



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

**PLANNING COMMISSION MINUTES**  
**MAY 21, 2020 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, May 21, 2020 via Zoom, which included video and teleconferencing options. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Harold Sargus, Josh Frey, Jason Dale, and Patrick Coghlan. Members absent were: Circo. Also, in attendance were Bruce Fountain; Community Development Director; 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 via teleconference. Governor Pete Ricketts issued Executive Order No. 20-03 – Corona Virus – public meeting requirement limited waiver. Such order allowed for the governing body to meet by telephone and video conferencing. Notice of the phone number was given to the public through the City of La Vista website and through social media and was posted at the entrance of the meeting facility.

**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 – March 19, 2020**

*Malmquist* moved, seconded by *Sargus*, to approve the March 19th minutes. **Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Dale, Alexander and Malmquist. Nays: None. Abstain: None. Absent: Circo. Motion Carried, (9-0)**

**3. Old Business**

*None.*

**4. New Business**

**A. Replat – Alpine Village South Addition Replat 1 – CLR Development, LLC**

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the applicant, CLR Development LLC, is requesting a replat to redraw some property lines between 3 properties located approximately northwest of the intersection of 84<sup>th</sup> Street and Brentwood Drive. Brodersen did a share screen to show the commissioners what is being proposed. He said that the replat is essentially a land swap to redraw some of the property lines to correct a current issue where part of the parking lot and access driveway for one of the strip retail buildings currently sits on a section of the

adjacent properties. Brodersen mentioned that the applicants were present to answer questions. Brodersen stated that staff recommends approval for the Replat for Lots 21A1, 21A2, 22B, 22A1B, and 221A1 Alpine Village South and Outlot 1A1 Granville South, being replatted as Lots 1-3 Alpine Village South Addition Replat 1, as the request is consistent with the City's subdivision regulations.

- ii. **Applicant Presentation-** Steve Humphries spoke on behalf of the applicant. He said that he didn't have much to add and that what they are doing is straight-forward.
- iii. **Recommendation:** *Krzywicki* moved, seconded by *Malmquist*, to recommend for approval the Replat for Lots 21A1, 21A2, 22B, 22A1B, and 22A1A1 Alpine Village South and Outlot 1A1 Granville South, being replatted as Lots 1-3 Alpine Village South Addition Replat 1, as the request is consistent with the City's subdivision regulations. *Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Dale, Alexander and Malmquist. Nays: None. Abstain: None. Absent: Circo. Motion Carried, (9-0)*

## 5. Comments from the Floor

No members of the public were present.

## 6. Comments from the Planning Commission

Krzywicki asked how we knew if members of the public were present during the Zoom meeting.

Brodersen said anytime anyone wants to join, he will admit them into the meeting and they would be shown on the screen.

Sargus asked if members of the public would be announced if present.

Brodersen said that he would be sure to do that if there are members of the public present at the meeting.

Fountain added that he believed that members of the public would be muted until it was opened for public comment.

Krzywicki asked if there are any changes coming up to the directives for the City of La Vista regarding park accesses or anything like that they need to be aware of.

Fountain said that they have been getting new directives from the State that are being reviewed, so new information should be coming out shortly.

Solberg said that it will probably just be a slow rollout and that it sounds like the state has some things planned to start opening in late May and the month of June. He said that he feels that the city will be the same way. Solberg mentioned that one of the things being looked at is youth

activities and restroom accessibility. He said that there are probably going to be some best practices coming down from the State as well.

Sargus asked if the construction at City Centre is still on track or if it has slowed down because of Covid-19.

Solberg said that it did take a little bit of a dip, but that the current construction has kept going and hasn't slowed down much. He said that some planned projects took a little bit of a dip with financing, especially the event center because of the uncertainty of building something that holds thousands of people, but from recent discussions that have been had, it sounds like lenders are sounding optimistic and hopefully we will see that project being started soon. He said that the developer just received approval for TIF financing for a couple of new buildings over by the First National Bank and is hoping to start construction in early June.

Krzywicki asked if there was any estimate on when Chili's will be starting construction on their building.

Solberg said that the new Chili's facility was one of the items that was approved for TIF financing and should begin construction soon.

## **7. Comments from the Staff**

Brodersen said that there will not be a meeting on June 4<sup>th</sup>, so the next meeting will be on June 18<sup>th</sup>.

Solberg said that he appreciated the commission's ability to be flexible in doing the meeting via Zoom.

## **8. Adjournment**

Wetuski adjourned the meeting at 6:46 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date