



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION MINUTES**  
**MARCH 21 2019 7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, March 21, 2019 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Vice-Chairman Kevin Wetuski called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Jason Dale, Kevin Wetuski, Kathleen Alexander, John Gahan, and Harold Sargus. Members absent were: Tom Miller and Mike Circo. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; Ann Birch, Community Development Director; Pat Dowse, City Engineer; and John Kottmann, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

**1. Call to Order**

The meeting was called to order by Vice-Chairman Wetuski at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – February 21, 2019**

Malmquist moved, seconded by Sargus, to approve the February 21st minutes. **Ayes: Krzywicki, Dale, Sargus, Alexander, Gahan, and Malmquist. Nays: None. Abstain: Wetuski. Absent: Miller and Circo. Motion Carried, (6-0-1)**

**3. Old Business**

***None.***

**4. New Business**

**A. Eberle Walden Park Replat**

- i. **Staff Report – Chris Solberg:** Solberg stated that as originally platted in 1960, a portion of unused Josephine Street right-of-way east of 69<sup>th</sup> Street, between Lots 125 and 126, was developed as Eberle Walden Park. This piece of property was developed as a park in memory of two children that lost their lives in 1983. In 2011, the Mini-Park Plan committee developed a plan that called for improvements that would maintain the viability of the park for the foreseeable future. This committee has finalized planned improvements for the park and a contractor has been selected and approved. However, to resolve the conflicting status of the property, the right-

of-way will be vacated and a platted lot created. The Eberle Walden Park will create a buildable lot for the improvements to take place. Staff recommends approval of the revisions to the Eberle Walden Park Replat, as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.

Malmquist asked if the replat would vacate the right-of-way.

Solberg said that at city council level, there will be an actual vacation, but this will create the lot after vacation.

- ii. **Recommendation:** Krzywicki moved, seconded by Gahan, to approve the replat as presented. **Ayes:** Krzywicki, Dale, Sargus, Alexander, Gahan, Wetuski, and Malmquist. **Nays:** None. **Abstain:** None. **Absent:** Miller and Circo. **Motion Carried, (7-0)**

**5. Comments from the Floor:**

No members of the public were present.

**6. Comments from the Planning Commission:**

Discussion was had about the potholes and the work that is being done to address them.

**7. Comments from Staff:**

Birch mentioned that she would be retiring on May 3<sup>rd</sup>.

**8. Adjournment**

Wetuski adjourned the meeting at 7:10 p.m.

Reviewed by Planning Commission:

  
Planning Commission Secretary

  
Planning Commission Chair

4/18/19  
Date



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION MINUTES**  
**APRIL 18, 2019 7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, April 18, 2019 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Vice-Chairman Kevin Wetuski called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, Kathleen Alexander, John Gahan Tom Miller, and Mike Circo. Members absent were: Jason Dale and Harold Sargus. Also in attendance were Chris Solberg, Senior Planner; Meghan Engberg, Permit Technician; Ann Birch, Community Development Director; Pat Dowse, City Engineer; and John Kottmann, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

**1. Call to Order**

The meeting was called to order by Chairman Miller at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – March 21, 2019**

Malmquist moved, seconded by Alexander, to approve the March 21st minutes. **Ayes: Krzywicki, Alexander, Gahan, Wetuski, and Malmquist. Nays: None. Abstain: Miller & Circo. Absent: Dale and Sargus. Motion Carried, (5-0-2)**

**3. Old Business**

***None.***

**4. New Business**

**A. Public Hearing for a Conditional Use Permit (CUP) Amendment – Lot 47, Brook Valley Business Park – Gateway Holding, LLC**

- i. **Staff Report – Chris Solberg:** Solberg stated that Gateway Holding Company, LLC is requesting an amendment to their existing Conditional Use Permit to allow for an increased amount of Automobile Sales as an accessory use to the Automotive Repair Services Use. The proposed property is at the southeast corner of 110<sup>th</sup> St. and Harrison St. Staff's recommendation is to approve the Conditional Use Permit Amendment for Gateway Holding Company, LLC as the CUP Amendment request is consistent with the Comprehensive Plan and Zoning Ordinance.

- ii. **Applicant Presentation:** Ben and Sandy Toscano came up and spoke about the proposed amendment. They invited the Planning Commission to ask any questions they may have.

Krzywicki asked if there were any changes in the number of employees.

Toscano said that they have around 8 to 10 employees now and that will not be changing.

Circo asked if they will be doing normal car sales along with salvaged titles.

Toscano said that they do not deal with salvaged titles. He buys them at the auction, does full auto mechanic work on them and then resells them.

Miller asked about the lot going from 4 to 18.

Toscano said that it's basically their parking area, that is kept neat and clean. He said that they are looking for a lot in a different location, but that they would like to [eventually] do it indoor and want to stay in the Sarpy area.

Miller asked if they do financing as well.

Toscano said they do financing through Centris and Mutual First Credit.

Krzywicki asked if all employees currently park on the property.

Toscano said that they do, and it will continue that way.

- iii. **Public Hearing: No members of the public were present.**
- iv. **Recommendation: Circo moved, seconded by Malmquist, to approve the Conditional Use Permit for Lot 47 Brook Valley Business Park Gateway Holding Co., LLC. Ayes: *Krzywicki, Miller, Circo, Alexander, Gahan, Wetuski, and Malmquist.* Nays: *None.* Abstain: *None.* Absent: *Sargus and Dale.* Motion Carried, (7-0)**

**B. Discussion – Planning Commission Meeting Start Time**

Birch said that the City Council voted to change their meeting start time from 7 p.m. to 6 p.m. starting at their meetings in June. They will try it for a year and will continue after that depending on whether there was any public concern over the meeting times. She then mentioned that it was put on the agenda for them to decide and discuss whether they also wanted to look at changing the Planning Commission meeting time as well.

Discussion was had among the Planning Commission members and it was decided to table this for the next meeting, so all members had a chance to vote on the item.

**5. Comments from the Floor:**

**No members of the public were present.**

**6. Comments from the Planning Commission:**

**None.**

**7. Comments from Staff:**

Solberg mentioned that this was Birch's last meeting.

**8. Adjournment**

Miller adjourned the meeting at 7:18 p.m.

Reviewed by Planning Commission:

  
\_\_\_\_\_  
Planning Commission Secretary

  
\_\_\_\_\_  
Planning Commission Chair

  
\_\_\_\_\_  
Date