

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
JULY 27, 2021**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, July 27, 2021. Chairman Jim Foley 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 Jim Foley, Commission Members Doug Clark, Josh Dethlefsen, Amanda Homan, Susan Horst and Alternate Member Nathan Munger. Jeff Johnson and Jordan Stabenow were absent. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineer Greg Perry, City Permit Tech Shelley Naber, City Administrator Paula Dennison and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Clark, seconded by Dethlefsen, to approve the Consent Agenda consisting of approval of the agenda and approval of the April 27, 2021 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

- (A)** Woodsonia – 204 Cornhusker, LLC, 20010 Manderson Street, Suite 101, Omaha, NE 68022.

Approval of a Preliminary Plat and rezone from TA Trans AG and RE Residential Estates to R-3 and R-4 High Density and HC Highway Commercial for a subdivision to be known as Silverstone.

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

Attorney Larry Jobeun spoke on behalf of the applicant.

Chairman Foley opened the public hearing and Diane Schram spoke expressing concerns about the density of the preliminary plat with the amount of traffic and concerns about road improvements.

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

The Board questioned the developer and Jeff Elliot spoke about the type and size of homes on the various lots and the three lane road improvement by paving Cornhusker Road as part of Phase 1. The traffic signal on Cornhusker and Hwy 6 was also discussed with the developer paying their share when the warrants for NDOT are met.

Motion by Homan, seconded by Munger, to recommend approval of the Preliminary Plat and Rezone subject to compliance with the requirements in the City staff reports. Voting in favor Homan, Dethlefsen, Horst, Foley and Munger. Voting against Clark.

- (B)** Heimes Group LLC, 9144 S. 144th Street, Omaha, NE 68154.

Approval of a Final Plat and rezone from FX Flex and I-1 Light Industrial to HC Highway Commercial and I-2 Heavy Industrial for a subdivision to be known as Hwy 31 & I 80 Business Park No. 2.

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

Pat Sullivan attorney spoke on behalf of the applicant.

Chairman Foley opened the public hearing and no one spoke in favor or against the proposed final plat and rezoning.

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

Motion by Dethlefsen, seconded by Homan, to approve the Final Plat and Rezone subject to compliance with the requirements in the City staff reports and compliance with City Engineer requirements for the construction documents. All voted in favor and the motion carried.

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

Approval of changes to the Zoning Code regarding accessory structures.

Staff comments were made by Development Services Director Dan Giittinger.

Chairman Foley opened the public hearing and Ryan Nickell spoke in favor of the changes to the Zoning Regulations.

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

Motion by Clark, seconded by Homan, to approve the Zoning Code changes as proposed. All voted in favor and the motion carried.

CURRENT BUSINESS

Development Services Director Dan Giittinger stated that there currently are three items on the August agenda for the Planning Commission.

ADJOURNMENT

Motion by Clark, seconded by Homan, to adjourn at 7:08 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Shelley Naber, Asst. Secretary