

**CITY OF GRETNA, NEBRASKA**  
**PLANNING COMMISSION MEETING MINUTES**  
**April 28, 2020**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, April 28, 2020. Chairman Jim Foley called the meeting to order via zoom and announced that the Open Meetings Act and the agenda and materials for the meeting are posted on the City's website. Roll call was taken. Present at the meeting were Chairman Jim Foley, Commission Members Josh Dethlefsen, Mike Evans, Randy Schnackenberg, Doug Clark and Jordan Stabenow. Alternate Member Mike Kivett and Member Meeko SpainHower were absent. Also in attendance via zoom were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineers Steve and Greg Perry, City Attorney Jeff Miller and City Building Inspector Aaron Bush.

**APPROVAL OF CONSENT AGENDA**

Motion by Clark, seconded by Schnackenberg, to approve the Consent Agenda consisting of approval of the Agenda and approval of the February 25, 2020 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

- (A)** Omaha Outlets SPE, LLC, 21209 Nebraska Crossing Drive, Suite C100  
Gretna, NE 68028

Approval of PUD Amendment #5 for Nebraska Crossing. Including additional buildings and parking for the development.

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

Stephen Weber with Avant Architecture spoke on behalf of the applicant.

Chairman Foley opened the public hearing and no one raised their hand on zoom to offer comments.

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

Motion by Stabenow, seconded by Clark, to approve PUD Amendment #5 for Nebraska Crossing consisting of approval of proposed Buildings V, W, X, Y, and Z as concepts and with the specifics for size, layout, access, etc. to be finalized with Building Permits for each and including compliance with the parking requirements of the City's Zoning Regulations; approval of the south 84 parking stalls subject to construction plans and specifications being approved in advance by the City Engineer; approval of the parking adjoining Building V; non-approval of the parking on the east of Building U; non-approval of the parking on the City's sewer plant property; approval of the parking on the south side of Nebraska Crossing Drive only to be designed and constructed by the City; approval that such parking on the south side of Nebraska Crossing Drive count for on-site parking requirements; non-approval of the proposed change of 4.5 parking stalls per 1,000 GSF of retail space to 4.0 parking stalls; approval of the minor

accessory structures provision; and subject to compliance with all other requirements of the City staff reports. Voting in favor: Stabenow, Dethlefsen, Clark, Foley. Voting against: Schnackenberg, Not voting: Evans and the motion carried.

**(B)** 192 & 370 LLC, 11550 'I' Street, Suite 200, Omaha, NE 68137

Approval of a revised Preliminary Plat and Final Plat and Rezoning from TA To R-4 for a Subdivision to be known as Harvest Hills Phase 2.

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

Joe Flaxbeard, Engineer with Lamp Ryneason presented on behalf of the applicant.

Chairman Foley opened the public hearing and no one raised their hand on zoom to offer comments.

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

Motion by Schnackenberg, seconded by Evans, to recommend approval of the Revised Preliminary and Final Plats with the Rezoning from TA to R-4 contingent on compliance with all requirements in the City staff reports. Voting in favor: Evans, Dethlefsen, Foley, Stabenow, and Schnackenberg. Voting against: Clark and the motion carried.

**(C)** Charleston Homes LLC, 3803 N 153<sup>rd</sup> Street, Omaha, NE 68116

Approval of a Final Plat and Rezone from TA to R-3 with a Corridor Overlay for a Subdivision to be known as Highland Pointe Phase 2.

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

Kyle Vohl, Engineer with E & A Consulting presented on behalf of the applicant.

Chairman Foley opened the public hearing and no one raised their hand on zoom to offer comments.

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

Motion by Evans, seconded by Stabenow, to approve the Final Plat and Rezoning contingent on compliance with all requirements in the City staff reports. All voted in favor and the motion carried.

**(D)** Dalver Mansurov, Roman Gvozdik, 21864 Platteview Road Suite104, Gretna, NE 68028

Approval of a Conditional Use for Auto Sales, Service and Detailing in the I-1 Zone.

Dan Giittinger made an announcement that the property owner and the applicants had withdrawn the application on April 27 and the application would not move forward.

**(E)** Rippe Enterprises LLC, 21865 Plum Creek Drive, Gretna, NE 68028

Approval of a Conditional Use Permit to allow the internet sales of firearms.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant Larry Rippe represented himself on the requested home occupation of internet firearms sales.

Chairman Foley opened the public hearing and no one raised their hand on zoom to offer comments.

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

Motion by Clark, seconded by Schnackenberg, to approve the Conditional Use Permit with the condition that the firearms be kept in a safe and that business is completed by appointment only. 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 May 26, 2020 and there are two agenda items.

### **ADJOURNMENT**

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

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Jim Foley, Chairman

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Aaron Bush, Secretary