

## **Minutes - January 13, 2025**

### **Planning Commission Meeting**

The agenda for this meeting was posted in the legal paper of record, the Omaha World Herald, on January 3, 2025. Chairman Alan Mueller opened the public meeting at 7:00 pm. Pledge of Allegiance was said. Mueller stated that the open meetings act is posted on the north wall in the back of the room. Planning Commission members, Crofoot, Mueller, Staben, Sullivan and Dennis met as advertised. Felthousen, Tesar, Grotrian were absent. Mike Jensen, the Zoning Administrator, let the members know that Jim Grotrian was resigning for personal reasons.

#### **Approval of minutes:**

A motion was made by Sullivan, seconded by Dennis to approve the minutes from the December 9<sup>th</sup>, 2024 meeting. A roll call vote followed with the following votes – Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye; Crofoot - aye. Motion carried with 5 ayes and 0 nays.

**First item on the agenda – Residential Acreage Development** – ZP 2024-0040 - parcel 130096792 – Owner: Darlene Stratton, TTEE – Applicant – Nebraska Realty, Dan Sanderson, Personal Representative – 11911 226<sup>th</sup> Street, Greenwood - Legal Description: E1/2 NE1/4 SE OF HWY 04-11-09 (64.75 acres). This will create TL3 - a 3.50-acre parcel. This property is zoned TA. This falls under Section 5.07 – Residential Acreage Development. Mueller asked Jensen if he had any comments on this item. Jensen stated he did not.

Mueller opened the public hearing at 7:03 pm and asked if there were any questions or discussions. Nobody was there to speak on this. Mueller stated that this was a good split. Since there was no discussion or questions, he closed the public hearing at 7:04 pm. He then asked if there was any discussion from the Board. Since there wasn't any questions or comments, Crofoot made a motion to approve this Residential Acreage Development as presented. Seconded by Staben. A roll call vote followed with the following votes: Crofoot – aye; Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye. Motion carried with 5 ayes and 0 nay. This will go before the Board of Commissioners on January 28th at 8 am in the Commissioner's Room.

**The second item on the agenda – Residential Acreage Development** (tabled from December meeting) – ZP 2024-0035 - parcels 130103071, 130103055 & 130397995 – Owner: NGRE Greenwood LLC – Applicant: Olsson & Associates – Hwy 63 & I-80 - Legal Description: TL8, 11 & 12 NW1/4 SW1/4 SW1/4 SW1/4 26-12-09 (15.23 acres). This will create a 3.43-acre tax lot. This property is zoned AG. This falls under Section 5.07 – Residential Acreage Development. Mueller opened the public hearing at 7:06 pm. Mueller asked Jensen if he had any comments on this item. Mueller asked about the 66 ft. easement for ingress and egress of utilities off of Hwy 63. He asked if they were going to put a center line down the middle. He believes it should be marked out to show split of the road. Jensen clarified that they would like to see delineation lines for the easement through the Cubby's lot. Crofoot asked about signs at either end of the road. Mueller stated that they did add a 65-ft radius for a cul-de-sac at the end with future access to the north. Crofoot asked if it was paved. Jensen stated that it was through the Cubby's lot but will be rocked the rest of the way. Jensen stated that they would have to dig wells for water and each lot would have its own well. Mueller mentioned the design standard per the Subdivision regulations. He asked about the utility easements as he didn't see anything on the application that addressed this. Mueller asked about section 17 that talked about design standards and easements. Mueller asked if they planned on paving or using rock. Jensen stated that they made no stipulation about paving. Mueller asked if - in a new subdivision -they were required to pave. Jensen stated that on the commercial side, it wasn't in the regulations. This would have to be added in the commercial regulations. Mueller asked about the placement of the utilities, septic. Crofoot stated that the septic systems would be on the north side, which would leave the south side for utility easement – even though it wasn't noted on the plat. Mueller asked about calculations for storm water. This also wasn't mentioned in the application but should be addressed per subdivision regulations. Mueller closed the public hearing at 7:21 pm. Mueller stated that he believed this should be tabled again with full subdivision requirements met. Discussion followed with other requirements that would need to be met also. Mueller made a motion to table this item until all Subdivision requirement information is received – in particularly, road maintenance, a cul-de-sac on the east end, clarification on an easement and who would maintain the road easement on both the north and

south side of the truck stop and inclusion of areas for utility easement services lots, storm water and culvert for road. Seconded by Crofoot. A roll call vote followed with the following votes – Crofoot – aye; Dennis – aye; Sullivan – aye; Staben – aye; Mueller – aye. Motion to table carried with 5 ayes and 0 nay.

**The third item on the agenda – Conditional Use Permit** – CU-2024-0004 – Parcel # 130101109 – Owner: SK Investment Trust, Scott Stevens – Country Club Rd & Hwy 63 – Legal: L15 & 16 EXC HWY & PT DB107 P487 E1/2 NE1/4 15-12-09 (47.15 acres) – Indoor Storage.  
This was tabled by the owner, Scott Stevens, until the March 10, 2025.

**The fourth item on the agenda - Reappointment of officers:**  
This was tabled until the March 10, 2025, meeting due to possible changes to the number of PC members and/or replacement of the retired members.

A motion was made by Crofoot to adjourn the meeting. Seconded by Sullivan. A voice vote followed with all members voting aye. Meeting closed at 7:34 pm.

Linda Brouhard  
Recording Secretary

\*These minutes will not be approved until the next Planning Commission Meeting and are subject to change.