

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 28, 2021**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, September 28, 2021. Vice 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 Vice Chairman Josh Dethlefsen, Commission Members Amanda Homan, Susan Horst, Jeff Johnson, Jordan Stabenow, and Doug Clark, and Alternate Member Nathan Munger. Absent was Jim Foley. Also in attendance were Development Services Director Dan Giittinger, Public Works Director Kris Faris, City Engineer Greg Perry, City Building Inspector Aaron Bush, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

Motion by Stabenow, seconded by Homan, to approve the Consent Agenda consisting of approval of the agenda and approval of the September 14, 2021 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

- (A)** Lincoln Ridge Development, LLC, P.O. Box 569, Elkhorn, NE 68022

Approval of a Final Plat and Rezone from TA Trans Ag to R-4 Highest Density Residential for a Subdivision to be known as Lincoln Ridge.

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

The applicant was represented by Attorney Larry Jobeun. Jobeun requested a waiver to the block length as found in the Subdivision Regulations as the topography of the site would not allow for a mid-block sidewalk crossing because of the grade change over a short distance.

Vice Chairman Dethlefsen opened the public hearing and Guenther Feiste spoke about storm water and erosion in the creek to the rear of his property and his concern about further degradation of the stream with the new development and proximity to the area.

Motion by Clark, seconded by Stabenow, 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 with the rezone to R-4 and recommended approval of the waiver for block length, subject to the developer's compliance with the requirements in the staff comment letters. All voted in favor and the motion carried.

- (B)** CCR Land, LLC, 22122 R & R Road, Gretna, NE 68028

Approval of a Final Plat for Phase 1 and Rezone from TA Trans Ag to R-2 for Lots 1-27 and R-4 for Lots 28-162 for a Subdivision to be known as Gruenther Ridge.

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

The applicant was represented by Attorney Jim Lang and Engineer Joe Foley. A waiver was requested on the cul de sac length on Hackberry Street because of the subdivision to the south and the major drainageway to the north which prevent another street exit.

Vice Chairman Dethlefsen opened the public hearing and Guenther Feiste restated his comments about storm water erosion.

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

Motion by Johnson, seconded by Stabenow, to recommend approval of the final plat and zoning and grant the waiver for cul de sac length, subject to the developer's compliance with the requirements in the staff comment letters. Voting in favor: Johnson, Homan, Stabenow, Munger, Horst and Dethlefsen. Voting against Clark and the motion carried.

(C) New Street Properties, LLC, 11165 Mill Valley Road, Omaha, NE 68154

Approval of a Preliminary Plat and Rezone from TA Trans Ag with a Corridor Overlay to I -2 Heavy Industrial with a Corridor Overlay for a Subdivision to be known as Gretna Logistics Park.

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

The applicant was represented by E & A Engineer Kyle Voyl and an ownership partner John Hughes.

Vice Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the preliminary plat and zone change.

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

Motion by Stabenow, seconded by Homan, to approve the preliminary plat and rezone for Gretna Logistic Park, subject to the developer's compliance with the requirements in the staff comment letters. All voted in favor and the motion carried.

(D) Gretna Senior Living, LLC, 1505 North 203rd Street, Elkhorn, NE 68022

Approval of a Combined Revised Preliminary and Final Replat, Amended CUP, and Rezone from MUC Mixed Use Commercial and R-2 Medium Density Residential with a Corridor Overlay to MUC Mixed Use Commercial with a Corridor Overlay. Also, to include an Amended Redevelopment Plan, for a Subdivision to be known as Gretna Senior Living Replat 1.

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

The applicant was represented by Attorney Jim Lang, Jolene Roberts, Todd Aerni, and TD2 Engineer Don Heine.

Discussion included the Revised Preliminary and Final Replat, Amended Conditional Use Permit, a Rezone of a portion of the property from R-2 Medium Density Residential with a Corridor Overlay to MUC Mixed Use Commercial with a Corridor Overlay. Also included and discussed was the Amended Redevelopment Plan all for the Gretna Senior Living Replat 1.

City Attorney Jeff Miller addressed the Commission on its consideration pursuant to the Community Development Law, regarding the Amended Redevelopment Plan's conformance with the general plan for the development of the City as a whole.

Vice Chairman Dethlefsen opened the public hearing and no one spoke in favor or against the proposed re-platting, rezoning, Amended CUP or Amended Redevelopment Plan.

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

Motion by Stabenow, seconded by Johnson to approve the Revised Preliminary and Final Replat, the Rezoning from R-2 with a Corridor Overlay to MUC with a Corridor Overlay, the Amended Conditional Use Permit and the Amended Redevelopment Plan, subject to the developer's compliance with the requirements in the staff comment letters. All voted in favor and the motion carried.

(E) City of Gretna, Gretna, NE 68028

Approval of Zoning Designations for the areas within the City's new up to Two Mile Extraterritorial Zoning Jurisdiction, that were previously within Sarpy County's Zoning Jurisdiction.

Staff comments were made by Development Services Director Dan Giittinger.

Vice Chairman Josh Dethlefsen opened the public hearing and no one spoke in favor or against the proposed zoning designations.

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

Motion by Clark, seconded by Homan to approve the zoning designation for the areas within the City's new up to two mile extraterritorial zoning jurisdiction, that were previously within Sarpy County's zoning jurisdiction. 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 October 26, 2021.

ADJOURNMENT

Motion by Munger, seconded by Clark to adjourn at 8:15 p.m. All voted in favor and the motion carried.

Jim Foley, Chairman

Aaron Bush, Secretary