

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
November 23, 2021**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, November 23, 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 Jordan Stabenow, Josh Dethlefsen, Doug Clark, Susan Horst and Jeff Johnson. Absent was Commission Member Amanda Homan. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineer Greg Perry, City Building Inspector Aaron Bush, City Councilman Jason Stahr, 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 October 26, 2021 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

- (A) John Lapointe, New Potato Creek Holdings, LLC 3708 West Swann Ave. Suite 200, Tampa, Florida 33609

Approval of a conditional use permit for an automated tunnel car wash with associated parking and infrastructure.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant was represented by Mandi Backhaus with Lerner and Company.

Chairman Foley opened the public hearing and no one spoke in favor or against the conditional use permit for the proposed car wash.

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

Motion by Clark, seconded by Dethlefsen, to recommend approval of the conditional use permit contingent staff comments. All voted in favor and the motion carried.

- (B) 192nd & Cypress, LLC.11205 South 150th Street, Ste 100, Omaha, NE 68138

Approval of a Revised Preliminary Plat, Final Plat and Rezone from MUC Mixed Use Commercial, GC General Commercial, R-2 Medium Density Residential and TA Trans Ag to MUC Mixed Use Commercial, GC General Commercial and R-2 Medium Density Residential.

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

The applicant was represented by Randy Kuszak with Lamp Rynearson.

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 Clark, to close the public hearing. All voted in favor and the motion carried.

Motion by Johnson, seconded by Horst, 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) Hy-Vee, Inc. c/o Andrew Reich, 5820 Weston Parkway, West Des Moines, IA, 50266

Approval of a conditional use permit to operate a Hy-Vee Grocery Store, which is classified as a large box retail in the MUC Mixed Use Commercial zone.

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

The applicant was represented by Randy Downs with Hy-Vee.

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

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

Motion by Stabenow, seconded by Johnson, to approve the conditional use permit for the big box grocery subject to staff comments and operational parameters. All voted in favor and the motion carried.

(D) Charleston Homes LLC, 3803 N. 153rd Street, Omaha, NE 68116

Approval of a rezone from R-3 High Density Residential to R-4 Highest Density Residential for Highland Pointe Subdivision

Staff comments were made by Development Services Director Dan Giittinger.

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

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

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

Motion by Stabenow, seconded by Dethlefsen, to approve the rezone from R-3 to R-4 Highest Density. All voted in favor and the motion carried.

(E) MDC Pflug Partners, LLC, 11550 I Street, Suite 200, Omaha, NE 68137

Approval of an application for a final plat for a subdivision to be known as Cheyenne Ridge.

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

The applicant was represent by attorney Martin Pelster.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed final plat for Cheyenne Ridge.

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

Motion by Dethlefsen seconded by Horst, to approve the final plat for Cheyenne Ridge. Voting in favor Dethlefsen, Horst, Foley, Johnson and Stabenow. Voting against was Clark and the motion carried.

(F) Knight Land Company, LLC 1303 S 72nd Street, Ste. 209, Omaha, NE 68124

Approval of a Preliminary Plat and Rezone from TA Trans Ag and MUC Mixed Use Commercial to R-4 Highest Density Residential and 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 attorney Larry Jobeun.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed Preliminary Plat and Rezone.

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

Motion by Johnson, seconded by Dethlefsen to approve the Preliminary Plat and Rezone for Kayda Corner 2. Voting in favor Horst, Dethlefsen, Foley, Stabenow and Johnson. Voting against was Clark and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated that there will be a regular Planning Commission meeting on December 28, 2021.

ADJOURNMENT

Motion by Clark, seconded by Johnson, to adjourn at 8:45 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary