

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
July 26, 2022

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, July 26, 2022. Vice Chairman Homan 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 Vice Chairman Homan, Commission Members James Foley, Doug Clark, Jordan Stabenow and Alternate Member Nathan Munger. Absent were Commission Members Susan Horst, Jeff Johnson and Josh Dethlefsen. Also in attendance were Development Services Director Dan Giittinger, City Engineer Greg Perry, Public Works Director Kris Faris, City Building Inspector Aaron Bush, and City Attorney Jeff Miller.

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 June 28, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Verizon Wireless, 4002 S. 149th Circle, Omaha, NE 68137

Approval of a Text Amendment to Section 8.8.6 of the Zoning Regulations to modify setbacks for cell towers.

Staff comments were made by Development Services Director Dan Giittinger.

Verizon Wireless representatives Emily Milewski and John Palmtag made a presentation on the need for updating the cell tower setbacks.

Vice Chairman Homan opened the public hearing and no one spoke in favor or against the proposed text amendment.

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

Motion by Stabenow, seconded by Clark, to approve the text amendment modifying setbacks for cell towers. All voted in favor and the motion carried.

B) Papio-Missouri River NRD, 8901 S. 154th Street, Omaha, NE 68138

Approval of a Preliminary and Final Plat and rezone from TA Trans Ag to TA Trans Ag and RE Residential Estates for a Subdivision to be known as Yew Tree Farm.

Staff comments were made by Development Services Director Dan Giittinger and City Engineer Greg Perry. Giittinger announce a name change for the plat to become Appleseed Acre.

The applicant was represented by John Peterson Engineer with JEO, but he did not address the Commission.

Vice Chairman Homan opened the public hearing and no one spoke in favor or against the proposed Preliminary and Final Plat and Rezone from TA to RE and TA.

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

Motion by Clark, seconded by Munger, to recommend approval of the Preliminary and Final Plat and Rezone for the Subdivision to be known as Appleseed Acre contingent upon compliance with the requirements in the City staff reports. All voted in favor and the motion carried.

C) Christian Brothers Automotive Corp., 17725 Katy Freeway, Suite 200
Houston, TX 77094

Approval of a Conditional Use permit to operate an automotive repair facility in the GC General Commercial zoning district.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant was represented by company representative Bill Green, Jr.

Vice Chairman Homan opened the public hearing and no one spoke in favor or against the proposed conditional use in the GC Zoning District.

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

Motion by Foley, seconded by Munger, to recommend approval of the conditional use for automotive repair in the GC Zone, contingent upon compliance with the requirements in the City staff reports. Voting in favor were Homan, Stabenow, Foley and Munger. Voting against was Clark, and the motion carried.

D) Silver Oaks Estates LLC, 21160 C Street, Elkhorn, NE 68022

Approval of a Final Plat and Rezone from TA Trans AG to RE Residential Estates for a Subdivision to be known as Silver Oaks Estates

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

The applicant was represented by Attorney Larry Jobeun.

Vice Chairman Homan 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 Silver Oaks Estates.

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

Motion by Foley, seconded by Munger, to approve the Final Plat and Rezone for the Silver Oaks Estate Subdivision, contingent upon compliance with the requirements in the City staff reports. Voting in favor were Munger, Stabenow, Foley and Homan. Voting against was Clark, and the motion carried.

- E)** Flex Gretna LLC, 8264 Hascall Street, Suite 203, Omaha NE 68124
(Withdrawn by applicant)
Approval of a conditional use permit to allow an indoor youth training facility in the HC Highway Commercial zoning district

No action taken.

- F)** NewStreet, LLC, 9140 W. Dodge Road, Suite 300, Omaha, NE 68114
Approval of a Final Plat and Rezone from TA Trans Ag to I-2 Heavy Industrial for a Subdivision to be known as Gretna Logistics Park Phase 2.

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 Group.

Vice Chairman Homan opened the public hearing and no one spoke in favor or against the proposed Final Plat and Rezone for Gretna Logistic Park Phase 2.

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

Motion by Stabenow, seconded by Munger, to approve the Final Plat and Rezone for the Subdivision to be known as Gretna Logistics Park Phase 2, contingent upon compliance with the requirements in the City staff reports. 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 August 23, 2022 and there will be two items on the agenda at this time.

ADJOURNMENT

Motion by Stabenow, seconded by Clark, to adjourn at 7:17 p.m. All voted in favor and the motion carried.

Amanda Homan, Vice Chairman

Aaron Bush, Secretary