

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
April 25, 2023**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, April 25, 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 Jim Foley, Amanda Homan, Susan Horst, Jeff Johnson, Jason Stahr, and Jordan Stabenow, and Alternate Member Nathan Munger. Also in attendance were Development Services Director Kristine Stokes, City Engineer Greg Perry, Building and Asset Manager Kris Faris, Building Inspector Stephanie Gross, 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 March 28, 2023 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Fleet Farm Group, LLC, c/o Quantum Real Estate, LLC
1925 N. 120th Street, Omaha, NE 68154

Requests: Approval of a Conditional Use Permit for a retail store with farm and agriculture products and supplies; auto services and supplies; home and household products and supplies; outdoor sporting goods; lawn and garden products and supplies; food and clothing; home improvement products; marine, power sports, trailer, and towing products; and outdoor seasonal sales.

Description: Lot 27, Gretna Landing. Generally located on the northwest side of South 192nd Street and Highway 370.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant was represented by Scott Brown with Quantum Real Estate, LLC.

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 Munger, seconded by Homan, to approve the Conditional Use Permit for big box retail. All voted in favor and the motion carried.

B) Fleet Farm Group, LLC, c/o Quantum Real Estate, LLC
1925 N. 120th Street, Omaha, NE 68154

Requests: Approval of a Conditional Use Permit for a convenience store with fuel dispensers, a double drive-through car wash, a propane filling station, and propane sales.

Description: Lot 24, Gretna Landing. Generally located on the northwest side of South 192nd Street and Highway 370.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant was represented by Scott Brown with Quantum Real Estate, LLC, and Gretna Landing Developer, Rick Kiolbasa of Access Commercial.

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 Johnson, seconded by Stahr, to approve the Conditional Use Permit for a convenience store with fuel dispensers, a double drive-through car wash, a propane filling station, and propane sales. All voted in favor and the motion carried.

C) McCune Development
11550 I Street, Suite 200
Omaha, NE 68137

Requests: Approval of a Revised Final Plat for Buffalo Creek Industrial Lots 1 through 12, inclusive, and Outlots A and B. Generally located northwest of South 192nd Street and Platteview Road.

Description: Buffalo Creek Industrial Lots 1 through 12, inclusive, and Outlots A and B, being a platting of part of the East Half of the Southeast Quarter of Section 18, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, except that part taken for right-of-way.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant was represented by Joe Flaxbeard with Lamp Rynearson.

Chairman Dethlefsen opened the public hearing. Property owner George Schram spoke about access to his property and that the applicant had agreed to work around his planting schedule and fall harvest.

Chairman Dethlefsen closed the public hearing.

Motion by Munger, seconded by Homan, to approve the Revised Final Plat. All voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Dethlefsen stated that there will be a regular Planning Commission meeting on May 23, 2023.

ADJOURNMENT

Motion by Stahr, seconded by Stabenow, to adjourn at 6:54 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Stephanie Gross, Acting Secretary