



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

**PLANNING COMMISSION MINUTES**  
**APRIL 19, 2018-7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, April 19<sup>th</sup>, 2018 in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Gayle Malmquist called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, John Gahan, Kevin Wetuski, Kathleen Alexander, Harold Sargus and Tom Miller. Members absent were: Jason Dale and Mike Circo. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; 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 Malmquist at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – February 15, 2018**

*Miller* moved, seconded by *Alexander*, to approve the February 15<sup>th</sup> minutes. **Ayes: Alexander, Gahan, Krzywicki, Miller, Malmquist, and Wetuski. Nays: None. Abstain: Sargus. Absent: Dale and Circo. Motion Carried, (6-0-1)**

**3. Old Business**

*None.*

**4. New Business**

**A. Brook Valley II Business Park Replat 5**

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, Pipers Plus Company LLC, is requesting a replat of Lot 1 Brook Valley II Business Park Replat 2 and the North 280 of the West 80ft of Lot 2 Brook Valley II Business Park Replat 2. The purpose of the request is to allow for the consolidation of two lots into one for the construction of a warehouse for industrial uses and associated parking. Staff recommends approval of the replat, contingent on the finalization of a subdivision agreement prior to City Council review, as the request is consistent with the Subdivision Regulations and the Comprehensive Plan.

ii. **Applicant Presentation**

Kyle Haase came up and spoke on behalf of the applicant. He mentioned that the owner, Tom Eyman is also in the audience and available for any questions. He brought up that they are requesting the consolidation of two lots for future development of a warehouse on the site. He said that this site is currently zoned I-2 and said that the future use meets all of the requirements of the future land use for the site. He said that they are moving forward with the request for the Subdivision Agreement, which is in draft process right now, and will hopefully have submitted to the City next week. He then asked for any questions or comments.

iii. **Public Hearing – Malmquist opened the public hearing.**

No members of the public came forward. Malmquist closed the public hearing.

iv. **Recommendation – Replat: Krzywicki moved, seconded by Sargus, to recommend to City Council the approval of the replat, contingent on the finalization of a subdivision agreement prior to City Council review, as the request is consistent with the Subdivision Regulations and the Comprehensive Plan. *Ayes: Alexander, Gahan, Krzywicki, Miller, Malmquist, Sargus, and Wetuski. Nays: None. Abstain: None. Absent: Dale and Circo. Motion Carried, (7-0)***

5. **Report of the Nominating Committee**

Malmquist asked the members of the nominating committee to give their report. Gahan said that they had some emails go back and forth and put it out to the group. They received some indication that there was interest as far as the chairperson position is concerned. Miller has indicated that he would be prepared to serve as the chair. He has been there for quite a while and Gahan believes that he understands who we are and what we do. Gahan then nominated Miller as the chair. Wetuski has given interest to serving as vice chair and Sargus has given interest in serving as secretary. Gahan also gave his nomination for Wetuski and Sargus.

6. **2018 Election of Officers**

Gahan moved, seconded by [?]<sub>[CS1]</sub> to elect Miller as chair, Wetuski as vice-chair, and Gahan and secretary. *Ayes: Alexander, Gahan, Krzywicki, Miller, Malmquist, Sargus, and Wetuski. Nays: None. Abstain: None. Absent: Dale and Circo. Motion Carried, (7-0)*

## **7. Comments from the Floor**

No members of the public were present.

## **8. Comments from the Planning Commission**

Sargus asked how the park was coming along.

Solberg said that they were hydroseeding it recently, so they should be seeing a little bit of greenness to it. He mentioned that they have also been doing some of the fine grading, as well as some last tweaks. Solberg said that the next phase of that is being bid out. He said that the next phase of the project will mainly be sidewalks through most of the park, not the entire park though as there are still some areas that need to be fixed. There are still some initial things that need to be completed before starting the next phase of the park.

Kottmann said that irrigation and turf are being worked on.

Sargus asked if the ponds are at the level they will be at permanently.

Solberg said yes, they are up at full level.

Sargus asked if it will work the same when heavy rain comes, that it will flow in gradually and go to Thompson Creek again.

Kottmann agreed and said that the upper pond near the clubhouse they are hoping to trap most of the debris before it gets down to the big lake to keep the big lake as clean as possible.

## **9. Comments from Staff**

Solberg mentioned that there is a lot of movement going on top there at City Centre and that visible construction is the first mixed use building that is going up. The podium (top deck) has been completed this week. He mentioned that the bank is nearly done and that they will soon have the permit for the Lot 14 building issued, which is the building closest to the park. Solberg then mentioned that we are close to finalizing the Streetscape Plan for 84<sup>th</sup> St. He said that it's been a very interesting process. He mentioned that they have had public hearings with upwards of 140 people. Staff has reviewed the draft documents and given some comments back to them and that they should see it sometime in the near future. Solberg then brought up that at the recent NPZA conference, stating that the Carol Swain Planning Commission Member of the Year award, was given to Gayle Malmquist.

## **10. Adjournment**

Malmquist adjourned the meeting at 7:20 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chairperson

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Approval Date