



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
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PLANNING COMMISSION MINUTES
NOVEMBER 21, 2019 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, November 21st 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, Josh Frey, and Kevin Wetuski. Members absent were: Patrick Coughlan. Also, in attendance were Chris Solberg, Senior Planner; Cale Brodersen, Assistant Planner; Bruce Fountain, Community Development Director; 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 – October 17, 2019

Krzywicki moved, seconded by *Circo*, to approve the October 17th minutes. **Ayes: Sargus, Gahan, Wetuski, Circo, Alexander, Krzywicki, Frey, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Frey. Motion Carried, (9-0)**

3. Old Business

None.

4. New Business

A. Conditional Use Permit – Nebraska Multi-Sport Complex

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, Nebraska Multi-Sport Complex, is requesting for a Conditional Use Permit to allow for a temporary indoor recreation facility on Tax Lot 2A & Pt of Tax Lots 2N1 & 3 Lying N & W of Railroad ROW 17-14-12. Staff recommends approval of the Conditional Use Permit for a period of three years as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

ii. **Applicant Presentation:** Kyle Graham and David Levy came up and spoke on behalf of the applicant and project. Graham and Levy described the project and provided basic details about the dome and the operation of the facility.

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

Sargus mentioned that they were provided with information on what type of structure it is but was curious as to how old this structure is and what the life span is.

Levy answered that he believed the structure had been up for over 15 years and is about half way through its lifespan. He said that they don't expect to use that for near that time.

Circo asked if this one has ever had any problems with the snow.

Levy said that he didn't believe so.

Levy brought up that once the structure is removed, there won't be much there, just a concrete pad and a gravel parking lot.

Circo asked if there will be a paved area to get to the gravel parking lot.

Levy said yes, the driveway down to the parking area and some ADA stalls and a concrete sidewalk to the dome itself.

Krzywicki asked if the ADA spaces were going to be paved.

Levy said they will be. He also mentioned that right across the ADA stalls there will be a temporary restroom trailer that will be cleaned periodically.

Krzywicki verified that the trailer will also be ADA accessible.

Levy confirmed and said that there will be a ramp.

Brodersen mentioned to the commission that there were updated Staff Reports and CUPs on their desks due to a last minute change needing to be made. That change involved the added condition that a Performance Bond for \$250,000 be provided to the City prior to issuance of a building permit. This is to assure that the facility is properly removed at the end of the 3 year period.

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

iv. **Recommendation:** -Malmquist moved, seconded by Sargus to recommend approval of the Conditional Use Permit to the City Council for a period of three years, as the Conditional Use Permit request is consistent with the Comprehensive Plan and Zoning

Ordinance. **Ayes: Sargus, Gahan, Wetuski, Circo, Alexander, Krzywicki, Frey, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Frey. Motion Carried, (9-0)**

5. Adoption of the 2020 City of La Vista Review Schedule:

Krzywicki asked if the meeting in December could be moved from the 21st to an earlier date in the month.

Solberg said that we can look into that and see about changing it.

Circo asked if they will be emailed to let them know that a meeting has been cancelled due to not enough items on the agenda.

Solberg said yes.

Alexander said that she noticed that the Planning Commission meeting in November has the wrong year.

Krzywicki moved, seconded by Alexander to approve the 2020 Review Schedule with the changes that were mentioned. **Ayes: Sargus, Gahan, Wetuski, Circo, Alexander, Krzywicki, Frey, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Frey. Motion Carried, (9-0)**

6. Comments from the Floor:

None.

7. Comments from the Planning Commission:

Frey introduced himself to the commission as a new member.

Krzywicki asked if there were any members who were up for renewal that would need to reapply.

Solberg said that he didn't believe that any members that were needing renewal would need to fill out an application, but that he could check into that and let him know.

8. Comments from Staff

Solberg mentioned that we now have a new Community Development Director and introduced Bruce Fountain to the Planning Commission.

Fountain introduced himself to the commission.

9. Adjournment

Wetuski adjourned the meeting at 6:48.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date