

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
May 24, 2022**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, May 24, 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, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Foley, seconded by Munger, to approve the Consent Agenda consisting of approval of the agenda and approval of the April 26, 2022 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

- A)** NEX Outparcels, LLC, 21209 Nebraska Crossing Drive, Suite C100, Gretna NE 68028

Approval of Nebraska Crossing Planned Unit Development Amendment
No. 6

This item was tabled until a future meeting.

- B)** Erich Trumm, 16482 Cheyenne Road, Omaha, NE 68136

Approval of a conditional use permit to allow an animal hospital in the
Neighborhood Commercial Zoning District

Staff comments were made by Development Services Director Dan Giittinger and City Attorney Jeff Miller with regards to the need of the application to be made by the veterinarian who will operate the facility.

The applicant was represented by Gail Petersen.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Conditional Use for an Animal Hospital.

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

Motion by Munger, seconded by Homan, to recommend approval of the conditional use contingent on compliance with the requirements in the City staff comments. All voted in favor and the motion carried.

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

Approval of a Preliminary Plat and Rezone from TA Trans Ag. to FX Flex Space for a subdivision to be known as Buffalo Creek Industrial.

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

The applicant was represented by Engineer Joe Flaxbeard with Lamp Rynearson.

Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the Preliminary Plat and Rezone from TA to FX for the subdivision to be known as Buffalo Creek Industrial.

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

Motion by Foley, seconded by Munger, to recommend approval of the preliminary plat and rezone for Buffalo Creek Industrial contingent on compliance with the requirements in the City staff comment letters. 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 June 28, 2022.

ADJOURNMENT

Motion by Munger, seconded by Clark, to adjourn at 6:52 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman

Aaron Bush, Secretary