

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 26, 2016

The regular meeting of the Planning Commission was held at 7:00 p.m. on Tuesday, January 26, 2016. Chairman Brian Beard called the meeting to order and announced that the open meetings laws are posted in the Council chambers. Roll call was taken. Present at the meeting were Chairman Brian Beard, Commission Members Suzy Jennings, Jim Foley, Randy Schnackenberg, William Proctor Jr., and Loren Foged. Vice Chairman Brad Stauffer, was absent. Also in attendance were Zoning Administrator Kris Faris, Building Inspector Aaron Bush, City Attorney Jeff Miller, City Engineer Steve Perry, Fire Chief Rod Buethe, and City Council President Jason Stahr.

APPROVAL OF CONSENT AGENDA

Motion by Jennings, seconded by Foley to approve the Consent Agenda consisting of Approval of the Agenda and Approval of the November 24, 2015 Planning Commission meeting minutes, subject to an addition to the minutes regarding discussions at the end of that meeting that conditional use permits are inspected on a complaint basis. All voted in favor and the motion carried.

PUBLIC HEARINGS

Item A B H I Development Inc. 11205 S. 150th Ave. Suite 100, Omaha, NE

Approval of a Preliminary Plat, and Rezoning from TA to R-2 for a Subdivision to be known as Aspen Creek 2.

B H I Development Inc. requested to table this application until further notice.

Motion by Foged, seconded by Jennings to table until requested by developer to be included on a future agenda. All voted in favor and the motion carried.

Item B S & E Inc. d/b/a Gretna 66 by Dan and Nancy Edwards of 104 Glenmore Dr. Gretna, NE 68028

Requests Approval to amend the current Conditional Use Permit to add Sunday Hours.

Staff report was given by Kris Faris. Nancy Edwards, the applicant, gave a presentation.

Pam & Jeff Scott spoke in opposition to the addition of Sunday hours.

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

Chairman Beard opened the discussion with the Commission members. Discussions were had regarding landscaping and fencing to reduce noise to adjoining properties. Motion by Foged, seconded by Jennings to approve the Conditional Use Permit subject to additional landscaping as a buffer between the car wash and neighbors. Jennings, Foged, and Beard voted in favor and Schnackenberg and Foley voted against. The motion carried.

Item C GDI LLC of 2804 South 87th Avenue, Omaha, NE

Request Approval of Final Plat, for a subdivision to be known as Royal View Apartment Community Replat 1.

Staff report was given by Steve Perry. Jason Thiellen, on behalf of the applicant, gave a presentation.

Public comments were received from Lisa Johnson, and Nicole, Lisa Johnson's sister, in opposition to the Royal View project. Jason Thiellen and Jesse Calabretto spoke in favor of the project.

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

Motion by Foged, seconded by Schnackenberg to approve the Final Plat, for a subdivision to be known as Royal View Apartment Community Replat 1. All voted in favor and the motion carried.

Item D J V Outdoor Advertising. 32321 E. Lake Park Dr. South Bend, NE 68058

Request Approval to amend the current Conditional Use Permit to extend through August 2019.

Staff report was given by Kris Faris. Jay Van Husen, the applicant, gave a presentation.

No public comments were heard.

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

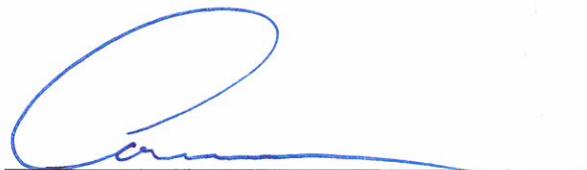
Motion by Schnackenberg, seconded by Foley to approve the extension of the Conditional Use Permit from December 31, 2016 to August 31, 2019. All voted in favor and the motion carried.

ADJOURNMENT

Motion by Foley, second by Foged to adjourn at 8:06 p.m. All voted in favor and the motion carried.



Brian Beard, Chairman



Aaron Bush, Recording Secretary