



CITY OF LA VISTA  
8116 PARK VIEW BOULEVARD  
LA VISTA, NE 68128  
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PLANNING COMMISSION MINUTES  
MARCH 15, 2012

The City of La Vista Planning Commission held a regular meeting on Thursday, March 15, 2012, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Krzywicki called the meeting to order at 7:00 p.m. with the following members present: Krzywicki, Gahan, Alexander, Miller, Andsager, and Nielsen. Members absent were: Malmquist, Circo and Hewitt. Also in attendance were Christopher Solberg, City Planner, Ann Birch, Community Development Director and John Kottmann, Assistant Public Works Director/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**

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

**2. Approval of Meeting Minutes – January 19, 2012**

- a. *Gahan* moved, seconded by *Nielsen* to approve the February 16, 2012, minutes as submitted. **Ayes:** *Nielsen, Krzywicki, Gahan and Andsager.* **Nays:** *None.* **Abstain:** *Alexander and Miller.* **Absent:** *Malmquist, Circo and Hewitt.*  
**Motion Carried. (4-0)**

**3. Old Business**

None.

**4. New Business**

Commissioner Malmquist joined the meeting.

**A. Public Hearing for a Conditional Use Permit – Automotive Repair Services; Tax Lot 18 Section 17, Township 14 Range 12 Sarpy County, Nebraska.**

- i. **Staff Report:** Solberg stated the applicant, Dearborn Land Development, was requesting a conditional use permit for development of an Automotive Repair Services Facility within the I-1 Zoning District, specifically an automotive claims center within a 16,291 square foot building. Staff recommended approval of the Conditional Use Permit for Tax Lot 18, Section 17-14-12, subject to completion of final design review prior to presentation to City Council for approval, approval of a sewer connection agreement between the applicant and the City and completion of a Wasterwater Service Agreement modification with the City of Omaha that includes Tax Lots 17 and 18.

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Miller to open the public hearing. **Ayes:** *Nielsen, Krzywicki, Gahan, Malmquist, Alexander, Miller, and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Hewitt.*  
**Motion Carried. (7-0)**

Gary Biales came forward with Larry Rewland on behalf of the applicant and gave a discussion on the site plan and operational plan.

Commissioner Krzywicki questioned the grading.

John Kottmann explained that grading was not a large issue.

iii.

**Public Hearing Closed:** Malmquist moved, seconded by Alexander to close the public hearing. **Ayes:** *Nielsen, Krzywicki, Gahan, Malmquist, Alexander, Miller, and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Hewitt.*  
**Motion Carried. (7-0)**

- iv. **Recommendation:** Gahan moved, seconded by Malmquist to recommend approval the Conditional Use Permit for Tax Lot 18, Section 17-14-12, subject to completion of final design review, approval of a sewer condition agreement between the applicant and City and completion of a Wastewater Service Agreement modification with the City of Omaha. **Ayes:** *Nielsen, Krzywicki, Gahan, Malmquist, Alexander, Miller, and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Hewitt.* **Motion Carried. (7-0)**

## 5. Comments from the Floor

A citizen of La Vista came forward and stated concerns regarding the corridor at 72<sup>nd</sup> and Harrison. He stated that the lot on the corner has been a blight area. He stated that the other entrances into La Vista have nice areas welcoming people to La Vista. He suggested that it be taken over in some way and make some nice green space with a nice prominent sign welcoming people to La Vista.

## 6. Comments from the Planning Commission.

## 7. Adjournment

Malmquist moved, seconded Nielsen, to adjourn. **Ayes:** *Nielsen, Krzywicki, Gahan, Malmquist, Alexander, Miller, and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Hewitt.* **Motion Carried. (7-0)**

Reviewed by Planning Commission:

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Recorder

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Planning Commission Chair

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Approval Date