

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 28, 2020

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 28, 2020. 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 Josh Dethlefsen, Randy Schnackenberg, Mike Evans, Meeko SpainHower, Doug Clark and Jordan Stabenow. Alternate Member Mike Kivett was absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineers Steve and Greg Perry, 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 January 14, 2020 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

(A) City of Gretna, 204 N. McKenna Ave., PO Box 69, Gretna, NE 68028

Proposed Redevelopment Plan pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by the Batis Development Company for the BDC Commons Subdivision Lots 1-4 and Outlot A, which is currently being platted and is generally located north of Hwy 6/31, west/southwest of South Bryan Street and south/southeast of South Street, in the Southeast Quarter of the Southwest Quarter of Sec. 36, T14N, R10E of the 6th P.M., City of Gretna, Sarpy County, Nebraska, being a replatting of Taxlot 6A1B (Parcel #010407715) and Lot 2 of the Langdon Brothers 7th Addition (Parcel #011605510).

Staff comments were made by City Attorney Jeff Miller regarding the Planning Commission's duties pursuant to the Community Development Law and the proposed Redevelopment Plan's conformity with the general plan for the development of the City as a whole.

Presentation for the Applicant was made by Attorney Brent Beller.

Chairman Foley opened the public hearing and no one offered comments on the request.

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

Motion by Evan, seconded by SpainHower, to recommend approval of the BDC Commons Redevelopment Plan to the Gretna Community Development Agency and to the Gretna City Council because the proposed Redevelopment Plan is in conformity with the general plan for the development of the City as a whole. All voted in favor and the motion carried.

(B) Batis Development c/o Matt Werner, 2933 SW Woodside Dr. Ste. 200,
Topeka, KS 66614

Approval of a Final Plat for a Subdivision to be known as BDC Commons.

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

Presentation for the applicant was made by Pat Hillyer from Lamp Rynearson.

Chairman Foley opened the public hearing and Michael Gilligan and Ryan Nickoll asked questions and suggested possible changes and concerns with the plat.

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

Motion by Schnackenberg, seconded by Clark, to recommend approval of the Final Plat for BDC Commons, contingent on the compliance with staff comments. All voted in favor and the motion carried.

(C) Hawkins Development Group LLC, 109 N. McKenna Ave., Gretna, NE
68028

Approval of a Replat for a Subdivision to be known as Hawkins Gretna
Addition, Replat 1.

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

The applicant Matt Hawkins was present but had nothing to add to the presentation.

Chairman Foley opened the public hearing and no one offered comments on the request.

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

Motion by SpainHower, seconded by Stabenow, to approve the Replat for a subdivision to be known as Hawkins Gretna Addition, Replat 1 contingent on compliance with staff comments. All voted in favor and the motion carried.

(D) Michael Dean Miller, 17135 O Circle, Omaha, NE 68135

Approval of a request to rezone Lots 1-10 of Sarpy Heights II from
Residential Estates (RE) to Residential Estates with Animals (RE-A)

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

The applicant Dean Miller made a presentation on behalf of the groups of owners in Sarpy Heights II.

Chairman Foley opened the public hearing and Walt Fisher and Dean Miller spoke in favor of the requested zoning change.

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

Motion by Clark, seconded by Evans, to recommend approval of the zoning change from RE to RE-A for Lots 1-10 of Sarpy Heights II. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated there will be a regular Planning Commission meeting on February 25th and there are two agenda items.

ADJOURNMENT

Motion by Schnackenberg, seconded by Clark, to adjourn at 7:22 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary