

**CITY OF GRETNA, NEBRASKA  
PLANNING COMMISSION MEETING MINUTES  
February 22, 2022**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, February 22, 2022. 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, Susan Horst, James Foley, and Alternate Member Nathan Munger. Absent were Commission Members Doug Clark, Jeff Johnson and Jordan Stabenow. Also in attendance were Development Services Director Dan Giittinger, City Engineer Greg Perry, Public Works Director Kris Faris, and City Attorney Jeff Miller.

**APPROVAL OF CONSENT AGENDA**

Motion by Horst, seconded by Munger, to approve the Consent Agenda consisting of approval of the agenda and approval of the January 25, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

- A)** Jay Smith & Betsy Newman, 22794 Lincoln Rd., Gretna, NE 68028

Approval of a preliminary and final plat for a subdivision to be known as the Smith Newman Addition.

Staff comments were made by Development Services Director Dan Giittinger.

The applicant was represented by surveyor Roger Carrell.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the preliminary and final plat.

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

Motion by Homan, seconded by Foley, to recommend approval of the preliminary and final plat subject to compliance with the requirements in the City staff report. All voted in favor and the motion carried.

- B)** Sarpy County School District aka Gretna Public Schools, 11717 S. 216<sup>th</sup> Street, Gretna, NE 68028

Approval of a preliminary plat and rezone from TA Trans Ag to R-4 Highest Density Residential for a subdivision to be known as Cedar Hollow South.

Staff comments were made by Development Services Director Dan Giittinger and City Engineer Greg Perry.

The applicant was represented by Lana Bayless with DLR Group.

Chairman Dethlefsen opened the public hearing and Don Reynolds asked about the use of the Outlot B and traffic and traffic controls on the roads around the development.

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

Motion by Horst, seconded by Homan, to recommend approval of the preliminary plat with zoning to R-2 instead of the requested R-4, and subject to compliance with the requirements in the City staff reports. Voting in favor were Homan, and Horst. Voting against were Foley, Dethlefsen and Munger so the motion failed.

A second motion was introduced by Foley, seconded by Munger, to recommend approval of the preliminary plat and rezoning to R-4 Highest Density Residential, subject to compliance with the requirements in the City staff reports. Voting in favor were Foley, Dethlefsen and Munger. Voting against were Horst and Homan and the motion carried.

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

Approval of changes to the zoning code in the residential districts and adding a new Destination District

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

Chairman Dethlefsen opened the public hearing and Marc Stodola with Charleston Homes spoke about changes to the lots sizes and side yard setbacks in the residential zoning districts.

After some discussion a motion to table was made by Munger, seconded by Homan, so that formal proposed amendments to the zoning regulations for the residential zoning districts can be drafted and circulated, in accordance with the Commission's discussions and Staff comments. All voted in favor and the motion carried.

Staff comments on the Destination District zoning regulations were addressed by Development Services Director Dan Giittinger.

Kelsey Vala spoke on the Destination District zoning regulations on behalf of Vala's.

A motion was made by Munger, seconded by Homan, to recommend approval of the Destination District zoning regulations and the motion carried.

## **CURRENT BUSINESS**

Development Services Director Dan Giittinger stated that there will be a regular Planning Commission meeting on March 22, 2022 and there will be five items on the agenda. He also stated that a joint meeting of the Planning Board and City Council will be held on March 2, 2022 at 5:30 p.m. on the Corridor Study Area.

**ADJOURNMENT**

Motion by Horst, seconded by Munger, to adjourn at 8:00 p.m. All voted in favor and the motion carried.

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Josh Dethlefsen, Chairman

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Kris Faris, Acting Secretary