

**CITY OF GRETNA, NEBRASKA**  
**PLANNING COMMISSION MEETING MINUTES**  
**June 27, 2023**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, June 27, 2023. Chairman Josh Dethlefsen called the meeting to order and announced that the Open Meetings Act and the agenda and materials for the meeting are posted at the back of the room. Roll call was taken. Present at the meeting were Chairman Dethlefsen, Commission Members Amanda Homan, Jim Foley, Jason Stahr, Susan Horst, and Alternate Member Nathan Munger. Absent were Commission Members Jeff Johnson and Jordan Stabenow. Also in attendance were Development Services Director Kristine Stokes, City Engineer Greg Perry, Assistant Fire Chief Nick Pierce, Building and Asset Manager Kris Faris, Building Inspector Stephanie Gross, and City Attorney Jeff Miller.

**APPROVAL OF CONSENT AGENDA**

The Planning Commission voted to approve the Consent Agenda, consisting of approval of the agenda and approval of the May 23, 2023 Planning Commission meeting minutes. All voted in favor and the motion carried.

**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 were made by Development Services Director Kristine Stokes.

The applicant was represented by Jeffrey Skinner.

Chairman Dethlefsen opened the public hearing and Ryan Nickell commented on net neutrality. Dave Harrig of the American Legion spoke in favor of the request.

Chairman Dethlefsen closed the public hearing.

Motion by Stahr, seconded by Dethlefsen, to approve the Conditional Use Permit/Tower Development Permit for a wireless telecom tower and associated radio equipment cabinets. All voted in favor and the motion carried.

**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.

**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 were made by Development Services Director Kristine Stokes and City Engineer Greg Perry.

The applicant was represented by Andrew Rech, an engineer with Foley Shald Engineering.

Chairman Dethlefsen opened the public hearing. No one spoke in favor of or against the request.

Chairman Dethlefsen closed the public hearing.

Motion by Homan, seconded by Stahr, to approve the Preliminary Plat and Rezoning request, subject to compliance with the requirements of the City Engineer's comment letter. All voted in favor and the motion carried.

**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 were made by Development Services Director Kristine Stokes, City Engineer Greg Perry, and City Attorney Jeff Miller.

The applicant was represented by Korey Marsh, an engineer with Snyder & Associates.

Chairman Dethlefsen opened the public hearing. No one spoke in favor of or against the request.

Chairman Dethlefsen closed the public hearing.

Motion by Foley, seconded by Stahr, to approve the Conditional Use Permit request, subject to compliance with the requirements of the City Engineer's comment letter. All voted in favor and the motion carried.

**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.

**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 were made by Development Services Director Kristine Stokes.

The applicant was represented by David Harnisch, an engineer with E & A Consulting Group, Inc.

Chairman Dethlefsen opened the public hearing. No one spoke in favor of or against the request.

Chairman Dethlefsen closed the public hearing.

Motion by Munger, seconded by Stahr, to approve the Conditional Use Permit request, subject to compliance with the requirements of the City Engineer's comment letter. All voted in favor and the motion carried.

### **CURRENT BUSINESS**

Chairman Dethlefsen stated that there will be a regular Planning Commission meeting on July 25, 2023.

### **ADJOURNMENT**

Motion by Munger, seconded by Homan, to adjourn at 7:16 p.m. All voted in favor and the motion carried.

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Josh Dethlefsen, Chairman

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Stephanie Gross, Acting Secretary