

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
April 26, 2022

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, April 26, 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 Susan Horst, James Foley, Doug Clark, Amanda Homan and Alternate Member Nathan Munger. Absent were Commission Members Jordan Stabenow and Jeff Johnson. Also in attendance were Development Services Director Dan Giittinger, City Engineer Greg Perry, Public Works Director Kris Faris, City Building Inspector Aaron Bush, City Attorney Jeff Miller, and Fire Chief Rod Buethe.

APPROVAL OF CONSENT AGENDA

Motion by Clark, seconded by Horst, to approve the Consent Agenda consisting of approval of the agenda and approval of the March 22, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Conrad and Charlotte Pfeffer, 15005 S. 200th Circle, Gretna NE 68028

Approval of a Preliminary and Final Plat for a subdivision to be known as Pfeffer Acres.

Staff comments were made by Development Services Director Dan Giittinger. City Attorney Jeff Miller stated that the platting is in the South Sarpy Sewer Agency jurisdiction and the Agency fees will need to be paid prior to the City's release of the final plat.

The applicant was represented by their Realtor Jack Koke.

Chairman Dethlefsen opened the public hearing and Chuck Casanova spoke about support of the plat as long as the covenants for the area were followed.

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

Motion by Homan, seconded by Munger, to recommend approval of the Preliminary and Final Plat for the Subdivision to be known as Pfeffer Acres, contingent upon compliance with the requirements in the staff reports. All voted in favor and the motion carried.

B) NEX Outparcels, LLC. 1505 N. 203rd Street, Omaha NE 68022

Approval of a Final Plat to be known as Nebraska Crossing Replat 6.

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

The applicant was represented by Scott Loos Engineer with TD 2.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against Nebraska Crossing Replat 6.

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

Motion by Clark, seconded by Foley, to recommend approval of Nebraska Crossing Replat 6, contingent upon compliance with the requirements in the staff reports. All voted in favor and the motion carried.

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

Approval of a Final Plat for a subdivision to be known as Platteview Industrial Replat 2.

Staff comments were made by Development Services Director Dan Giittinger. City Attorney Jeff Miller commented that this plat is the area of the South Sarpy Sewer Agency and the Agency fees need to be paid before the City's release of the final plat.

The applicant Paul McCune was here to answer any questions.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Final Plat and Rezone for the subdivision to be known as Platteview Industrial Replat 2.

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

Motion by Munger, seconded by Homan, to recommend approval of the final plat for the Platteview Industrial Replat 2, contingent upon compliance with the requirements in the staff reports. Voting in favor – Munger, Homan, Foley, Horst and Dethlefsen. Voting against was Clark and the motion carried.

D) Sarpy County School District, aka Gretna Public Schools, 11717 S. 216th Street, Gretna NE 68028

Approval of a final 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 the DLR Group.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the proposed final plat and rezone for a subdivision to be known as Cedar Hollow South.

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

Motion by Foley, seconded by Homan, to approve the Final Plat and Rezone to R-4 Highest Density Residential for the subdivision to be known as Cedar Hollow South, contingent upon compliance with the requirements in the staff reports. All voted in favor and the motion carried.

E) Dragon Land Company, 1303 S. 72nd Street, Suite 209, Omaha, NE 68124

Approval of a final plat and rezone from TA Trans Ag and MUC Mixed Use Commercial to R-4 Highest Density Residential and MUC Mixed Use Commercial for a subdivision to be known as Kayda Corner Phase 2.

The application for Kayda Corner Phase 2 was pulled from the agenda per the request of the applicant and was requested to be resubmitted and heard next month (May 24).

F) Mitch Hohlen- Silver Oak Estates LLC, 21160 C Street, Elkhorn, NE 68022

Approval of a preliminary plat and rezone from TA Trans Ag to RE Residential Estates for a subdivision to be known as Silver Oak Estates.

Staff comments were made by Development Services Director Dan Giittinger, City Engineer Greg Perry and Fire Chief Rod Buethe.

The applicant was represented by Attorney Larry Jobeun and Engineer Brad Huyck and the developer Mitch Hohlen.

Chairman Dethlefsen opened the public hearing and Pat Sullivan Attorney representing the Grand Vista Estates HOA spoke in favor of the proposed development as long as no access was granted into their development, since one was never planned when Grand Vista Estates was approved several years ago.

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

Motion by Homan, seconded by Foley, to approve the preliminary plat and rezone from TA Trans AG to RE Residential Estates for the subdivision to be known as Silver Oaks Estates, contingent upon compliance with the requirements in the staff reports. Voting in favor – Homan, Foley and Dethlefsen. Voting against – Clark, Munger and Horst. The motion failed.

Additional discussion took place with staff, the developer, and attorneys, and another motion was made.

Motion by Homan, seconded by Foley, to reconsider and approve the preliminary plat and rezone.

Voting in favor - Homan and Foley. Voting against – Dethlefsen, Clark, Horst and Munger. The motion failed.

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

Approval of an amendment to the Comprehensive Plan to adopt the future land use map in The Crossings Corridor Master Plan.

Staff comments as the applicant were made by Development Services Director Dan Giittinger.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Comprehensive Plan amendment.

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

Motion by Homan, seconded by Horst, to recommend approval of the Comprehensive Plan amendment via adoption of the future land use map in The Crossing's Corridor Master Plan. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated that there will be a regular Planning Commission meeting on May 24, 2022 and there will be four items on the agenda at this time.

ADJOURNMENT

Motion by Horst, seconded by Clark, to adjourn at 7:36 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Aaron Bush, Secretary