Crete Planning Commission
Monday, October 26, 2026 6:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. **Open Meeting**
   In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.
2. **Roll Call**

   - Attendance of members will be recorded to determine the presence of a quorum for official actions.
3. **Items of Business**

   - Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

   3.A. Approve Meeting Minutes

   3.A.1. August 13th, 2026 Planning Commission Meeting Minutes

   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 760147184 I1 to C2

   3.C. Consider a recommendation to the City Council on the proposed Zoning Change Request Parcel ID:760147184 I1 to C2

4. **Petitions - Communications - Resident Concerns**

   - Resident testimony may be limited to 3 minutes per person.
   - Please do not repeat testimony that has already be heard.
   - No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.
5. **Officers' Reports**

   - Reports may be given by Officers, Departments, or Commission Members concerning the current operations of the City.
   - No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.
6. **Adjournment**

Disclaimers & Notices

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at www.crete.ne.gov.

CRETE PLANNING COMMISSION MEETING

August 13th, 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:	Present
Scott Kuncl:	Present
Jay Quinn:	Present
Drew Rische:	Absent
Jeff Wenz:	Absent

Present: 6, Absent: 3

City Administrator Tom Ourada was also present and did not vote.
Also present: Building Inspector Trenton Griffin, Finance Director Wendy Thomas and City Clerk Nancy Tellez.

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. July 27th, 2026 Planning Commission Minutes

Scott Kuncl motioned and Justin Kozisek seconded to approve the July 27th, 2026 Planning Commission minutes.

Carely Adame Ortiz : Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Jay Quinn: Aye, Scott Kuncl: Aye, Justin Kozisek: Aye

Aye: 6, No: 0

3.B. Lerma Way Addition

City Administrator Tom Ourada stated that by state law and city ordinance if you have three parcels or less you can do an administrative subdivision. This involves more than three parcels. There were some property transfers and there are some subdivisions in multiple places and road dedications. There are property transfers where NEBCO is buying property and donation of property that is being given to the City of Crete. There is a prescriptive easement street that is being turned into a full-size street. NEBCO's attorney and the City of Crete's attorney have been working on this for some time. This is basically a replant of all that property. It now conforms with state law and city ordinance and the county assessor's office will accept it in that current form. The reason this was moved up is due to time being a factor to all involved and they asked for this to get done. Ourada added that this is the only step and should not be confused with new subdivisions that require a preliminary and final plat.

Scott Kuncl motioned and Justin Kozisek seconded to approve the Lerma Way Addition.

Carely Adame Ortiz : Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Jay Quinn: Aye, Scott Kuncl: Aye, Justin Kozisek: Aye

Aye: 6, No: 0

3.C. Ordinance 2281 amending administrative subdivision requirements

City Administrator Tom Ourada stated that this is minor change and requires three Mylar plats, one paper plat, and a digital copy. Ourada further added that the City requires the three plats and one is for the developer, one for the city and one for the county. When changing this area of the City Code it has to go through the Planning Commission and then City Council.

Planning Commission member Jay Quinn stated that why did it not just say three Mylars instead of making it more complicated. Ourada stated that he asked the City Attorney to change it to reflect that and this is what she came up with. There was further discussion on how the change was written. Ourada explained that this is for any platting that requires mylars.

Jay Quinn motioned and Jennifer Robison seconded to recommend to the City Council Ordinance 2281 amending administrative subdivision requirements.

