



CRETE PLANNING COMMISSION MEETING

April 27th, 2026 at 6:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

Jennifer Robison:	Absent
Carely Adame Ortiz:	Present
Ryan Jindra:	Absent
Dave Jurena:	Present
Justin Kozisek:	Absent
Scott Kunch:	Present
Jay Quinn:	Absent
Drew Rische:	Absent
Jeff Wenz:	Present

Present: 4, Absent: 5

City Administrator Tom Ourada was also present and did vote.

Also present: Building Inspector Trenton Griffin, City Clerk Nancy Tellez, and Blaine Spanjer

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. March 23rd, 2026 Minutes

Scott Kuncel motioned and Jeff Wenz seconded to approve the March 23rd, 2026 Planning Commission minutes.

Carely Adame Ortiz : Aye, Tom Ourada: Aye, Dave Jurina: Aye, Jeff Wenz: Aye, Scott Kuncel: Aye

Aye: 5, No: 0

3.B. Consider the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

City Administrator Tom Ourada explained that this was tabled at the last Planning Commission meeting. Ourada explained that Shouse homes shall be permitted in Agriculture Zoning and with a special exception use in R-1 and R-2 if lot area is three or more acres.

Scott Kuncel motioned and Jeff Wenz seconded to recommend to the City Council Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

Carely Adame Ortiz : Aye, Tom Ourada: Aye, Dave Jurina: Aye, Jeff Wenz: Aye, Scott Kuncel: Aye

Aye: 5, No: 0

3.C. Discussion on PBS Rentals request for rezoning area near Ready Mix

City Administrator Tom Ourada stated that property owner Blaine Spanjer was present to explain his request for rezoning the area near Ready Mix. Spanjer explained that he will be getting a plat. This request is to have things documented so that there will not be confusion in the future.

3.D. Discussion on zoning amendment administrative subdivision procedure to include lot combinations

City Administrator Tom Ourada explained that there are some property owners that have property with different property identification numbers (PID) and the zoning amendment administrative subdivision procedure to include lot combinations would get them on one PID. Ourada explained that City Attorney Anna Burge has drafted an Ordinance and this would come back to the Planning Commission for a Public Hearing and recommendation and then to the City Council for a Public Hearing and vote.

4. Petitions - Communications - Resident Concerns

5. Officers' Reports

6. Adjournment

The meeting adjourned at 6:29 p.m.