminary Plat and Rezone but the motion died for the lack of a second.

Motion by Stabenow, seconded by Dethlefsen, to recommend approval of the Preliminary Plat and Rezone subject to compliance with the requirements in the City staff reports. Voting in favor: Dethlefsen, Stabenow, Homan, Horst and Foley. Voting against: Clark and the motion carried.

(F) City of Gretna, 204 N. McKenna Ave., P.O. Box 69, Gretna, NE 68028

Proposed amendments and updates to the City Comprehensive Plan to amend the sections and provisions regarding the Transportation Plan including street designations and classifications, future right-of-way requirements, transportation policies, access management policies and transportation corridor protection policies.

City Planner Keith Marvin explained the proposed amendments and updates to the City Comprehensive Plan. Also speaking was Development Services Director Dan Giittinger.

Chairman Foley opened the public hearing and no one spoke in favor or in opposition to the changes.

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

Motion by Dethlefsen, seconded by Homan, to approve the recommended amendments and updates to the Comprehensive Plan. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated that there were currently no items on the agenda for the May 25th meeting.

ADJOURNMENT

Motion by Dethlefsen, seconded by Clark, to adjourn at 8:15 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary