



CRETE PLANNING COMMISSION MEETING

June 22nd, 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:	Present
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: 5, Absent: 4

City Administrator Tom Ourada was also present and did not vote.

Also present: Building Inspector Trenton Griffin, City Clerk Nancy Tellez, property owner Ron

Dittmer, Professional Engineer Richard Onnen, property owner Blaine Spanjer and Finance Director Wendy Thomas

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. May 25th, 2026 Planning Commission Meeting Minutes

Scott Kuncel motioned and Jennifer Robison seconded to approve the May 25th, 2026 Planning Commission minutes.

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye

Aye: 5, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2.

Scott Kuncel motioned and Carely Adame Ortiz seconded to open the Public Hearing at 6:01 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2.

Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye

Aye: 5, No: 0

City Administrator Tom Ourada stated that we missed the Parcel ID: 760144138 I1 to C2. Luckily we didn't alter the Future Land Use Map and we can do all that at the same time. Property owner Blaine Spanjer was present and stated that the Parcel ID was missed at the last meeting but it was included in the map and discussed at the last meeting. Ourada added that it is substantially contiguous.

Scott Kuncel motioned and Carely Adame Ortiz seconded to close the Public Hearing at 6:03 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2.

Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye

Aye: 5, No: 0

3.C. Consider a recommendation to the City Council on the proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2

Scott Kuncel motioned and Jeff Wenz second to recommend to the City Council on the proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2

Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye, Jeff Wenz: Aye,

Aye: 5, No: 0

3.D. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

Carely Adame Ortiz motioned and Scott Kuncel seconded to open the Public Hearing at

6:05 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye, Jeff Wenz: Aye,
Aye: 5, No: 0

City Administrator Tom Ourada stated that there are a couple plats that will be shown along with the zoning change. The zoning change from C1 to R3 is the first step. The plats will not work without a zoning change. They are working with the plats along with the City Engineer. Ourada stated the Ron Dittmer the developer and Professional Engineer Rick Onnen, with E & A Consulting Group, Inc. are also present at the meeting. Ourada added the City Engineer also looked at the zoning change and did not see any issue with it. Onnen stated that they are requesting the zoning change. The plan for the area will include 13 attached multifamily units. 12 of those will be fourplexes and 1 triplex and six single family attached homes. The Preliminary Plat of the Dittmer West Estates was shown during the meeting. Onnen mentioned that the plats will be presented in the coming weeks.

Scott Kuncel motioned and Jeff Wenz seconded to close the Public Hearing at 6:12 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye, Jeff Wenz: Aye,
Aye: 5, No: 0

3.E. Consider a recommendation to the City Council on the proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

Scott Kuncel motioned and Jeff Wenz seconded to recommend to the City Council on the proposed Zoning Change Request A Tract of Land Being Part of Outlot "A", Dittmer Estates Addition Located In The Northeast Quarter Of Section 26, Township 8 North, Range 4 East Of The 6th P.M., City of Crete, Saline County, Nebraska,

Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye, Jeff Wenz: Aye,
Aye: 5, No: 0

3.F. Public Hearing to hear testimony in favor of and in opposition to and answer questions in relation to amending the Future Land Use Map

Jennifer Robison motioned and Carely Adame Ortiz seconded to open the Public Hearing at 6:13 p.m. to hear testimony in favor of and in opposition to and answer questions in relation to amending the Future Land Use Map

Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye, Jeff Wenz: Aye,
Aye: 5, No: 0

City Administrator Tom Ourada explained that as part of the Comprehensive Plan you

have a Future Land Use Map and that's a guide on how you will develop going forward into the future. Ourada explained that this is the future Land Use Map and there are two sections on it and both are designated in black with changes. This is what is being proposed for changes to the Future Land Use Map to go along with the recommendations to the City Council on the individual changes that were done.

Scott Kuncel motioned and Jeff Wenz seconded to close the Public Hearing at 6:14 p.m. to hear testimony in favor of and in opposition to and answer questions in relation to amending the Future Land Use Map

Dave Jurena: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye, Jeff Wenz: Aye,
Aye: 5, No: 0

3.G. Consider a recommendation to the City Council on amending the Future Land Use Map

Jennifer Robison motioned and Carely Adame Ortiz seconded to recommend to the City Council on amending the Future Land Use Map

Dave Jurena: Aye, Scott Kuncel: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye, Carely Adame Ortiz : Aye,
Aye: 5, No: 0

4. Petitions - Communications - Resident Concerns

5. Officers' Reports

City Administrator Tom Ourada stated that there might be a special meeting when the preliminary and final plats are done.

Ourada stated that the Planning Commission has seen the plats and the City of Crete Engineer has been going back and forth with the developer and his Engineer and putting everything together. There are a couple more things that need to be addressed and reviewed.

Ourada stated that there is a section in the City of Crete's zoning that deals with murals and signs. There was a City Council meeting last week in which someone questioned the difference between a mural and a sign. A mural by the City's definition is a painting of a picture. A sign can be a painting with the name of the store or the location of the store.

There is a sign/mural on the side of the Isis Theater and that with the marquee exceeds the allowable sign space. There was a lot of discussion at that meeting and Ourada explained that you can't say something is okay to the Council that is not allowed by code. You have the option of saying as a majority owner and Council it has to be altered or you can change the regulation. That night there was a consensus that they would change it. The next day the Mayor asked what needs to be done to change the ordinance. Ourada explained that this would go to the Planning Commission and then to the City Council. Ourada recommenced to start with the Planning Commission with changing the definition and then making it a special exception use. Ourada explained that he is going to be talking to the City's Planner Marvin and Associates how an ordinance like that would look with a special exception use.

6. Adjournment

The meeting adjourned at 6:22 p.m.