

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 26, 2021

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 26, 2021. Chairman Jim Foley 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 Jim Foley, Commission Members Doug Clark, Jordan Stabenow and Alternate Member Amanda Homan. Members Josh Dethlefsen and Jeff Johnson were absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Building Inspector Aaron Bush, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Clark, seconded by Stabenow, to approve the Consent Agenda consisting of approval of the agenda and approval of the December 22, 2020 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

(A) Journey Church of Nebraska, PO Box 345, Gretna, NE 68028

Approval of a Conditional Use Permit to construct a church and associated facilities in the GC General Commercial Zoning District.

Staff comments were made by Development Services Director Dan Giittinger and City Attorney Jeff Miller regarding the Zoning Regulation requirements for paved parking.

Pastor Phil Human spoke on behalf of the Church.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed conditional use.

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

Motion by Clark, seconded by Homan, to recommend approval of the Conditional Use Permit with the stipulation that paved parking shall meet the Zoning Code requirements of 1 space per 3 seats in the main worship area. All voted in favor and the motion carried.

(B) City Ventures, 222 S. 15th Street, Suite #1404, Omaha, NE 68102

Approval of a Conditional Use Permit to allow an automated car wash and interior detail area in the GC General Commercial Zoning District.

Staff comments were made by Development Services Director Dan Giittinger and City Attorney Jeff Miller about the application and recommended laying over the application until the next Planning Commission meeting.

Motion by Clark, seconded by Stabenow, to lay over any action until the February 23, 2021 Planning Commission meeting. All voted in favor and the motion carried.

(C) Chad Mackling, 10275 S. 204th St., Gretna, NE 68028

Approval of a Conditional Use Permit to allow a landscape business to operate in the GC General Commercial Zoning District.

Staff comments were made by Development Services Director Dan Giittinger and City Attorney Jeff Miller to lay over the application due to the fact that the City Council has not approved the platting or the rezoning of the area.

Motion by Stabenow, seconded by Homan, to lay over any action on the requested Conditional Use Permit. All voted in favor and the motion carried.

(D) Czech Bros. Inc., 16502 S. Highway 31, and City of Gretna, 204 N. McKenna, Gretna, NE 68028

Extension of the City of Gretna's Extraterritorial Zoning Jurisdiction to include Portions of the East Half of the Northeast Quarter in S26, T13N, R10E and the Adjoining State Hwy 31 Right-of-Way in Sarpy County, NE, and to rezone the same to a City of Gretna TA Transitional Agriculture Zoning District.

Staff comments were made by Development Services Director Dan Giittinger.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed ETJ extension and rezoning.

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

Motion by Clark, seconded by Stabenow, to approved the requested extension of the City's ETJ and rezone the area as a City TA Transitional Agriculture Zoning District. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated there were several items on the agenda for the February 23 meeting.

ADJOURNMENT

Motion by Clark, seconded by Stabenow, to adjourn at 7:24 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary