

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 28, 2025**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 28, 2025. 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. Chairman Josh Dethlefsen introduced new Alternate Member Josh Bumgardner and stated that previous Alternate Member Nathan Munger had been appointed as a Full Time Member. Roll call was taken. Present at the meeting were Chairman Josh Dethlefsen, Commission Members Dustin Kowalewski, Nathan Munger, Amanda Homan, Jim Foley, and Alternate Member Josh Bumgardner. Absent were Commission Members Susan Horst and Jeff Johnson. Also in attendance were Development Services Director Kristine Stokes, City Engineer Greg Perry, Assistant Fire Chief Nick Pierce, Buildings and Assets Manager Kris Faris, City Planner Reggie Wortman, Administrative Assistant/Permit Clerk Jeremy Adras, 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 November 26, 2024 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) MRES Acquisitions, LLC
12149 W. Center Road, Omaha, NE 68142

Request: Approval of a Zoning Text Amendment to add definitions and regulations for “Cottage Clusters” to Gretna Zoning Regulation Section 2.03 and Section 8.19, and to amend Gretna Zoning Regulation 5.11A.2 and 5.16.2 to allow for “Cottage Clusters” as Permitted Uses in the R-4 Highest Density Residential Zoning District and MUC Mixed Use Commercial zoning districts.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Engineer Joe Zadina and Kayla Beller.

Chairman Josh Dethlefsen opened the public hearing, and no one spoke in favor of or against the Zoning Text Amendment.

The Planning Commission discussed parking requirements with the applicant’s representatives and City Staff.

Motion by Homan, seconded by Munger, to approve the Zoning Text Amendment to add definitions and regulations for “Cottage Clusters” to Gretna Zoning Regulation Section 2.03 and Section 8.19, and to amend Gretna Zoning Regulation 5.11A.2 and 5.16.2 to allow for “Cottage Clusters” as Permitted Uses in the R-4 Highest Density Residential Zoning District and MUC Mixed Use Commercial zoning districts. All voted in favor and the motion carried.

B) Signature Builders, LLC
15018 A Circle, Omaha, NE 68144

Requests: Approval of a Revised Final Plat and Rezoning for Lots 65, 66 and 67 and Lots 1 and 2 Magnolia Replat 1, all of which are located in the Magnolia residential Subdivision, from R-3 High Density Residential to R-4 Highest Density Residential, for a Subdivision to be known as Magnolia Replat 2.

Description: A replatting of Lots 65 thru 67 Magnolia and Lots 1 and 2 Magnolia Replat 1, located in part of the Northeast $\frac{1}{4}$ of Section 32, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. Generally located near the Southwest corner of South 180th Street and Highway 370.

Staff comments were made by Development Services Director Kristine Stokes.

The applicant was represented by Jeff Stoll.

Chairman Josh Dethlefsen opened the public hearing, and no one spoke in favor of or against the Revised Final Plat and Rezoning request.

Motion by Munger, seconded by Homan, to approve the Revised Final Plat and Rezoning for Lots 65, 66 and 67 and Lots 1 and 2 Magnolia Replat 1, all of which are located in the Magnolia residential Subdivision, from R-3 High Density Residential to R-4 Highest Density Residential, for a Subdivision to be known as Magnolia Replat 2, subject to compliance with the requirements of City Staff comment letters. All voted in favor and the motion carried.

C) Omaha Neon Sign, c/o Kyle Conry
1120 N. 18th Street, Omaha, NE 68102

Requests: Approval of a Conditional Use Permit to install a 40-foot tall pole sign for Storage Mart in the FX Flex Space Zoning District.

Description: Lot 1 370 Storage (Parcel #011613937). Generally located at 11001 Sapp Brothers Drive, near the intersection of Sapp Brothers Drive and Highway 370.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Kyle Conry.

Chairman Josh Dethlefsen opened the public hearing, and no one spoke in favor of or against the Conditional Use Permit.

The Planning Commission discussed signage nearby the proposed area with the applicant and City Staff.

Motion by Munger, seconded by Kowalewski, to approve the Conditional Use Permit to install a 40-foot tall pole sign for Storage Mart in the FX Flex Space Zoning District, subject to compliance with the requirements of City Staff comment letters. All voted in favor and the motion carried.

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

Request: Approval of the Comprehensive Plan Amendment to adopt the Sarpy County and Cities Wastewater Agency (SCCWWA) Master Plan as adopted and approved by the Sarpy County and Cities Wastewater Agency (SCCWWA).

Description: Adopt the Master Plan for the Sarpy County and Cities Wastewater Agency, as required by the Formation Interlocal between Sarpy County and the Cities of Papillion, Bellevue, Springfield, LaVista, and Gretna. The master plan sets out a recommended list of priorities in relation to the phasing of the Master Plan.

Staff comments were made by Development Services Director Kristine Stokes.

Chairman Josh Dethlefsen opened the public hearing, and no one spoke in favor of or against the Comprehensive Plan Amendment.

The Planning Commission discussed the integration of the proposed Comprehensive Plan Amendment with existing City infrastructure.

Motion by Homan, seconded by Munger, to approve the Comprehensive Plan Amendment to adopt the Sarpy County and Cities Wastewater Agency (SCCWWA) Master Plan as adopted and approved by the Sarpy County and Cities Wastewater Agency (SCCWWA). All voted in favor and the motion carried.

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

Request: Adoption of the Comprehensive Plan Update

Description: Adopt the Gretna 2040 Comprehensive Plan, which is a blueprint for the physical growth and development of Gretna's corporate limits and extra-territorial jurisdiction. This will also incorporate the recently adopted Western Sarpy Transportation Enhancement Plan (WE-STEP) that was adopted by City Council in December 2024 and The Crossings Corridor Master Plan, which was adopted by the City in May 2022.

Staff comments were made by Development Services Director Kristine Stokes.

Josh Bloom presented an overview of the Comprehensive Plan to the Planning Commission on behalf of the Lakota Group.

Chairman Josh Dethlefsen opened the public hearing, and no one spoke in favor of or against the adoption of the Gretna 2040 Comprehensive Plan.

The Planning Commission discussed the Gretna 2040 Comprehensive Plan with City Staff.

Motion by Homan, seconded by Munger, to approve the adoption of the Gretna 2040 Comprehensive Plan. All voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Josh Dethlefsen stated that there will be a regular Planning Commission meeting on Tuesday, February 25, 2025, at 6:30 p.m.

ADJOURNMENT

Motion by Foley, seconded by Munger, to adjourn at 7:45 p.m. All voted in favor and the motion carried.

Josh Dethlefsen, Chairman