



204 N. McKenna Ave
Gretna, NE 68028
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The Planning Commission meeting will be held in person with social distancing requirements being practiced. The Planning meeting will be available to be watched via Zoom. Please note that those watching the meeting by Zoom will not be able to make comments for any public portion of the meeting. Zoom is for listening purposes only. The Zoom meeting information is:

Join Zoom Meeting

<https://us02web.zoom.us/j/83808954679?pwd=VE5ieGxtUHFUVVB2YkhINDI4c0E3Zz09>

Meeting ID: 838 0895 4679

Passcode: 358551

OR

Dial by your location

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

Meeting ID: 838 0895 4679

CITY OF GRETNA PLANNING COMMISSION AGENDA

April 27, 2021 – 6:30 P.M.

1. CALL MEETING TO ORDER

A) Public Announcement: Current Copy of the Open Meeting Act is posted on back wall of the City Council Chambers

B) Roll Call: Jim Foley Josh Dethlefsen
 Jeff Johnson Doug Clark
 Jordan Stabenow Mandy Homan, Alt
 Susan Horst

2. CONSENT AGENDA ITEMS

A) Approval of the Agenda

B) Approval of March 23, 2021 meeting minutes

3. PUBLIC HEARINGS

A) Husker Diesel, INC., 13671 S 217th St., Gretna, NE 68028

Requests: Approval of a Conditional Use Permit to allow automotive repair, sales and service in the FX Flex Space Zoning District.

Description: Lots 1 Double "S" Development located at 23232 S Hwy. 6 Sarpy County, NE. Generally located north of Highway 6 and east of 234th Street.

Staff comments
Presentation by Applicant
Public Hearing

B) Dragon Land Company/Fire Belly, 1303 S 72nd Street, Suite 209
Omaha, NE. 68124

Requests: Approval of a Revised Preliminary Plat and Final Plat and Rezone from TA Trans Ag, and MUC Mixed Use Commercial to R-4 Highest Density Residential, and MUC Mixed Use Commercial for a Subdivision to be known as Kayda Corner.

Description: A tract of land located in part of Tax Lot 7, a Tax Lot located in part of the NE ¼ of the SE ¼, and part of the SE ¼ of the SE ¼ of Section 30, T-14-N, R-11-E of the 6th PM. Sarpy County, Nebraska

Staff comments
Presentation by Applicant
Public Hearing

C) YDC, LLC, 22879 Centennial Road, Gretna, NE 68028

Requests: Approval of a Preliminary Plat and Rezone from TA Trans Ag to R-4 Highest Density Residential for a Subdivision to be known as Lincoln Ridge

Description: A tract of land located in part of the NE ¼ of the SE ¼, along with part of the SE ¼ of the SE ¼ of Section 26, T-14-N, R-10-E of the 6th PM, Sarpy County, Nebraska. Generally located West of 216th Street and South of Lincoln Road.

Staff comments
Presentation by Applicant
Public Hearing

D) Heimes Group LLC, 9144 S 144th Street, Omaha, NE 68138

Requests: Approval of a Preliminary Plat and Rezone from FX Flex Space and I-1 Light Industrial to HC Highway Commercial and I-2 Heavy Industrial for a Subdivision to be known as Hwy 31 & I 80 Business Park No 2.

Description: Lots 1-6 Hwy 31 & I 80 Business Park No 1, Tax Lots 2B, 1C, D1, 3A, 3B 4A and 4B in Section 13, T-13-N, R-10-E of the 6th PM, Sarpy County, NE Generally located West of Highway 31 and North of Platteview Road.

**Staff comments
Presentation by Applicant
Public Hearing**

E) McCune Development, 11550 I Street, Suite 200, Omaha Ne 68137

Requests: Approval of a Preliminary Plat and Rezone from TA Trans Ag. to R-2 Medium Density Residential and R-4 Highest Density Residential for a Subdivision to be known as Parkview.

Description: Lots 1 through 203, inclusive and outlots A through F inclusive, being a replatting of Tax Lot 3A in Section 1, T-13-N, R-10-E of the 6th PM. Sarpy County, Nebraska, except that portion thereof conveyed to Sarpy County as instrument 2003-00363 and except that portion thereof conveyed by instrument 2012-21076 of the records of Sarpy County, NE Generally located on the NW corner of 204th Street and Capehart Road.

**Staff comments
Presentation by Applicant
Public Hearing**

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

Requests: Proposed amendments and updates to the City Comprehensive Plan to amend the sections and provisions regarding the Transportation Plan including street designations and classifications, future right-of-way requirements, transportation policies, access management policies and transportation corridor protection policies.

Description: Review and recommend changes to the City Comprehensive Plan to include the Transportation Plan Section.

**Staff comments
Presentation by Applicant
Public Hearing**

4. CURRENT BUSINESS:

5. ADJOURNMENT

Applications, plans, and misc. information submitted by applicant has been included in this packet. Originals are available for your review in the Planning Office.

NOTE – Agenda may be revised before April 27, 2021