

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 22, 2019

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 22, 2019. Chairman Jim Foley 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 Jim Foley, Commission Members Brad Stauffer, Mike Evans, Steven Lewis, and Josh Dethlefsen. Commission Members Randy Schnackenberg and Doug Clark and Alternate Member Mike Kivett were absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Council Member Angie Lauritsen, City Engineers Steve Perry and Greg Perry, Fire Chief Rod Buethe, City Building Official Aaron Bush, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Stauffer, seconded by Lewis, to approve the Consent Agenda consisting of Approval of the Agenda and Approval of the November 27, 2018 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) James Gregory, 22770 Lincoln Road, Gretna, NE 68028

Approval of adding extraterritorial jurisdiction from Sarpy County and a change of zoning to Transitional Agriculture (TA) for Lot 1 River Ridge Estates.

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

Broc Gregory was in attendance but did not speak as there were no questions from the Commission.

Chairman Foley opened the public hearing and there were no comments.

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

Motion by Stauffer, seconded by Evans, to approve the request of adding the ETJ to the City of Gretna and changing the zoning to TA for that portion of Lot 1 River Ridge Estates located outside the City's ETJ. All voted in favor and the motion carried.

B) Omaha Outlets SPE LLC, 21209 Nebraska Crossing Drive #C-100,
Gretna, NE 68028

Approval of a Preliminary and Final Plat for a subdivision to be known as Nebraska Crossing Replat 5.

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

Doug Kellner from TD2 spoke on behalf of the developer.

Chairman Foley opened the public hearing and there were no comments.

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

Motion by Dethlefsen, seconded by Stauffer, to approve the Preliminary and Final Plat subject to compliance with all requirements in the Staff Report and City Engineer Comment Letter. All voted in favor and the motion carried.

C) Heartland Self Storage, Inc., 7620 Jones Street, Omaha, NE

Approval of a conditional use for an inside self-storage building in the General Commercial Zoning District on Royal View Replat 2 Lot 2.

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

Jason Thiellen with E&A Consulting Group spoke on behalf of the developer.

Chairman Foley opened the public hearing and Linda Foxworthy and Dave Kovar, neighbors to the project spoke on concerns of the large structure and general esthetics for the neighborhood.

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

Motion by Lewis, seconded by Dethlefsen, to approve the conditional use based on compliance with all requirements in the Staff Report and City Engineer Comment Letter, and further that the building be in compliance with elevation drawings submitted with the application.

D) Charleston Homes LLC, 3803 N. 153rd Street, Omaha NE 68154

Approval of a Preliminary Plat and change of zoning from TA with a Corridor Overlay to R-3 with a Corridor Overlay for a subdivision to be known as Highland Pointe, generally located in the northwest corner of Lincoln Road and Highway 6/31.

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

Jason Thiellen from E & A Consulting Group spoke on behalf of the developer.

Chairman Foley opened the public hearing and there were no comments.

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

Motion by Stauffer, seconded by Dethlefsen, to approve the Preliminary Plat and the change of zoning from TA to R-3 with a Corridor Overlay, subject to compliance with all requirements in the Staff Report and City Engineer Comment Letter. All voted in favor and the motion carried.

E) Election of Officers:

Chairman nomination of Jim Foley was motioned by Stauffer, seconded by Lewis. All voted in favor of the nomination of Jim Foley as Chairman.

Vice Chairman nomination of Brad Stauffer was motioned by Dethlefsen, seconded by Evans. All voted in favor of the nomination of Brad Stauffer as Vice Chairman.

Representative to the Board of Adjustments of Mike Evans was motioned by Foley, seconded by Stauffer. All voted in favor of the nomination of Mike Evans to represent the Planning Commission on the Board of

Adjustments.

ADJOURNMENT

Motion by Lewis, seconded by Evans, to adjourn at 7:45 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary