



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
OCTOBER 17, 2019 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, October 17th in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Gayle Malmquist, John Gahan, Mike Circo, Harold Sargus, Kathleen Alexander Jason Dale, Mike Krzywicki, and Kevin Wetuski. Members absent were: None. Also in attendance were Chris Solberg, Senior Planner; Meghan Engberg, Permit Technician; Cale Brodersen, Assistant Planner; and Pat Dowse, 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 Wetuski at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – September 19, 2019

Krzywicki moved, seconded by *Circo*, to approve the September 19th minutes. **Ayes: Sargus, Gahan, Wetuski, Circo, Alexander, Krzywicki and Malmquist. Nays: None. Abstain: Dale. Absent: None. Motion Carried, (7-0-1)**

3. Old Business

None.

4. New Business

A. Planned Unit Development – Lots 1 & 16 Harrison Hills – Streck, Inc.

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, Streck Inc., is looking for a rezoning action to extend the Planned Unit Development (PUD) zoning overlay from Lot 1 Harrison Hills to Lot 16 Harrison Hills. The applicant is also requesting a PUD Site Plan Amendment to allow for the development of a phased industrial campus development. Staff recommends approval of the Zoning Map Amendment to add a Planned Unit Development (PUD) Overlay on Lot 16 Harrison Hills as the Zoning Map Amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance. Staff also recommends approval of the PUD Site Plan for a phased

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industrial campus development contingent on satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. **Applicant Presentation:** Randy Kuszak came up and spoke on behalf of the applicant. He spoke about the phases of the project and that he was available to answer any questions the planning commission may have.

Planning Commission members stated generic questions about project phasing and access to the property during the build out process.

- iii. **Public Hearing: Wetuski opened the public hearing.**

Wetuski closed the public hearing as no members of the public came forward.

- iv. **Recommendation: -Rezoning Malmquist moved, seconded by Gahan to recommend approval of the Zoning Map Amendment to add a Planned Unit Development (PUD) Overlay on Lot 16 Harrison Hills as the Zoning Map Amendment request is consistent with the Comprehensive Plan and Zoning Map Amendment. **Ayes: Gahan, Wetuski, Circo, Alexander Dale, Krzywicki, and Malmquist. Nays: None. Abstain: Sargus. Absent: None. Motion Carried, (7-0-1)****

- v. **Recommendation – PUD Site Plan Amendment Krzywicki moved, seconded by Malmquist to recommend approval of the PUD Site Plan for a phased industrial campus development contingent on satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is contingent with the Comprehensive Plan and the Zoning Ordinance. **Ayes: Gahan, Wetuski, Circo, Alexander Dale, Krzywicki, and Malmquist. Nays: None. Abstain: Sargus. Absent: None. Motion Carried, (7-0-1)****

- B. **Future Planning Commission Meetings** Solberg stated that due to projects coming up, we will start having meetings twice a month, starting the first week in December, until they are no longer needed.

5. Comments from the Floor:

Gerald McNerney came up and spoke about how he had been denied the installation of solar panels on his property and asked if there was any way to have the zoning regulations changed to allow for that.

Solberg stated that staff has started work on amendments to the solar regulations within the zoning ordinance as staff had concluded that they were out of date. He went on to state that an amendment will be coming forth to the Planning Commission, but that a timeline for that cannot be established at this time.

6. Comments from the Planning Commission:

None.

7. Comments from Staff:

Solberg brought the NPZA Fall Workshop and let them know that Engberg would be sending out an email with information about the conference. He told them to let staff know if they were interested in attending and that cost for attendance would be covered.

Solberg mentioned that the new Community Development Director, Bruce Fountain, would be starting on the 28th.

8. Adjournment

Wetuski adjourned the meeting at 6:51 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date

