



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

**PLANNING COMMISSION MINUTES**  
**AUGUST 15, 2019 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, August 15, 2019 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Tom Miller called the meeting to order at 6:30 p.m. with the following members present: Gayle Malmquist, Mike Krzywicki, John Gahan, Tom Miller, and Kevin Wetuski. Members absent were: Jason Dale, Kathleen Alexander, Harold Sargus, and Mike Circo. Also in attendance were Chris Solberg, Senior Planner; Meghan Engberg, Permit Technician; Cale Brodersen, Assistant Planner; 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 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

### **2. Approval of Meeting Minutes – July 18, 2019**

*Malmquist* moved, seconded by *Gahan*, to approve the July 18th minutes. **Ayes: Malmquist, Krzywicki, Gahan, Miller, and Wetuski. Nays: None. Abstain: None. Absent: Dale, Sargus, Circo and Alexander. Motion Carried, (5-0)**

### **3. Old Business**

#### **A. Comprehensive Plan Amendment-Future Land Use Map**

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, La Vista City Centre LLC, is requesting a Comprehensive Plan Amendment (Future Land Use Map) for portions of proposed Lot 3 La Vista City Centre Theater from Parks and Recreation to Mixed Use. Staff recommends approval of the Comprehensive Plan Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances. Solberg reminded the commission that the public hearing is still open, so they will need to continue with the public hearing and close it out before making the recommendation.

- ii. **Public Hearing (Continued from 7/18/2019):** Miller closed the public hearing as no members of the public came forward.

Krzywicki brought up the map and asked if there would be any concerns about the very narrow strips of land on the lower left and right of the red outlined area for maintenance by the city.

Solberg said that the city doesn't have any qualms about that as it's an area that they are already taking care of and in those areas there will mainly be some steps, which go from the park area up to the development area. It's a way of public access to the park.

- 4. **Recommendation:** Malmquist moved, seconded by Gahan to recommend approval of the Comprehensive Plan Amendment subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances. **Ayes: Malmquist, Krzywicki, Gahan, Miller, and Wetuski. Nays: None. Abstain: None. Absent: Dale, Sargus, Circo and Alexander. Motion Carried, (5-0)**

## 5. New Business

### A. Conditional Use Permit – Quakes Softball, Inc.

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the applicant, Quakes Softball Inc., is requesting a Conditional Use Permit for an indoor practice facility for their softball team in an industrial building located at 8820 S 117<sup>th</sup> Street. Staff recommends approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.
- ii. **Applicant Presentation:** Pat O'Donnell and Dick Jablonski came up and spoke on behalf of the applicant. O'Donnell went into the history of the organization to give the commissioners a little background into who they are. He said that their goal is to teach life lessons through the sport of softball. Jablonski said that they love the new facility and that it's perfect for their organization. He said that the reason they need an indoor facility is to accommodate for the winter months. He said that there will be no games there, it is strictly a practice facility. Jablonski mentioned that there will be tunnels for pitching and hitting. He said that teams practice and leave, so it's a constant in and out. He said that they are very careful about scheduling, cleaning up and taking care of the facility. O'Donnell and Jablonski then invited the commission to ask any questions they may have.

Gahan asked if they could describe what a tunnel is.

O'Donnell said that a tunnel is basically a batting cage, which consists of nets 12 feet wide, by 12 feet high, by 55 feet long.

Gahan asked if there are pitchers or a machine.

O'Donnell said that their plan is to have one pitching machine in each of the sets of 5 tunnels. He said that at the level that most of their teams play, live pitching would not be consistent enough, so they will use the pitching machines and tees.

Miller mentioned that he had experience with what the applicants are doing and that winter practices are very important. He said that he did notice that their neighbor signed off on some parking that they will be able to use during practice hours since it looks like the facility will be full quite a bit.

O'Donnell said that at times they would, but a lot of the times kids are dropped off for practice.

Krzywicki brought up the parking and where it talked about them having 53 stalls, but that they are only indicating 24 dedicated parking stalls and asked why there was a difference.

Nate Gieselman from RDG came up and said that there are roughly 53 stalls on site, but the adjacent tenant uses them as outdoor storage, so they didn't count those. He said that there are two buildings on that site, so it's no different than a strip mall where there's multiple bays sharing parking. He said that on the site there are 53 stalls, but they have dedicated the ones closest to them for the facility.

Krzywicki brought up the lot that is circled on the application packet shows two buildings and requested confirmation that they are only going to be in one of the buildings.

Gieselman said that was correct.

**iii. Public Hearing: Miller opened the public hearing.**

**Miller closed the public hearing as no members of the public came forward.**

Krzywicki brought up the parking requirements section of the recommendation report and read part of Section 3E that says that Quakes may be required to provide additional parking spaces if it's no longer sufficient and asked why they put in the word 'may' instead of 'will'.

Brodersen said that parking was the biggest concern that they had when they were reviewing this and said that Dowse helped out a lot with this as well. He brought up that street parking is not allowed on either of those streets. He said that he did call the neighboring tenant to make sure they were aware and that they did sign off on the agreement and to verify when their employees are generally there. He brought up that there was a provision put into the CUP that if parking is overflowing and they

are seeing parking in the streets, that the city can go and require them to provide additional parking if need be.

Solberg mentioned that the wording in the CUP states 'will', while the staff report says 'may'. He mentioned that he will have this corrected prior to the city council meeting.

iv. **Recommendation:** Gahan moves, seconded by Malmquist to recommend approval for item 4A, Conditional Use Permit for Quakes Softball Inc., be approved by the city council as the Conditional Use Permit is consistent with the Comprehensive Plan and Zoning Ordinance. **Ayes:** Malmquist, Krzywicki, Gahan, Miller, and Wetuski. **Nays:** None. **Abstain:** None. **Absent:** Dale, Sargus, Circo and Alexander. **Motion Carried, (5-0)**

**6. Comments from the Floor:**

**No members of the public came forward.**

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

Miller mentioned this was officially his last meeting as a member of the Planning Commission.

**8. Comments from Staff:**

Solberg said that this fall, the Nebraska Planning Zoning Association (NPZA) will be having a fall workshop on October 30<sup>th</sup> and 31<sup>st</sup> in Nebraska City. He said that we will provide an email with information and will cover their expenses for the conference. He said that APA Nebraska is also having a workshop November 15<sup>th</sup> in Lincoln with a concentration on housing.

Solberg thanked Miller for his work on the commission.

Solberg brought up to the commission that based on the bylaws, the chair position does not just get moved over to the vice chair, there will have to be another election. He brought up that we are also looking for another planning commission member and 2 board of adjustment members.

**9. Adjournment**

Miller adjourned the meeting at 7:00 p.m.

Reviewed by Planning Commission:

Harold Sanger  
Planning Commission Secretary

Kevin L. Hite  
Planning Commission Chair

9/19/2019  
Date