

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
May 23, 2023**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, May 23, 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, Jason Stahr, Jordan Stabenow, Susan Horst, and Alternate Member Nathan Munger. Absent were Commission Members Amanda Homan and Jim Foley. Also in attendance were Development Services Director Kristine Stokes, City Engineer Greg Perry, Assistant Fire Chief Nick Pierce, Building and Asset Manager Kris Faris, Building Inspector Stephanie Gross, 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 April 25, 2023 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Allo Communications
330 S. 21st Street, Lincoln, NE 68510

Requests: Approval of a Conditional Use Permit for a utility equipment building and antenna.

Description: Property located at 20501 Angus Street, legally described as Tax Lot 12 of Section 36, Township 14 North, Range 10 East. Generally located on the northwest corner of the property.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant was not present.

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 Johnson, to approve the Conditional Use Permit for a utility equipment building and antenna. All voted in favor and the motion carried.

B) Silver Oak Estates, LLC
21160 C Street, Elkhorn, NE

Requests: Approval of a Final Plat for a Subdivision known as Silver Oak Estates Replat One, Lots 1 and 2.

Description: Being a replatting of Lot 16, Silver Oak Estates, a subdivision in Sarpy County, Nebraska located in the SW ¼ of Section 2, Township 13 North, Range 10 East of the 6th P.M., Sarpy County. Generally located north of Capehart Road at approximately South 226th Street.

Staff comments were made by Development Services Director Kristine Stokes and City Attorney Jeff Miller, with both recommending denial of the replat because the current platted Lot 16 meets the requirements of the Zoning Regulations, but the proposed two new replatted lots would be in violation of the Zoning Regulations.

The applicant was represented by Attorney Larry Jobeun, with Fullenkamp, Jobeun, Johnson & Beller, LLP.

Chairman Dethlefsen opened the public hearing and Estates at WynnWood Attorney Jim Lang spoke in favor of the Final Plat. Engineer Scott Loos with Thompson, Dreessen & Dorner, Inc., also spoke in favor of the request.

Chairman Dethlefsen closed the public hearing.

Motion by Munger, seconded by Horst, to deny the Final Plat. All voted in favor and the motion carried.

C) City of Gretna
204 N. McKenna Avenue, Gretna, NE 68028

Requests: Approval of a Rezoning request from TA Transitional Agriculture to Destination District – Vala’s Pumpkin Patch

Description: Tax Lots 3A2, 5, 7, 8, 10, part of Tax Lot 11, Lot 1 Pumpkin Hollow, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), the Southwest Quarter (SW¼) being situate in Section 5, Township 13 North, Range 11 East; and

Tax Lots 1, 3 and part of Tax Lot 2 being situate in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 32, Township 14 North, Range 11 East; and

Tax Lot 1 and the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 33, Township 14 North, Range 11 East. All within the Sixth Principal Meridian, City of Gretna, Sarpy County, Nebraska. Generally located along Schram Road, between South 180th Street and South 192nd Street.

Staff comments were made by Development Services Director Kristine Stokes.

Chairman Dethlefsen opened the public hearing. No one spoke in favor of or against the Rezoning request.

Chairman Dethlefsen closed the public hearing.

Motion by Stahr, seconded by Munger, to approve the Rezoning request. All voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Dethlefsen stated that there will be a regular Planning Commission meeting on June 27, 2023.

ADJOURNMENT

Motion by Stahr, seconded by Stabenow, to adjourn at 7:12 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Stephanie Gross, Acting Secretary