



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, FEBRUARY 16, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, February 16, 2023, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

PRESENT: Gayle Malmquist, Patrick Coghlan, Harold Sargus, Josh Frey, Mike Circo, Kathleen Alexander, Austin Partridge, John Gahan, and Mike Krzywicki

ABSENT: Jason Dale

STAFF PRESENT: Chris Solberg Deputy Community Development Director; Cale Brodersen, Associate Planner; Meghan Engberg, Permit Technician

Call to Order

The meeting was called to order by Chairman Sargus at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

1. Approval of Meeting Minutes from December 1, 2022

Motion: *Krzywicki* moved, seconded by *Malmquist*, to **approve** the December 1, 2022, minutes.

RESULT:	Motion carried 6-0-3
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Coghlan, Gahan, Krzywicki, Sargus, Malmquist, Partridge
NAYS:	None
ABSTAINED:	Alexander, Circo, Frey
ABSENT:	Dale

2. Old Business

None.

3. New Business

A. Replat – Centech Business Park Replat 7 – Walnut Acres, LLC

i. **Staff Report – Cale Brodersen, Associate City Planner:** Brodersen said that the request by Walnut Acres, LLC, is for a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3. This would allow for the construction of a 29,000 square foot industrial building. Brodersen stated that there are development details that will be addressed through the building permit process, such as drainage and parking. Staff recommends approval of the replat for Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista' Subdivision Regulations.

Applicant was present to answer questions.

ii. **Recommendation:** Malmquist moved, seconded by Krzywicki, to recommend **approval** of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, bring replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

RESULT:	Motion carried 9-0
MOTION BY:	Malmquist
SECONDED BY:	Krzywicki
AYES:	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki, Circo Alexander
NAYS:	None
ABSTAINED:	None
ABSENT:	Dale

5. Adoption of the 2023 Schedule of Planning Commission Hearings/City of La Vista Review Schedule.

i. **Recommendation:** Krzywicki moved, seconded by Frey, to recommend **approval** of the 2023 Schedule of Planning Commission Hearings/City of La Vista Review.

RESULT:	Motion carried 9-0
MOTION BY:	Krzywicki
SECONDED BY:	Frey
AYES:	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki, Circo Alexander
NAYS:	None
ABSTAINED:	None
ABSENT:	Dale

6. Nominating Committee Formation

Nominating committee was formed. Elections to be held at next scheduled meeting.

7. Comments from the Floor

None.

8. Comments from the Planning Commission

Krzywicki asked if the opening dates for the new motel and Smashpark were known.

Solberg said that Smashpark has submitted for design review approval and are currently working through that process. The owners of the hotel chain are deciding something called a “flag” or brand and are nearly complete with that process. He said that there is a possibility that we could see something within the next few months.

Krzywicki asked if there were any updates on potential future buildings on the Multisport Complex site.

Solberg said their intention was to create a fieldhouse on that site. They are planning on building that as part of their second phase and are currently still completing work on the first phase.

Krzywicki asked if there was any word on what the future use or occupancy would be for some of the office buildings in Southport East.

Solberg said the City has heard rumors, but nothing that has been announced or confirmed yet. He said that there is a potential tenant that will be taking both PayPal buildings and will have people occupying the spaces.

9. Comments from Staff

Brodersen presented Malmquist with an award for her service on the Planning Commission for 20 years. This award was announced during a recent employee recognition event.

Brodersen invited the commission members to sign the beam in the lobby that will be a part of a couple of slides that are being installed off 84th Street as part of the Link project.

Solberg talked about NPZA and asked commission members to reach out if they are interested in going.

10. Adjournment

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

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair