

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
February 24, 2026**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, February 24, 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, Dustin Kowaleski, Marlene Knight, Jim Foley, Jeff Johnson and Alternate Member Josh Bumgardner. Commission Member Susan Horst was 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 January 27, 2025 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

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

Requests: Approval of a Conditional Use Permit to operate an assisted living facility out of a single-family residence in the R-2 Medium Density Residential Zoning District.

Description: Lot 1, Nelson’s Corner (Parcel #011599211). Generally located at 9809 South 204th Street, at the intersection of South 204th Street and Cornhusker Road.

Staff comments were made by City Planner Reggie Wortman.

The applicant, Alicia Zuger, represented herself.

Chairman Nathan Munger opened the public hearing.

Larry Cushing spoke on various concerns pertaining to utility connection and legality of the assisted living facility use in the City’s Zoning Ordinance.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Kowaleski, to approve the Conditional Use Permit to operate an assisted living facility out of an existing single-family residence in the R-2 Medium Density Residential Zoning District subject to compliance with the requirements

of the City Staff comment letters. Josh Bumgardner voted nay. All others voted in favor and the motion carried.

B) HEB NE LLC
1501 River Drive, Moline, IL 61265

Requests: Approval of a Conditional Use Permit to operate a drive-through coffee kiosk in the GC General Commercial Zoning District.

Description: Lot 2, Gretna Landing Replat 6 (Parcel #011619925). Generally located at the northwest corner of South 192nd Street and Oakmont Drive.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Justin Stoltenberg with Hyper Energy.

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 Johnson, seconded by Bumgardner, to approve the Conditional Use Permit to operate a drive-through coffee kiosk in the GC General Commercial Zoning District. All voted in favor and the motion carried.

C) Gary Young – StreetMediaNational LLC
3553 Clydesdale Parkway Suite 310, Loveland, CO 80538

Requests: Approval of a Conditional Use Permit to construct a 672 square foot digital billboard in the FX Flex Space Zoning District.

Description: Lot 1, 370 Storage (Parcel #011613937). Generally located at 11001 Sapp Brothers Drive, near the intersection of Sapp Brothers Drive and Highway 370.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Hammond with New Street Media.

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 Kowaleski, seconded by Johnson, to approve the Conditional Use Permit to construct a 672 square foot digital billboard in the FX Flex Space Zoning District subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

D) Gary Young – StreetMediaNational LLC
3553 Clydesdale Parkway Suite 310, Loveland, CO 80538

Requests: Approval of a Conditional Use Permit to construct a 378 square foot digital billboard in the HC Highway Commercial Zoning District.

Description: Lot 1, Nebraska Crossing Replat 1 (Parcel #011287950). Generally located at 14341 South Highway 31, near the intersection of Melia Road and Highway 31.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Hammond with New Street Media.

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 Knight, to approve the Conditional Use Permit to construct a 378 square foot digital billboard in the HC Highway Commercial Zoning District subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

CURRENT BUSINESS

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

ADJOURNMENT

Motion by Nutter, seconded by Foley to adjourn at 7:03 p.m. All voted in favor and the motion carried.

 *Jim Foley, Acting Chairman,* 3/2~~5~~⁴/26

Nathan Munger, Chairman