

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
February 28, 2023**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, February 28, 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 Jeff Johnson, James Foley, Amanda Homan, Jason Stahr, and Jordan Stabenow, and Alternate Member Nathan Munger. Absent was Commission Member Susan Horst. Also in attendance were Development Services Director Dan Giittinger, Newly Appointed Development Services Director Kristine Stokes, 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 Johnson, seconded by Stabenow, to approve the Consent Agenda consisting of approval of the agenda and approval of the January 24, 2023, Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Sarpy County School District, Gretna Public Schools 11717 S. 216th St., Gretna, NE 68028

Requests: Approval of a Preliminary and Final Plat and Rezone from TA Trans AG to R-2 for a Subdivision to be known as Giles Creek.

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

The applicant was represented by DLR Engineer Dawn Hottovy.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the preliminary and final plat and rezone for the Subdivision to be known as Giles Creek.

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

Motion by Foley, seconded by Stahr, to approve the proposed preliminary and final plat and rezone from TA Trans AG to R-2 Medium Density Residential for Giles Creek Subdivision, subject to compliance with the requirements of the staff comment letters. All voted in favor and the motion carried.

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

Requests: Approval of a change in lot area required and impervious lot coverage in the R-3 High Density, R-4 Highest Density and MUC Mixed Use Commercial Zoning Districts for Multi-Family, Townhomes and Condominiums.

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

Chairman Dethlefsen opened the public hearing and Larry Jobeun and Ryan Nichell spoke in favor of the proposed changes in density, height, lot square footage and impervious coverage for the R-3, R-4 and MUC Zoning Districts.

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

Motion by Johnson, seconded by Stahr, to recommend approval of the proposed changes in the R-3, R-4, and MUC Zoning Districts, and that City staff present to the Commission at a future meeting similar recommended density reductions involving duplex and two-family type structures. All voted in favor and the motion carried.

Action item: Procedural change for closing public hearings

Motion by Johnson, seconded by Stahr to make a change in the closing of the public hearing procedure by having the Chairman declare the public hearing to be closed and forgoing a formal roll call vote. This action is similar to the action on public hearings at the City Council meetings. All voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Dethlefsen stated that there will be a regular Planning Commission meeting on March 28, 2023.

ADJOURNMENT

Motion by Foley, seconded by Munger to adjourn at 7:15 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Aaron Bush, Secretary