

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
May 28, 2019**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, May 28, 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, Josh Dethlefsen, Randy Schnackenberg and Doug Clark. Member Steven Lewis and Alternate Member Mike Kivett were absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineer Steve Perry, Building Inspector Aaron Bush, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Schnackenberg, seconded by Stauffer, to approve the Consent Agenda consisting of approval of the Agenda and approval of the April 23, 2019 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) City of Gretna, 204 N. McKenna Ave., Gretna, NE 68028

Approval of two annexation plats to incorporate these areas into the City of Gretna's corporate limits.

- 1) Sanitary and Improvement District No. 254 of Sarpy County plus Taxlot 5B in S2, T13N, R11E, Taxlot 6A and 6B and the North 45 feet of Taxlot 6A in S1, T13N, R10E, and the adjoining Hwy. 6/31 and Capehart Road right-of-ways, all of the 6th P.M., Sarpy County, NE, located near Hwy. 6/31 and North of Capehart Road.
- 2) The part of the S ½ of the NE ¼ in S25, T14N, R11E, which is east of the right-of-way of Hwy. 6/31 and north of the vacated Lincoln Road right-of-way, plus the adjoining South 204th Street right-of-way, all of the 6th P.M., Sarpy County, NE, located east of Hwy. 6/31 and north of Ridgemont Street.

City Attorney Jeff Miller spoke to the Commission and explained the reasoning behind the two proposed annexations.

Chairman Foley opened the public hearings and there were no comments on either action.

Motion by Stauffer, seconded by Clark, to close the public hearing for annexation # 1. All voted in favor and the motion carried.

Motion by Schnackenberg, seconded by Evans, to close the public hearing for annexation # 2. All voted in favor and the motion carried.

Motion by Schnackenberg, seconded by Evans, to approve both annexation areas. All voted in favor and the motion carried.

B) Jake Sadler, PO Box 8467, Amarillo TX. 79114

Approval of a Conditional Use Permit for sales, rental, and service of heavy equipment in the I-1 (Light Industrial Zoning District) for Ditch Witch UnderCon.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant was represented by Matt Sutton and Jason Heinze with Schemmer & Associates.

Chairman Foley opened the public hearing and Pat Hansen, Micah Hansen and Renae Magill spoke on concerns about allowing the new development.

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

Motion by Stauffer, seconded by Clark, to recommend approval of the conditional use permit application for sales, rental and service of heavy equipment, subject to permit provisions prohibiting the outdoor storage or keeping of any inoperable, wrecked, damaged, or dismantled equipment or vehicles, prohibiting the outdoor storage or keeping of equipment parts, and limiting the outdoor storage or keeping of equipment delivered for repairs to forty-eight hours. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger addressed the Commission about possible changes to the I-1 and I-2 Zoning Districts and their permitted and conditional uses. Staff will present possible changes at future meetings for discussion.

ADJOURNMENT

Motion by Clark, seconded by Stauffer, to adjourn at 7:35 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary