

**CITY OF GRETNA, NEBRASKA  
PLANNING COMMISSION MEETING MINUTES  
October 26, 2021**

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

**APPROVAL OF CONSENT AGENDA**

Motion by Dethlefsen, seconded by Clark, to approve the Consent Agenda consisting of approval of the agenda and approval of the September 28, 2021 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

(A) Mile High Investments, LLC, 20308 Patton Street, Gretna, NE 68028

Approval of a conditional use permit for storage and processing of non-hazardous materials (concrete).

Staff comments were made by Development Services Director Dan Giittinger.

The applicant was represented by attorney Warren Whitted, Jr. and Jason Thiellen with E & A Consulting. Warren presented the applicant's responses to the City's communications on the site.

Chairman Foley opened the public hearing and Linda Foxworthy, David Kovar and Ryan Nickell spoke against the proposed conditional use. Expressing that dust and noise were the main concerns. Also mentioned were a possible film on the creek and concerns for their private wells.

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

Motion by Clark, seconded by Dethlefsen, to recommend denial of the conditional use permit. Voting for the motion was Clark. Voting against were Stabenow, Homan, Foley, Dethlefsen, and Munger. Motion failed.

A second motion was proposed by Dethlefsen, to approve the conditional use subject to the applicant's compliance with the requirements in the staff comment letters, continued use by the applicant of the dust mitigation mist machine and two water trucks and street cleaning, that the hours of operation be limited to those set forth in the applicant's submitted Operating Statement,

and that the operations be suspended during any time periods when either the dust mitigation mist machine and/or the two water trucks are not operating due to either equipment failure or breakdown or lack of personnel. Seconded by Homan. Voting in favor were Homan, Dethlefsen, Stabenow, Foley and Munger. Voting against was Clark and the motion carried.

**(B)** Dragon Land Company, LLC, 1303 S. 72<sup>nd</sup> Street, Suite 209,  
Omaha, NE 68124

Ag. Approval of a Revised Preliminary and Final Plat and Rezone from TA Trans  
and MUC Mix Use Commercial to R-4 High Density Residential and MUC Mixed  
Use Commercial, for a subdivision to be known as Kayda Corner.

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

The applicant was represented by Jason Thiellen with E & A Consulting.

Chairman Foley opened the public hearing and no one spoke in favor or against the 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 Dethlefsen, seconded by Stabenow, to recommend approval of the revised preliminary and final plat and rezoning, subject to the developer's compliance with the requirements in the staff comment letters. All voted in favor and the motion carried.

**(C)** Summit Land Development Co., LLC, 21008 Cumberland Drive, Suite 108,  
Elkhorn, NE 68022

Approval of a Preliminary Plat and Rezone from TA Trans Ag to RE  
Residential Estates for a 41 lot subdivision to be known as Harvest Estates.

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

The applicant was represented by E & A Engineer Kyle Vohl and an ownership partner Jeff Lake.

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

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

Motion by Homan, seconded by Stabenow, to approve the preliminary plat and rezone for Harvest Estates, subject to the developer's compliance with the requirements in the staff comment letters. All voted in favor and the motion carried.

**(D)** City of Gretna, Gretna, NE 68028

Approval of the Future Land Use Map for the Areas within the City's New Two-Mile Extraterritorial Zoning Jurisdiction that were previously within Sarpy County's Zoning Jurisdiction.

Staff comments were made by Development Services Director Dan Giittinger and Consultant Keith Marvin with Marvin Planning.

Chairman Foley opened the public hearing and Ryan Nickell spoke with regards to the Business Park designation having been removed from the previous approved future land use map. Motion by Clark, seconded by Dethlefsen, to close the public hearing. All voted in favor and the motion carried.

Motion by Clark, seconded by Stabenow, to approve the future land use map as presented. All voted in favor and the motion carried.

**(E)** City of Gretna, Gretna, NE 68028

Approval of a Future Land Use Map Amendment Creating a New Crossings Corridor Overlay.

Staff comments were made by Development Services Director Dan Giittinger and City Administrator Paula Dennison.

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

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

Motion by Clark, seconded by Homan, to approve the new Crossings Corridor Overlay as presented. 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 November 23, 2021.

**ADJOURNMENT**

Motion by Stabenow, seconded by Clark, to adjourn at 8:31 p.m. All voted in favor and the motion carried.

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Jim Foley, Chairman

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Aaron Bush, Secretary