

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 24, 2023**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 24, 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 Susan Horst, James Foley, Amanda Homan, Jason Stahr, and Jordan Stabenow . Absent were Commission Member Jeff Johnson and Alternate Member Nathan Munger. Also in attendance were Development Services Director Dan Giittinger, City Engineer Greg Perry, Building and Asset Manager Kris Faris, City Building Inspector Aaron Bush, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Foley, seconded by Horst, to approve the Consent Agenda consisting of approval of the agenda and approval of the December 27, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

- A)** NebHoldings, LLC, 21866 Williams Circle, Gretna, NE 68028
- Approval of a Preliminary Plat and Rezone from TA Trans AG to RE Residential Estates for a Subdivision to be known as Capehart Ridge.

Postponed by applicant

- B)** Gretna Elite Academy, 10550 S. 222nd Street, Gretna, NE 68028
- Approval of an amendment to an approved Conditional Use Permit to allow for lighting of the two additional fields.

Staff comments were made by Development Services Director Dan Giittinger and City Attorney Jeff Miller.

The applicant was represented by Elite Academy Board member Nathan Johns.

Chairman Dethlefsen opened the public hearing and Ronald Streit and Wes Hicks spoke against lighting the fields and Ryan Nichell spoke as neutral on lighting but had concerns about the steep slope.

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

Motion by Foley, seconded by Stahr, to approve the proposed amendment with the requirements that the lights be turned off at or before 9:00 p.m. Voting in favor Stabenow, Homan, Foley, Stahr, and Dethlefsen. Voting against Horst.

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

Approval of a Rezone for the Windsor West Subdivision from TA Trans Ag to R-4 Highest Density Residential.

Staff comments were made by Development Services Director Dan Giittinger.

The City is the applicant.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the proposed Zoning change.

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

Motion by Stabenow, seconded by Homan, to recommend approval of the Zoning change from TA Trans Ag to R-4 Highest Density Residential for Windsor West. All voted in favor and the motion carried.

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

Approval of a change to the Future Land Use Map from Medium to High Density Residential to General Commercial for the Giles Pointe Replat 1 and Replat 2 Subdivisions.

Staff comments were made by Development Services Director Dan Giittinger.

The City is the applicant.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Future Land Use Map change.

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

Motion by Foley, seconded by Stahr, to approve the change to the Future Land Use Map from Medium-High Density Residential to Commercial for Giles Pointe Replat 1 and Replat 2. All voted in favor and the motion carried.

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

Approval of a change of Zoning for Giles Pointe Replat 1 and Replat 2 from TA Trans AG and R-2 Medium Density Residential to GC General Commercial.

Staff comments were made by Development Services Director Dan Giittinger.

The City is the applicant.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Zoning change. Motion by Stahr, seconded by Stabenow, to close the public hearing. All voted in favor and the motion carried.

Motion by Stahr, seconded by Horst, to approve the Zoning change from TA Trans Ag and R-2 Medium Density Residential to GC General Commercial . All voted in favor and the motion carried.

Election of Chairman and Vice Chairman for 2023:

Stahr nominated and Foley seconded, Dethlefsen as chairman. All voted in favor of Josh Dethlefsen to be retained as chairman.

Dethlefsen nominated and Stabenow seconded, Homan as vice chairperson. All voted in favor of Amanda Homan to be retained as vice chairperson.

A discussion between the Commissioners about the procedures for closing the public hearings during the meeting was discussed. An action item will be added to next month's agenda to address whether any changes to the current policy will be made.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated that there will be a regular Planning Commission meeting on February 28, 2023.

ADJOURNMENT

Motion by Foley, seconded by Johnson, to adjourn at 7:13 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Aaron Bush Secretary