



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

**PLANNING COMMISSION MINUTES**  
**JANUARY 7, 2021 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, January 7, 2021 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: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Mike Circo, Patrick Coghlan, John Gahan, Kathleen Alexander, and Josh Frey. Members absent were: Jason Dale, Mike Circo, and Harold Sargus. Also, in attendance were Chris Solberg, Deputy Community Development Director; Bruce Fountain, Community Development Director; Pat Dowse, City Engineer; and Meghan Engberg, Permit Technician.

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 – December 10, 2020**

*Krzywicki* moved, seconded by *Alexander* to approve the December 10th minutes. **Ayes:** *Krzywicki, Gahan, Alexander, Coghlan, Wetuski, Frey, and Malmquist. Nays: None. -Abstain: None. Absent: Sargus, Circo, and Dale. Motion Carried, (7-0)*

**3. Old Business**

None.

**4. New Business**

**A. Final – Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1 – Dorwill, LLC**

i. **Staff Report – Christopher Solberg, AICP:** Solberg said that the applicant, Dorwill, LLC, is requesting an approval of the Final Plat to combine Lot 1 I-80 Business Park 2<sup>nd</sup> Addition with two small pieces of former right-of-way sold by the State of Nebraska in 2019 to create Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1, which is generally located Northwest of the intersection of S. 118<sup>th</sup> Street and Harry Anderson Ave.

Staff recommends approval of the Final Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance. Solberg said that as part of this there needs to be

a waiver of Section 4.2 of the Subdivision Regulations to allow for reduction in the six-foot sidewalk offset. Staff recommends approval of the waiver from Section 4.2 of the Subdivision Regulations to allow for a reduction in the six-foot sidewalk offset requirement for the northeast corner of Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1.

- ii. **Recommendation:** Krzywicki moved, seconded by Malmquist, to recommend approval of the waiver from Section 4.2 of the Subdivision Regulations to allow for a reduction in the six-foot sidewalk offset requirement for the northeast corner of Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1. **Ayes:** Krzywicki, Gahan, Alexander, Coghlann, Wetuski, Frey, and Malmquist. **Nays:** None. **-Abstain:** None. **Absent:** Sargus, Circo, and Dale. **Motion Carried, (7-0)**
- iii. **Recommendation:** Malmquist moved, seconded Gahan, to recommend approval of the Final Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance. **Ayes:** Krzywicki, Gahan, Alexander, Coghlann, Wetuski, Frey, and Malmquist. **Nays:** None. **-Abstain:** None. **Absent:** Sargus, Circo, and Dale. **Motion Carried, (7-0)**

## 5. Comments from the Floor

No members of the public were present.

## 6. Comments from the Planning Commission

Gahan asked about the building being framed North of Godfather's Pizza.

Solberg said that is an accessory building for the car wash.

Gahan mentioned the car dealership off Harrison and said that one of them had moved to 370 and I-80 and that there is now a lot of construction going on where that dealership was and asked if something else was going in there.

Solberg said that it is a Baxter Subaru that is going there.

## 7. Comments from the Staff

Solberg said that there has been an uptick of inquiries over the last few weeks, so the commission might see quite a bit more items on the agendas coming up over the next few months.

Engberg reminded the commission that elections are in February and that the nominating committee needed to be formed. She also mentioned that the CUP for Black Sage Arms, LLC was approved by the City Council.

Fountain said that the Preliminary Plat for Dorwill, LLC was also approved by the City Council.

\*The nominating committee was formed with Malmquist, Gahan, and Krzywicki as the members\*

\*Elections will be held on February 4<sup>th</sup>. \*

**8. Adjournment**

Wetuski adjourned the meeting at 6:40 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