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The Planning Commission meeting is held in person. The Planning meeting is 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:

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## CITY OF GRETNA PLANNING COMMISSION AGENDA

### 1. CALL MEETING TO ORDER June 27, 2023

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

**B)** Roll Call:            Jim Foley                    Josh Dethlefsen  
                              Jeff Johnson                Jason Stahr  
                              Jordan Stabenow         Mandy Homan  
                              Susan Horst                Nathan Munger Alt.

### 2. CONSENT AGENDA ITEMS

**A)** Approval of the Agenda

**B)** Approval of May 23, 2023 meeting minutes

### 3. PUBLIC HEARINGS

**A)** Verizon Wireless  
705 SE Cardinal Lane, Waukee, IA 50263

**Requests:** Approval of a Conditional Use Permit/Tower Development Permit for a wireless telecom tower and associated radio equipment cabinets.

**Description:** Lot 1 Stinson and Schomer Addition, Replat 1. Generally located at 11686 South 216<sup>th</sup> Street, near the intersection of South 216<sup>th</sup> Street and South Street.

**Staff Comments**  
**Presentation by Applicant**  
**Public Hearing**

**B)** Rick Kiolbasa - **POSTPONED**  
1303 South 72<sup>nd</sup> Street, Suite 209, Omaha, NE 68124

**Requests:** Approval of a Rezoning from MUC Mixed Use Commercial and Business Park District to GC General Commercial.

**Description:** Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and Outlots B, C, D, E, and F Gretna Landing. Generally located at the northwest intersection of South 192<sup>nd</sup> Street and Highway 370.

**Staff Comments**  
**Presentation by Applicant**  
**Public Hearing**

**C)** NebHoldings, LLC  
1915 South 38<sup>th</sup> Avenue, Omaha, NE 68105

**Requests:** Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates for a Subdivision to be known as Capehart Ridge.

**Description:** Tract 2 of Tax Lot 7, located in the South ½ of the Southwest ¼ of Section 2, Township 13 North, Range 10 East, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located on the north side of Capehart Road near South 224<sup>th</sup> Street.

**Staff Comments**  
**Presentation by Applicant**  
**Public Hearing**

**D)** The Wilson Group, LLC  
2601 Voyager Avenue, Sioux City, IA 51111-1229

**Requests:** Approval of a Conditional Use Permit for a commercial truck sales and services facility.

**Description:** Lot 9, Wicks Southpointe. Generally located at 11502 Wickersham Boulevard, on the south side of Walmart.

**Staff Comments**  
**Presentation by Applicant**  
**Public Hearing**

**E)** Heimes Group, LLC **POSTPONED**  
9144 South 144<sup>th</sup> Street, Omaha, NE 68138

**Requests:** Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to FX Flex Space and I-2 Heavy Industrial for a Subdivision to be known as the Highway 31 Business Park.

**Description:** Tax Lot 8 located in Section 24, Township 13 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located Southeast of the intersection of Highway 31 and Platteview Road.

**Staff Comments**  
**Presentation by Applicant**  
**Public Hearing**

**F)** Abigail Heli  
11808 Miracle Hills Drive, Suite 400, Omaha, NE 68154

**Requests:** Approval of a Conditional Use Permit for a drive-thru Scooter's coffee kiosk.

**Description:** Lot 5, Gretna Landing. Generally located on the Southwest corner of South 192<sup>nd</sup> Street and Oakmont Drive in the Gretna Landing development.

**Staff Comments**  
**Presentation by Applicant**  
**Public Hearing**

#### 4. CURRENT BUSINESS

#### 5. 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 June 27, 2023**