



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
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PLANNING COMMISSION MINUTES
FEBRUARY 6, 2020 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, February 6, 2020 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: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, Kathleen Alexander, John Gahan, Harold Sargus, Josh Frey, Patrick Coghlan and Mike Circo. Members absent were: Jason Dale. Also, in attendance were Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner;; Meghan Engberg, Permit Technician; 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 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – January 16, 2020

Krzywicki moved, seconded by *Malmquist*, to approve the January 16th minutes. **Ayes:** *Krzywicki, Gahan, Wetuski, Frey, Coghlan, Sargus, Circo, Alexander and Malmquist.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Dale.* **Motion Carried, (9-0)**

3. Old Business

None.

4. New Business

A. Conditional Use Permit Amendment – 8101 S 120th Street – SAC Wireless/AT&T

- i. **Staff Report – Cale Brodersen:** Brodersen stated that SAC Wireless on behalf of AT&T has applied for an amendment to an existing conditional use permit. He said that this is for an existing tower located approximately at the intersection of S 123rd Plaza and Eastport Parkway, which is adjacent to the Comfort Inn and Suites in Southport East. Brodersen said that they are looking at making equipment upgrades to the tower, which includes swapping out three antennas, adding three radios, and swapping out the power plant. He said that they are fairly standard equipment upgrades, but with the way the Zoning Ordinance reads, if the changes are not identical, then it does

require an amendment to the conditional use permit. He mentioned that the applicant was unable to make it to the hearing, but that he would be happy to answer any questions the commission may have. Staff recommends approval of the Conditional Use Permit as the CUP amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

ii. Applicant Presentation

Applicant was not present.

iii. Public Hearing; Wetuski opened the Public Hearing.

Krzywicki brought up the FAA height requirements and asked if this predated Embassy Suites.

Brodersen said that it did.

Krzywicki then asked if this elevation was lower or higher than Embassy Suites because he remembered them having a problem where they had to lower their plan because the FAA wouldn't allow them to go higher.

Brodersen said that he wasn't sure if it was lower or higher, but that the changes that are being made aren't increasing the height, so a revised FAA approval letter is not required.

Krzywicki confirmed that they shouldn't run into a problem where the previous approval had to be reapproved.

Brodersen said they would only need a reapproval if they were extending the height.

Wetuski closed the Public Hearing.

- iv. Recommendation: Malmquist moved, seconded by Sargus, to recommend to City Council approval of the Conditional Use Permit amendment as the CUP amendment is consistent with the Comprehensive Plan and the Zoning Ordinance. Ayes: *Krzywicki, Gahan, Wetuski, Frey, Coghlan, Sargus, Circo, Alexander and Malmquist.* Nays: None. Abstain: None. Absent: Dale. Motion Carried, (9-0)**

B. Preliminary Plat – Tax Lot 1A1A1A & Tax Lot 2B2, S of RR 17-14-12

- i. Staff Report – Cale Brodersen:** Brodersen stated that the applicant, J & H Investments, LLC, is requesting a Preliminary Plat to create a four lot industrial subdivision, located northwest of the intersection of S 110th Street and Harry Anderson Avenue. He mentioned that the applicant is present and will be showing

the commission the site plan as well as answering any questions they may have. Staff recommends approval of the Preliminary Plat for Tax Lot 1A1A1A & Tax Lot 2B2, S of RR 17-14-12 being replatted as Hidden Valley Industrial Lots 1 through 4 and Outlots A and B, Sarpy County, Nebraska.

- ii. **Applicant Presentation:** Doug Kellner spoke on behalf of the applicant. He said that this an industrial park that is being developed by the same developer that did the Heimes Industrial Park. He said that there are some unique issues with this plat, including the railroad and channel surrounding the property, which cause the need for the cul de sac length waiver. He said that there will be a bridge to get to the site.

Frey said that it looked like there was going to be a lot of trees taken out for the bridge and the road going into the lot and asked if there has been any discussion on a tree mitigation plan going through there.

Kellner said no.

Frey asked if the city has any policies on tree mitigation.

Solberg said that they do not have any items on tree mitigation, but that it might be dealt with at the time of the development depending on the proposed use that goes in there. He said that if the use for these lots require a conditional use permit, that would be an ideal time to discuss tree mitigation and planting requirements. Solberg said that they also require, at the time of development, according to section 7.17, one tree per 40 lineal feet along paved roads.

Kellner said that he wanted to add that most jurisdictions that do require tree mitigation typically have an allowance for a certain percentage.

Krzywicki brought up the storm water retention pond that is planned there and asked if that is going to be sufficient to handle any runoff and creek flooding.

Dowse said that they are required to follow the city's Post Construction Stormwater Management Plan. They have also conducted a creek study that was done by FHU and that their intent is to work in some of those aspects as well. Dowse said that as far as it looks on paper, they are following standards.

- iii. **Recommendation:** Circo moved, seconded by Malmquist to approve the Preliminary Plat for Tax Lot 1A1A1A & 2B2, S of RR 17-14-12 being replatted as Hidden Valley Industrial Lots 1 through 4 and Outlots A and B, Sarpy County,

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

5. Report of the Nominating Committee

Gahan said that the nominating committee discussed the fact that there was an officer change in October, resulting in the current officers not having completed an entire year of office. They suggested and asked the current officers if they would be willing to serve as the officers for another year and all three indicated that they would. This includes Kevin Wetuski as Planning Commission Chair, Harold Sargus as Vice-Chair, and Kathleen Alexander as Secretary.

6. 2020 Election of Officers

Recommendation: Krzywicki moved, seconded by Gahan to recommend that the current officers agree to hold their current positions for another year. Ayes: Krzywicki, Gahan, Wetuski, Frey, Coghlan, Sargus, Circo, Alexander and Malmquist. Nays: None. Abstain: None. Absent: Dale. Motion Carried, (9-0)

7. Comments from the Floor

No members of the public were present.

8. Comments from the Planning Commission

Sargus mentioned that in the last meeting item 4B was tabled and supposed to be on the agenda for tonight and asked if that should have followed under old business.

Solberg said that because it was decided to not carry on that public hearing, it just falls off the agenda and it will be re-published and introduced when the necessary changes have been made and it is ready.

9. Comments from Staff

Solberg mentioned that the commissioners have been given planning commission guides to look over. He also brought up the Nebraska Planning Conference and told commissioners to contact Engberg if interested in going.

10. Adjournment

Wetuski adjourned the meeting at 6:45 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair
