

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

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, March 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 Susan Horst, Jason Stahr, and Jordan Stabenow, and Alternate Member Nathan Munger. Absent were Commission Members Amanda Homan, Jim Foley, and Jeff Johnson. Also in attendance were 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 Stahr, seconded by Stabenow, to approve the Consent Agenda consisting of approval of the agenda and approval of the February 28, 2023, Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Windsor East Development, LLC
3803 N. 153rd Street, Suite 201, Omaha, NE 68116

Requests: Approval of a Rezoning request from R-4 Highest Density Residential to FX Flex Space on Outlot H, Windsor East.

Description: Northwest corner of South 180th Street and Giles Road.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant was represented by Josh Siel with FoleyShald.

Chairman Dethlefsen opened the public hearing and no one spoke in favor of or against the rezoning request.

Chairman Dethlefsen closed the public hearing.

Motion by Stabenow, seconded by Stahr, to approve the proposed rezoning request from R-4 Highest Density Residential to FX Flex Space, with the condition of a right-in and right-out only access to Giles Road at the former location of 180th Street. All voted in favor and the motion carried.

B) Samantha Harshbarger
10521 S. 176th Street, Omaha, NE 68136

Requests: Approval of a Conditional Use Permit for automotive sales and repairs in the DC Downtown Commercial Zoning District.

Description: Property located at 608 W. Angus Street, legally described as Lots 4 – 6 Block 13, Gretna.

Staff comments were made by Development Services Director Kristine Stokes and City Attorney Jeff Miller.

The applicant, Samantha Harshbarger, answered Commission Members' questions about plans for their automotive repair and sales business.

Chairman Dethlefsen opened the public hearing and Ryan Nickell spoke in favor of the Conditional Use Permit request, but did express concern about lighting at night.

Chairman Dethlefsen closed the public hearing.

Motion by Horst, seconded by Munger, to recommend approval of the Conditional Use Permit for automotive sales and repair in the DC Downtown Commercial Zoning District, with the condition of no outside storage of "junk" or inoperable vehicles on site for more than five days. All voted in favor and the motion carried.

C) El Jamal Properties, LLC
5814 S. 174th Street, Omaha, NE 68135

Requests: Approval of a Revised Final Plat for a Subdivision known as Southern Pines Replat 6, Lots 1 and 2 Inclusive.

Description: A tract of land being all of Lot 2, Southern Pines Replat 5, a Subdivision located in the NE ¼ of the NE ¼ of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. Generally located at South 168th Street and Giles Road.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant was represented by Jeff Stoll with E & A Consulting Group, Inc.

Chairman Dethlefsen opened the public hearing and no one spoke in favor of or against the Revised Final Plat request.

Chairman Dethlefsen closed the public hearing.

Motion by Munger, seconded by Stahr, to recommend approval of the Revised Final Plat for Southern Pines Replat 6, Lots 1 and 2 inclusive, with the stipulation that the County Surveyor's comments be addressed and corrected. All voted in favor and the motion carried.

D) Brooke Morgan
19059 Greenleaf Street, Omaha, NE 68136

Requests: Approval of a Conditional Use Permit for an in-home daycare, providing care for up to 12 children in the R-2 Medium Density Residential Zoning District.

Description: Property located at 19059 Greenleaf Street, legally described as Lot 25 Whitetail Creek.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant, Brooke Morgan, answered Commission Members' questions about plans for her expanded in-home daycare.

Chairman Dethlefsen opened the public hearing and Ryan Nickell spoke in favor of the Conditional Use Permit request for an in-home daycare.

Chairman Dethlefsen closed the public hearing.

Motion by Munger, seconded by Stabenow, to recommend approval of the Conditional Use Permit for an in-home daycare, providing care for up to 12 children in the R-2 Medium Density Residential Zoning District. All voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Dethlefsen stated that there will be a regular Planning Commission meeting on April 25, 2023.

ADJOURNMENT

Motion by Stahr, seconded by Munger, to adjourn at 7:10 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Aaron Bush, Secretary