

**CITY OF GRETNA, NEBRASKA  
PLANNING COMMISSION MEETING MINUTES  
October 25, 2022**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, October 25, 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 Susan Horst, James Foley, Doug Clark, Amanda Homan, and Jordan Stabenow, and Alternate Member Nathan Munger. Absent was Commission Member Jeff Johnson. Also in attendance were Development Services Director Dan Giittinger, City Engineer Greg Perry, Building and Asset Manager Kris Faris, City Building Inspector Aaron Bush, and City Attorney Jeff Miller.

**APPROVAL OF CONSENT AGENDA**

Motion by Clark, seconded by Foley, to approve the Consent Agenda consisting of approval of the agenda and approval of the September 27, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

- A)** MDC Giles Partners, LLC, 11550 I Street, Suite 200, Omaha, NE 68137
- Approval of a Revised Preliminary Plat, Final Plat, and Rezone from TA Trans Ag and R-2 Medium Density Residential to GC General Commercial for a subdivision to be known as Giles Pointe Replat 2.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant was represented by Kyle Vohl with E & A Consulting, who spoke on the owner's behalf.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the requests for a revised preliminary and final plat and rezone.

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

Motion by Foley, seconded by Stabenow, to recommend approval of the revised preliminary and final plat and rezone to GC General Commercial for Giles Pointe Replat 2. Voting in favor- Munger, Stabenow, Homan, Foley, Horst and Dethlefsen. Voting against – Clark and the motion carried.

- B)** Jonathan McMullin, 14601 Hwy 6, Gretna, NE 68028

Approval of an expansion of the KOA campgrounds by conditional use permit in the MUC Mixed Use Commercial Zoning District.

This item was postponed at the request of the applicant.

**C)** Windsor West Development, LLC, 3803 N. 153<sup>rd</sup> Street, Suite 201, Omaha, NE 68116

Approval of a Final Plat and Rezone from TA Trans Ag and R-3 High Density Residential for a subdivision to be known as Windsor West Phase 4.

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 subdivision.

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

Motion by Stabenow, seconded by Munger, to recommend approval of the final plat and rezone to R-3 High Density Residential for Windsor West Phase 4, contingent upon compliance with the requirements in the staff reports. Voting for – Munger, Horst, Stabenow, Foley, Homan and Dethlefsen. Voting against – Clark and the motion carried.

**D)** BCG Enterprises, LLC, 12190 S. 216<sup>th</sup> Plaza, Gretna, NE 68028

Approval of a Preliminary Plat in the MUC Mixed Use Commercial Zoning District for a subdivision to be known as The Ridge Subdivision.

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

The applicant Brian Gibbs spoke on his own behalf for the preliminary plat.

Chairman Dethlefsen opened the public hearing and Ryan Nicholl stated that a restaurant would not be a good fit in the area because of the smell.

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

Motion by Foley, seconded by Clark, to approve the preliminary plat for The Ridge Subdivision. All voted in favor and the motion carried.

**E)** Omaha Cellular Telephone, Co., dba Verizon Wireless, 4002 S. 149<sup>th</sup> Circle, Omaha, NE 68137

Approval of a new cellular tower located in the GC General Commercial Zoning District.

Staff comments were made by Development Service Director Dan Giittinger.

The applicant was represented by Attorney John Palmtag for Verizon Wireless.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the proposed cell tower.

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

Motion by Clark, seconded by Stabenow, to recommend approval of the cell tower to be located at 10177 S. 168<sup>th</sup> Avenue. All voted in favor and the motion carried.

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

Approval of a Final Plat and Rezone from TA Trans Ag to FX Flex Space for a subdivision to be known as the Buffalo Creek Industrial Subdivision.

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

The applicant was represented by Joe Flaxbeard with Lamp Rynearson.

Chairman Dethlefsen opened the public hearing and George Schram spoke about property that he and his mother own that would be cut off from access if the plat were approved. The area of about 4,000 sq. ft. is cut off from access to the west by the Buffalo Creek.

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

Motion by Clark to deny the approval of the plat died from the lack of a second. Munger made a motion to hold over the plat until the issue between the property owners is resolved, seconded by Homan. Voting in favor – Homan, Horst, Foley, Munger, Stabenow and Dethlefsen. Voting against Clark and the motion carried.

**G) CCR Land, LLC, 22122 R & R Road, Gretna, NE 68028**

Approval of a Revised Final Plat for Gruenther Ridge Replat 1 Lots 1-147 and Outlots A thru G.

This item was postponed at the request of the applicant.

**CURRENT BUSINESS**

Development Services Director Dan Giittinger stated that there will be a regular Planning Commission meeting on November 22, 2022 and there will be six items on the agenda at this time.

**ADJOURNMENT**

Motion by Foley, seconded by Clark, to adjourn at 7:35 p.m. All voted in favor and the motion carried.

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Josh Dethlefsen, Chairman

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Aaron Bush, Secretary