

**CITY OF LA VISTA**  
**PLANNING COMMISSION MINUTES**  
**MAY 15, 2008**

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, May 15, 2008, at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Andsager, Carcich, Malmquist, Krzywicki, Hewitt, Stritmatter and Circo. Also in attendance were City Engineer John Kottman and City Planner Marcus Baker

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. 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 Krzywicki at 7:00 p.m. Copies of the agenda and staff report were made available to the public

**2. Approval of Meeting Minutes – April 17, 2008**

Carcich motioned to approve the minutes of April 17, 2008, as presented. Circo seconded the motion. Ayes: Andsager, Carcich, Krzywicki, Stritmatter, Hewitt and Circo. Nays: None. Malmquist abstained. Motion carried.

**3. Old Business**

None

**4. New Business**

**A. Revisions to City of La Vista Zoning Ordinance, Section 7.06 Schedule of Minimum Off-Street Parking and Loading Requirements**

i. Staff Report: Revisions have been made to the minimum parking and loading requirements in the Zoning Ordinance to eliminate uses that no longer appear in the code; to add parking requirements for uses that appear elsewhere in the code; and to revise requirements for uses that are creating an overabundance of parking or not enough parking. It is also suggested by City Staff that loading space requirements be eliminated.

The American Planning Associations' Planners Advisory Service has been utilized to help determine appropriate minimum requirements for vehicle parking. Also, other cities' parking requirements in the

region have been consulted. A change has been made to the minimum parking requirements for veterinary services that includes care for livestock. The newly proposed standard requirement would exclude square footage for keeping and caring for large farm animals. These revisions are shown in a final draft and are ready for Planning Commission review and recommendations.

Staff Recommends approval of the proposed revisions with any added changes, if applicable.

ii. Public Hearing: The public hearing was continued from April 17, 2008. Krzywicki stated he counted the parking stalls at Chili's Restaurant, which he had used as an example of peak time parking at the previous meeting. Chili's has approximately 75 parking stalls and at peak times cars overflow onto adjacent properties. If the square footage was known, then it could be determined if the suggested revisions could accommodate the peak time parking requirements in such an establishment.

Krzywicki mentioned that he had gone to the Sarpy County website and found that Chili's has 5,360 square foot which would require 53 parking stalls based on suggested revisions and approximately 15 employees peak shift which would then require 68 parking stalls. Based on suggested revisions, this would be fewer stalls than currently required, which is proven to be inadequate, in this case.

Baker stated that the standards are minimum requirements and could be exceeded if the establishment believed it was necessary.

Krzywicki felt it was an item that needs further exploration.

Hewitt asked if respite care had been looked at. Baker said staff was going to look at adding that as a use in the zoning code in an appropriate zoning district and would recommend adding a parking standard for such use at that time.

Hewitt suggested that 'adult' daycare should probably not be used due to the derogatory insinuation of the term such as 'adult' entertainment, etc.

Carcich motioned to close the public hearing. Malmquist seconded. Ayes: Carcich, Hewitt, Andsager, Strittmatter, Malmquist, Circo and Krzywicki. Nays: None. Motion carried. Hearing closed at 7:16 p.m.

iii. Recommendation to City Council: Hewitt recommended approval of the proposed revisions to the minimum requirements for off-street parking. Strittmatter seconded the motion. Ayes: Carcich, Hewitt, Andsager, Strittmatter, Malmquist, Circo and Krzywicki. Nays: None. Motion carried.

**B. Proposed Revisions to City of La Vista Zoning Ordinance, Section 2.02**

**Definitions.**

i. Staff Report: Staff continues to respond to their review of proposed revisions to the definition section of the Zoning Ordinance to eliminate words or phrases that appear nowhere else in the code; to add definitions to uses that are elsewhere in the code; and to revise content for definitions that are in need of clarity, rewriting, and/or updating.

Staff recommends continuance of the proposed revisions with any added changes, if applicable.

ii. Public Hearing: Carcich motioned to further continue the public hearing. Hewitt seconded. Ayes: Carcich, Hewitt, Andsager, Malmquist, Strittmatter, Circo and Krzywicki. Nays: None. Motion carried.

**5. Comments from the Floor**

None

**6. Comments from the Planning Commission**

Baker announced that the Dogtopia hearing may be withdrawn from City Council's agenda as they are not certain that their lease is going to work out in the location they desired. They are looking for a different location within La Vista in an I-1 zoning district. They would have to come back to the Planning Commission again for a new hearing in a new location.

**7. Adjournment**

Carcich motioned to adjourn. Hewitt seconded. Ayes: Andsager, Carcich, Hewitt, Krzywicki, Malmquist, Strittmatter, Circo. Nays: None. Meeting was adjourned at 7:21 p.m.

Reviewed by Planning Commission: Marvin Carcich

Sharon L. Dennis  
Recorder

Michael J. Krzywicki  
Planning Commission Chair

6-19-2008  
Approval Date