Carely Adame Ortiz : Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Jay Quinn: Aye, Scott Kuncl: Aye, Justin Kozisek: Aye

Aye: 6, No: 0

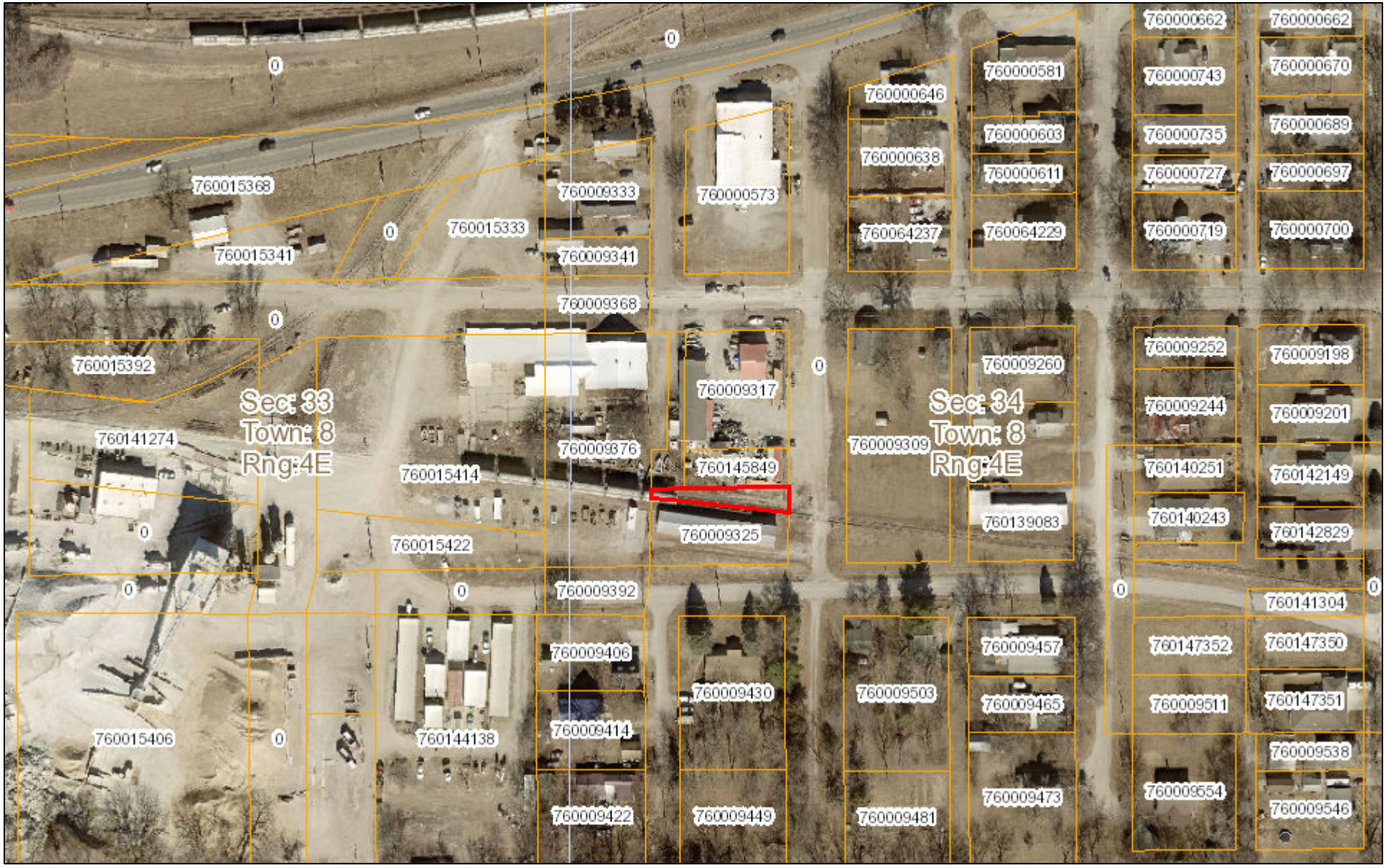
4. Petitions - Communications - Resident Concerns

5. Officers' Reports

City Administrator Tom Ourada stated that he met with Planning Commission Chair Dave Jurena and spoke about today's meeting. Ourada also showed him what they are looking at for the zoning ordinance and the changes. The Planning Commission will get to see it around October.

