

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 27, 2026**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 27, 2026. Chairman Nathan Munger 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 Nathan Munger and Commission Members Amanda Nutter, Susan Horst, Marlene Knight, Jim Foley and Alternate Member Josh Bumgardner. Commission Members Jeff Johnson and Dustin Kowaleski were absent. Also in attendance were City Engineer Greg Perry, City Planner Reggie Wortman, Buildings and Assets Manager Kris Faris, 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 December 23, 2025 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Lisa Lourey
610 Devonshire Drive, Gretna, NE 68028

Requests: Approval of a Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District.

Description: Lot 89, Covington 2 (Parcel #011598380). Generally located at the intersection of South 198th Street and Devonshire Drive in the Covington 2 residential subdivision.

Staff comments were made by City Planner Reggie Wortman.

The applicant, Lisa Lourey, represented herself.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Conditional Use Permit.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Bumgardner, to approve the Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District. All voted in favor and the motion carried.

B) John Chamberlain
7900 College Boulevard, Suite 500, Overland Park, KS 66210

Requests: Approval of a Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by John Chamberlain with Kimley-Horn Associates.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Zoning Text Amendment.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Horst, to approve the Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District. All voted in favor and the motion carried.

C) MDC Linoma Industrial, LLC
11550 I Street, Suite 200, Omaha, NE 68137

Requests: Approval of a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial.

Description: Located in Lot 2, Sanford Addition, a subdivision located in the Northeast $\frac{1}{4}$ of Section 22, and Lot 4, Gretna Hill Estates, a subdivision located in the Southeast $\frac{1}{4}$ of Section 15, all located in Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska. Generally located at the intersection of South 234th Street and Highway 6.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Kyle Vohl with E & A Consultants.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Comprehensive Plan Amendment, Preliminary Plat, or Rezoning.

Chairman Nathan Munger closed the public hearing.

Motion by Munger, seconded by Bumgardner, to approve a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial, subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

D) Redwood USA, LLC
7007 East Pleasant Valley Road, Independence, OH 44131

Requests: Approval of a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1.

Description: Located in a part of the Southeast ¼ of Section 19, Township 14 North, Range 11 East of the 6th P.M., Sarpy County Nebraska. Generally located at the intersection of South 192nd Street and Cornhusker Road.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Randy Kuszak of Lamp Rynearson.

Chairman Nathan Munger opened the public hearing, and no one spoke for or against the proposed Final Plat.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Bumgardner, to approve a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1 subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

E) iCON Homes, LLC

22754 Sanctuary Ridge Drive, Omaha, NE 68022

Requests: Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates.

Description: Located in Tax Lot 9A1B and Tax Lot 10A1B Section 14, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska. Generally located near the intersection of South 225th Street and Giles Road.

Member Amanda Nutter stepped away from the dais after announcing a conflict of interest with the agenda item.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Doug Kellner of TD2.

Chairman Nathan Munger opened the public hearing, and no one spoke for or against the proposed Preliminary Plat and Rezoning.

Chairman Nathan Munger closed the public hearing.

Motion by Knight, seconded by Horst, to approve a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates, subject to compliance with the requirements of the City Staff comment letters. Foley, Knight, Horst, Bumgardner, and Munger voted in favor and the motion carried.

F) Greg & Alicia Zuger, Z Squared Holdings III, LLC
4625 South 218th Street, Elkhorn, NE 68022

Requests: Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner (Parcel #011599211).

Description: Located on Lot 1 Nelson's Corner (Parcel #011599211). Generally located at the intersection of Cornhusker Road and Highway 6.

Staff comments were made by City Planner Reggie Wortman

The applicant was represented by Erin Render and Greg Zuger of Legato Living.

Chairman Nathan Munger opened the public hearing.

Property owners near the proposed Rezoning consisting of Larry Cushing, Ronald Sydzyik, Mary Denning, Tom Dimitroff, and Ben Giebler spoke in opposition to the proposed Rezoning request due to potential traffic, access to utilities, light pollution, and overall neighborhood quality.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Foley, to approve a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner. Josh Bumgardner voted nay. All other members voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Nathan Munger stated that there will be a regular Planning Commission meeting on Tuesday, February 24, 2026, at 6:30 p.m.

ADJOURNMENT

Motion by Nutter, seconded by Foley to adjourn at 7:29 p.m. All voted in favor and the motion carried.

Nathan Munger, Chairman