



CRETE PLANNING COMMISSION MEETING

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

Present: 8, Absent: 1

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

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

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. June 22nd, 2026 Planning Commission Minutes

Scott Kuncel motioned and Jennifer Robison seconded to approve the June 22nd, 2026 Planning Commission minutes.

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to Sign Regulations to amend section 11-802 and create 11-824 of the Crete Municipal Code to amend mural definition and create special exception permits for murals

Justin Kozisek 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 Sign Regulations to amend section 11-802 and create 11-824 of the Crete Municipal Code to amend mural definition and create special exception permits for murals

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

City Administrator Tom Ourada explained that this was spurred by the Isis Theatre mural and the City Attorney did a lot of research because murals are protected by the first amendment. Anything that contains an advertisement is not a mural and this tries to define that. Planning Commission member Justin Kozisek asked if the process is coming to the building inspector with an application. Planning Commission Chair Dave Jurena asked if it was pictures instead of advertising and Ourada explained that advertising is defined as identifying what it is and location and any other verbiage that is attached to it. Ourada explained that the Isis Theatre can be made into a mural and right now it meets the statutory definition of a sign because it identifies the Isis Theatre Crete, Nebraska. Planning Commission member Scott Kuncel asked how it can be made into a mural and Ourada stated that by removing the lettering.

Kozisek asked Ourada if this includes murals on buildings that were previously done from the 1990's and Ourada stated that if they are murals without the definition of advertising, they would be fine. Kuncel asked if there are buildings with murals with the business name and Ourada stated that is somewhat subjective.

Ourada explained that the City of Crete has a Historic Preservation Commission and maybe there is a historic building that a mural wouldn't be consistent with that. That would go to the Historic Preservation Commission. Kozisek asked if this would just keep adding to the policies. Ourada explained that Crete is very light on policies compared to other communities. The zoning we are looking at is three times larger than what we currently have and it is based on Hickman's and the other places where the zoning was taken from Norfolk, and Hastings.

Ourada further explained that it would have to go through the policy system and is it compatible with the Historic Preservation and they prohibit it to the extent where there are no tax credits and various things like that. If it was advertising, then it could be in conflict with our sign ordinance and if it was a mural otherwise it would probably be fine other than it may conflict with commercial or residential design standards. Ourada added that the application would go to the Planning Commission and then to the City Council.

Scott Kuncel motioned and Justin Kozisek seconded to close the Public Hearing at 6:18 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to Sign

Regulations to amend section 11-802 and create 11-824 of the Crete Municipal Code to amend mural definition and create special exception permits for murals

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

3.C. Recommend to the City Council Sign Regulations to amend section 11-802 and create 11-824 of the Crete Municipal Code to amend mural definition and create special exception permits for murals

Scott Kunch motioned and Ryan Jindra seconded to recommend to the City Council the Sign Regulations to amend section 11-802 and create 11-824 of the Crete Municipal Code to amend mural definition and create special exception permits for murals

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

3.D. Recommend to the City Council the Street Right of Way Dedication Plat

City Administrator Tom Ourada explained that the Planning Commission could recommend approval conditionally on the plat being amended since there are a couple mistakes on the plat. They will be getting the corrected plat in the next couple of days with correct names and titles for signatures. Property owner Blaine Spanjer added that the changes are not significant and are just in the notary portion of the plat. Ourada further explained that for context this is located where Ready Mix is located by the open area by the highway.

Jennifer Robison motioned and Justin Kozisek seconded to recommend to the City Council the Street Right of Way Dedication Plat contingent on the corrected plat
Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

3.E. Recommend to the City Council the Dittmer West Estates Preliminary Plat

City Administrator Tom Ourada explained that the City Engineer and the consultant have been going back and forth to make sure everything is good with the Preliminary Plat. It is almost all good, there are two plat edits that need to be done. The consulting engineer forgot the meeting was tonight and didn't have those edits done. There are two right of way extensions on the two streets and they are making the changes. Those are the only two things that the City Engineer is taking issue with. Ourada explained that if the Planning Commission approved this it would be contingent on the City Engineer approving the preliminary plat.

Ryan Jindra motioned and Justin Kozisek seconded to recommend to the City Council the Dittmer West Estates Preliminary Plat contingent on the City Engineer's approval.
Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

3.F. Recommend to the City Council the Dittmer West Estates Final Plat

City Administrator Tom Ourada explained that the right of ways are not reflected and that this is exactly the same and the final plat can be approved contingent on the City Engineer's approval. Property owner Ron Dittmer explained that he plans to build fourplexes and duplexes. Scott Kunch motioned and Jeff Wenz seconded to recommend to the City Council the Dittmer

West Estates Final Plat contingent on the City Engineer's approval.

Carely Adame Ortiz : Aye, Jeff Wenz: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Justin Kozisek: Aye
Aye: 8, No: 0

4. Petitions - Communications - Resident Concerns

5. Officers' Reports

City Administrator Tom Ourada explained that the zoning rewrite is being worked on and they met with the planner last week. Ourada explained that it is much more comprehensive and contains more pictures. It has twice the zones and there are transitional zones. There are a lot more definitions and illustrated heavily and that will help to take away the confusion. Ourada explained that the City is going through it and then they will get it back to the planner with their take on logistics. Then the Planning Commission will get it for as long as they want or need and then take it to the City Council.

Ourada explained that next month they will start to have a discussion on data centers. There are concerns with data centers and people are voting for moratoriums. Ourada explained that there are 6 or 7 different types of data centers and not all have the same environmental risks. Starting that conversation and the City providing information and holding a public hearing is prudent.

6. Adjournment

The meeting adjourned at 6:35 p.m.