

**CITY OF GRETNA, NEBRASKA  
PLANNING COMMISSION MEETING MINUTES  
September 22, 2020**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, September 22, 2020. 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 Meeko SpainHower, Josh Dethlefsen, Mike Evans, Randy Schnackenberg and alternate Member Mike Kivett. Members Jason Stabenow and Doug Clark were absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Building Inspector Aaron Bush, City Engineer Steve Perry, and City Attorney Jeff Miller.

**APPROVAL OF CONSENT AGENDA**

Motion by Dethlefsen, seconded by SpainHower, to approve the Consent Agenda consisting of approval of the agenda and approval of the August 25, 2020 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

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

Approval of proposed amendments to the City Zoning Regulations to amend Sections 2.03 Definitions, 5.11 R-3 High Density Residential, 5.17 I-1 Light Industrial Zoning District, 5.18 I-2 Heavy Industrial Zoning District, Section 5.24 Lot and Area Requirements, and 8.10 Solar Energy Uses, and add Section 5.26 GMA Growth Management Area Overlay District.

Staff comments were made by Development Services Director Dan Giittinger and City Consultant Keith Marvin

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed amendments or additions to the Zoning Regulations.

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

Motion by Evans, seconded by Dethlefsen, to recommend approval of the changes and additions to the Zoning Regulations as submitted. All voted in favor and the motion carried.

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

Approval of proposed amendments and updates to the City Comprehensive Plan to amend the sections and provisions regarding Future Growth Areas, Future Growth Boundary Map, Transportation Plan, and Future Land Use Map.

Staff comments were made by Development Services Director Dan Giittinger, City Consultant Keith Marvin, and City Attorney Jeff Miller.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed changes to the Comprehensive Plan.

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

Motion by Schnackenberg, seconded by Evans to approve the amendments and updates to the City Comprehensive plan as proposed. All voted in favor and the motion carried.

**(C)** Farmers Union Coop, Joe Kreifels, 820 W. Angus St., Gretna, NE 68028

Approval of a zoning change from R-1 Low Density Residential to I-2 Heavy Industrial for Taxlot B1B in Section 36, R-14-E, T-10-N, of the 6<sup>th</sup> P.M., Gretna, Sarpy County, NE.

Staff comments were made by Development Service Director Dan Giittinger and City Attorney Jeff Miller.

Joe Kreifels spoke as the applicant.

Chairman Foley opened the public hearing and speaking against the proposed change were: Russ Mayer, Ryan Nickells, Kevin Kudlacek, John Ellis, and Cindy Jaros. Speaking in favor were Gene Paulson and Loren Katt.

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

Motion by SpainHower, seconded by Dethlefsen, to deny the zoning change from R-1 to I-2 for the subject property. All voted in favor of the motion to deny the rezoning and the motion carried.

**(D)** Wade Wickey and Patrick Lichter, 9913 S. 176<sup>th</sup> Street, Omaha, NE 68136

Approval of a text amendment to the I-1 Zoning District to allow for gunsmith/repair and online sales of firearms as a permitted use.

Staff comments were made by Development Services Director Dan Giittinger.

The applicants Wade Wickey and Patrick Lichter spoke on behalf of adding gunsmith and online sales to the I-1 District.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed text change.

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

The Commission discussed whether the proposed text amendment should be as a permitted use or a conditional use. So that the safety and security aspects of each proposed facility location for these business services could be evaluated, the amendment as a conditional use was favored.

Motion by Kivett, seconded by Evans, to approve the text amend to allow gunsmith and online sales in the I-1 District as a conditional use. All voted in favor and the motion carried.

## **CURRENT BUSINESS**

Development Services Director Dan Giittinger stated there were no items currently on the docket for the October meeting, but there is still time for submittals.

**ADJOURNMENT**

Motion by Evans, seconded by Schnackenberg, to adjourn at 8:00 p.m. All voted in favor and the motion carried.

---

Jim Foley, Chairman

---

Aaron Bush, Acting Secretary