

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
June 28, 2022

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, June 28, 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 Jeff Johnson, James Foley, Doug Clark, Amanda Homan and Jordan Stabenow. Absent were Commission Member Susan Horst and Alternate Nathan Munger. Also in attendance were Development Services Director Dan Giittinger, City Engineer Greg Perry, Public Works Director Kris Faris, City Permit Tech Shelley Naber, City Attorney Jeff Miller, City Planner Robert Franco, City Councilman Jason Stahr and Fire Chief Rod Buethe.

APPROVAL OF CONSENT AGENDA

Motion by Clark, seconded by Homan, to approve the Consent Agenda consisting of approval of the agenda and approval of the May 24th, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

DISCUSSION / INFORMATION

Development Services Director Dan Giittinger addressed the commission on the passage of Ordinance 2115, which adjusted setback, lot sizes and other items in the Residential Zoning Districts. He stated that Preliminary Plats approved prior to the adoption of the new regulation on June 1st 2022 would be allowed to move to final plat under the regulation in effect at the time of Council approval of the Preliminary Plat.

PUBLIC HEARINGS

A) Hutt Properties LLC, 21651 William Circle, Gretna NE 68028

Approval of a Conditional Use Permit to allow an indoor baseball and softball training facility in the TA Trans Ag zoning district.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant, Tim Huttman was present to answer any questions that the Commission might have.

Chairman Dethlefsen opened the public hearing and Jarel Vinduska, Gary Richter, John Knapp, Connie Anderson, and Dean Fedde spoke about issues with traffic, septic systems, storm water drainage and not allowing this use in the former Sarpy County Conservation District.

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

Motion by Foley, seconded by Clark, to recommend denial of the conditional use permit for the indoor baseball and softball facility. Voting in favor of the denial Dethlefsen, Johnson, Clark and Foley. Voting against was Homan and Stabenow and the motion to recommend denial carried.

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

Approval of a Final Plat and rezone from TA Trans Ag to R-3 High Density Residential for a subdivision to be known as Parkview Phase 2.

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

The applicant was represented by Joe Flaxbeard Engineer with Lamp Rynearson and Attorney Marty Pelster.

Chairman Dethlefsen opened the public hearing and Robin Jaros spoke of concerns of traffic and the condition of the roads of 204th Street and Capehart Road.

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

Motion by Johnson, seconded by Foley, to recommend approval of the Final Plat and rezone for Parkview Phase 2 contingent upon compliance with the requirements in the staff reports. Voting in favor Foley, Homan, Dethlefsen, Johnson, and Stabenow. Voting against was Clark and the motion carried.

C) Woodsonia – 204 Cornhusker LLC, 20010 Manderson Street Suite 101
Omaha, NE 68022

Approval of a Final Plat and rezone from TA Trans Ag and RE Residential Estates to R-4 Highest Density Residential and HC Highway Commercial for a subdivision to be known as Highland Trails.

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

The applicant was represented by Attorney Larry Jobeun.

Chairman Dethlefsen opened the public hearing and Ron Vanoveren questioned when the arterial streets would be paved in relationship to the rest of the street development.

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

Motion by Homan, seconded by Stabenow, to recommend approval of the final plat and rezone for Highland Trails, contingent upon compliance with the requirements in the staff reports. All voted in favor and the motion carried.

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

Approval of a final plat and rezone from TA Trans AG and MUC Mixed Use Commercial to MUC Mixed Use Commercial for a subdivision to be known as Kayda Corner Phase 2.

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

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

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the proposed final plat and rezone for a subdivision to be known as Kayda Corner 2.

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

Motion by Stabenow, seconded by Foley, to approve the Final Plat and Rezone for the Kayda Corner 2 subdivision, contingent upon compliance with the requirements in the staff reports. All voted in favor and the motion carried.

E) 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 and R-2 Medium Density residential for a Subdivision to be known as Magnolia.

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

The applicant was represented by Attorney Marty Pelster and Engineer Kyle Vohl with E & A Consulting.

Chairman Dethlefsen opened the public hearing and Robert Volz, Cindy Plagman, John Plagman, Gladys Del Alto and Don Harrell spoke with concerns on traffic, storm water runoff, erosion, access and density of the development.

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

Motion by Clark, seconded by Johnson, to recommend denial of the requested preliminary plat and rezone for Magnolia subdivision. Voting in favor of the motion Stabenow, Johnson, Homan, Dethlefsen and Clark. Voting against was Foley and the motion carried.

F) Harvest Creek LLC, 3606 N 156th Street, Suite 101-302, Omaha, NE 68116

Approval of a final plat and rezone from TA Trans Ag to R-4 Highest Density Residential for a subdivision to be known as Harvest Creek.

Staff comments were made by Development Services Director Dan Giittinger, City Engineer Greg Perry and Fire Chief Rod Buethe.

The applicant was represented by Engineer Kyle Vohl.

Chairman Dethlefsen opened the public hearing Gwen Horn spoke about the right-of-way that is needed from their property to the west for the access to Lincoln Road.

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

Motion by Johnson, seconded by Foley, to approve the final plat and rezone for the subdivision to be known as Harvest Creek, contingent upon compliance with the requirements in the staff reports. Voting in favor – Homan, Foley, Johnson, Stabenow and Dethlefsen. Voting against Clark and the motion carried.

- G)** ACME Auto & Pritchard Auto Sales, 6145 N 89th Circle, Omaha, NE 68138
- Approval of a Conditional Use Permit to allow sales, service and auto body Repair in the FX Flex Space zoning district.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant was represented by Engineer Caleb Snyder with Lamp Rynearson.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Conditional Use Permit application.

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

Motion by Clark, seconded by Homan, to recommend approval of the Conditional Use for Auto sales service and auto-body for Acme. 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 July 26, 2022 and there will be six items on the agenda at this time.

ADJOURNMENT

Motion by Stabenow, seconded by Clark, to adjourn at 8:52 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Shelley Naber, Acting Secretary