

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

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, July 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, Jordan Stabenow, and Jason Stahr. Absent were Commission Members Amanda Homan, Susan Horst, and Jeff Johnson, and Alternate Member Nathan Munger. Also in attendance were Development Services Director Kristine Stokes, City Engineer Greg Perry, Assistant Fire Chief Nick Pierce, Building and Asset Manager Kris Faris, 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 June 27, 2023 Planning Commission meeting minutes, with a revision to the minutes and the public comments on the Verizon Wireless Conditional Use/Tower Development Permit application that Ryan Nickell commented on net neutrality and not FCC compliance. All voted in favor and the motion carried.

PUBLIC HEARINGS

- A)** Rick Kiolbasa
1303 South 72nd Street, Suite 209, Omaha, NE 68124
- Requests:** Approval of a Rezoning from MUC Mixed Use Commercial and Business Park District to GC General Commercial.
- Description:** Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and Outlots B, C, D, E, and F of the Gretna Landing Subdivision. Generally located on the Northwest corner of South 192nd Street and Highway 370.

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

- B)** Brakes Plus, LLC, c/o John Davis
1880 South Park Drive, Birmingham, Alabama 35244

Requests: Approval of a Conditional Use Permit to conduct automotive repair and services, including outdoor seasonal sales, oil and lube, brakes, tires, and other related retail sales and services.

Description: Lot 2 Aspen Creek Replat 9. Generally located on the Northeast corner of South 192nd Street and Highway 370.

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

The applicant was represented by their engineer, Brian Emmerich with Olsson, and John Davis with Brakes Plus, LLC.

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

Chairman Dethlefsen closed the public hearing.

Motion by Foley, seconded by Stabenow, to approve the Conditional Use Permit. Voting Yes were Foley, Dethlefsen, and Stabenow, and voting No was Stahr and the motion carried.

C) Heimes Group, LLC
9144 South 144th Street, Omaha, NE 68138

Requests: Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial for a Subdivision to be known as the Highway 31 Business Park.

Description: Tax Lot 8 located in Section 24, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska. Generally located Southeast of the intersection of Highway 31 and Platteview Road.

Staff comments were made by Development Services Director Kristine Stokes and City Engineer Greg Perry.

The applicant was represented by their engineer, Doug Kellner, with TD2.

Chairman Dethlefsen opened the public hearing and John Michalski spoke against both requests.

Chairman Dethlefsen closed the public hearing.

Motion by Foley, seconded by Stahr, to approve the Preliminary Plat and Rezoning request, subject to compliance with the requirements of the City Engineer's comment letter. All voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Dethlefsen stated that due to no business, the August 22, 2023 Planning Commission meeting is canceled.

ADJOURNMENT

Motion by Stahr, seconded by Stabenow, to adjourn at 7:00 p.m. All voted in favor and the motion carried.



Josh Dethlefsen, Chairman



Kris Faris, Acting Secretary