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CITY OF GRETNA PLANNING COMMISSION AGENDA

1. CALL MEETING TO ORDER July 26, 2022 6:30 pm.

- 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
 Susan Horst Nathan Munger Alt.

2. CONSENT AGENDA ITEMS

- A) Approval of the Agenda
- B) Approval of June 28, 2022 meeting minutes

3. PUBLIC HEARINGS

- A) Verizon Wireless, 4002 S 149th Circle, Omaha, NE 68137

Requests: Approval of a Text Amendment to Section 8.8.6 of the Zoning Ordinance to modify setbacks of the tower fall distance.

Description: The current regulations states: meet the underlying setback per the zoning district and one foot of additional setback for every foot in height above 50 feet.

Staff comments
Presentation by Applicant
Public Hearing

- B) Papio-Missouri River NRD, 8901 S. 154th Street, Omaha, NE 68138
- Requests:** Approval of a Preliminary and Final Plat and rezone from TA Trans Ag to TA Trans Ag and RE Residential Estates for a subdivision to be known as Yew Tree Farm.

Description: A tract of land known as Tax Lot 7, excluding the right of way being platted into 3 lots, located In Section 1, T-13-N, R-10-E of the 6th PM., Sarpy County, NE. Generally located west of 204th St. and south of the future Schram Road.

Staff comments
Presentation by Applicant
Public Hearing

C) Christian Brothers Automotive Corp., 17725 Katy Freeway, Suite 200
Houston, TX 77094

Requests: Approval of a Conditional Use permit to operate an automotive repair facility in the GC General Commercial zoning district.

Description: Lot 4, Tiburon Ridge Commercial Replat 1, Sarpy County, NE. Generally located east of S.180th Street and north of Highway 370.

Staff comments
Presentation by Applicant
Public Hearing

D) Silver Oaks Estates LLC, 21160 C Street, Elkhorn, NE 68022

Requests: Approval of a final plat and rezone from TA Trans AG to RE Residential Estates for a subdivision to be known as Silver Oaks.

Description: Lots 1 through 23, inclusive, being a platting of part of the SW ¼ of Section 2. T-13-N, R-10-E of the 6th PM. Sarpy County, NE. Generally located south of Wynnwood Estates and east of 229th Street and north of Burlington RR.

Staff comments
Presentation by Applicant
Public Hearing

E) Flex Gretna LLC, 8264 Hascall Street, Suite 203, Omaha NE 68124
(Withdrawn by applicant)

Requests: Approval of a conditional use permit to allow an indoor youth training facility in the HC Highway Commercial zoning district.

Description: Lot 6A Gretna Business Park and located at 20227 Husker Drive. Generally located north of Highway 370 and east of Husker Drive. Gretna, NE 68028

Staff comments
Presentation by Applicant
Public Hearing

F) NewStreet, LLC, 9140 W Dodge Road, Suite 300, Omaha, NE 68114

Requests: Approval of a final plat and rezone from TA Trans Ag to I-2 Heavy Industrial for a subdivision to be known as Gretna Logistics Park Phase 2.

Description: A tract of land in part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and also part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and also part of Lot 1, Gillespie's 1st Subdivision, a subdivision located in said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all located in Section 13, T-13-N, R-10-E, of the 6th PM., Sarpy County, NE Generally located north of Platteview Rd. and west of 204th Street.

Staff comments
Presentation by Applicant
Public Hearing

5. CURRENT BUSINESS:

The next regular scheduled Planning Commission Meeting will be August 23, 2022

6. ADJOURNMENT

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

NOTE – Agenda may be revised before July 26, 2022