6. Adjournment
The meeting adjourned at 6:19 p.m.

gWorks



October 26, 2026
22:03 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

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0 0.0325 0.065 0.13 km

Parcels

Sections

Saline County
gWorks.

gWorks



October 26, 2026
22:04 PM

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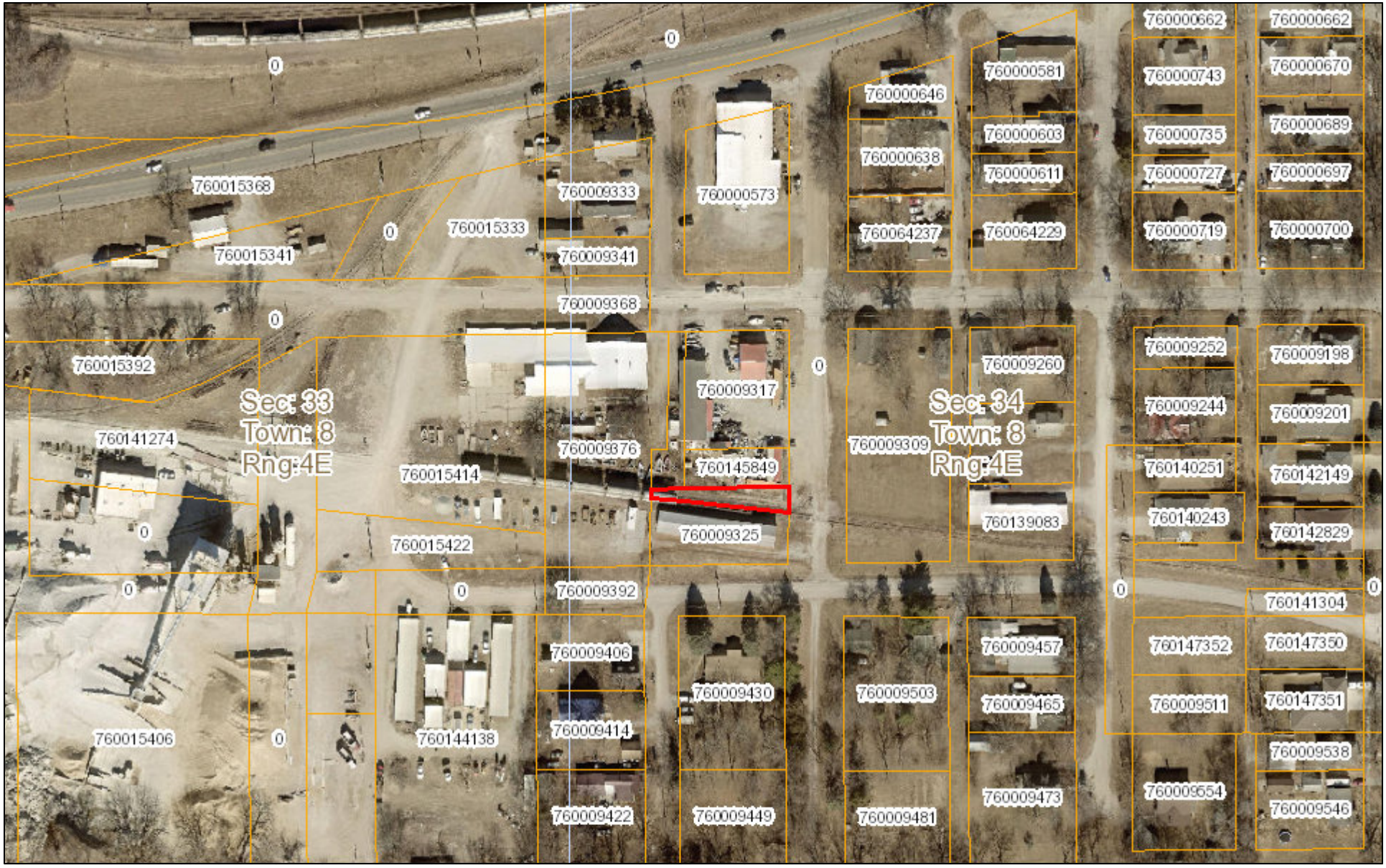
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