



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

THURSDAY, MAY 18 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, May 18, 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, Josh Frey, Harold Sargus, Mike Circo, and Mike Krzywicki

ABSENT: John Gahan, Patrick Coghlan, Austin Partridge, Jason Dale, Kathleen Alexander

STAFF PRESENT: Bruce Fountain, Community Development Director; Cale Brodersen, Associate City Planner; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer

Call to Order

The meeting was called to order by Chair 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 April 18, 2023

Motion: Malmquist moved, seconded by Krzywicki, to **approve** the April 18, 2023, minutes.

RESULT:	Motion carried 4-0-1
MOTION BY:	Malmquist
SECONDED BY:	Krzywicki
AYES:	Krzywicki, Malmquist, Sargus, Frey
NAYS:	None
ABSTAINED:	Circo
ABSENT:	Coghlan, Partridge, Gahan, Dale, Alexander

2. Old Business

None.

3. New Business

A. Conditional Use Permit Amendment for Farm Implement Sales and Service – 8701 S 145th Street (Lot 1 Lakeview South II Replat Five, Lot 1 Lakeview South II Replat 3, and Lot 2 Lakeview South II Replat I) DOO, LLC d.b.a Bobcat of Omaha

- i. **Staff Report – Cale Brodersen, Associate Planner:** Brodersen stated that the request is for an amendment to the existing Conditional Use Permit for Bobcat of Omaha. He stated that the applicant received their initial CUP in 2013 and then had an amendment in 2018 to allow for a building expansion. They have since acquired 2 additional properties to the south. Unaware they needed to amend their CUP, they had started using one of the additional properties and were then notified by the City that they needed to do an amendment to account for the expansion of the use into additional properties.

Brodersen reiterated that the amendment tonight was to both incorporate these new properties, and to bring them into compliance. There will be some additional landscaping, fencing, and paving associated with the expansion. Brodersen said that a ring road will also be placed on the property that will allow for easy loading and unloading on the site and will reduce the need to use 145th St. for that purpose.

Staff recommends approval of the amendment to the existing Conditional Use Permit for DOO, LLC d.b.a. Bobcat of Omaha for Farm Implement Sales and Service, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. **Public Hearing:** Scott Loos, the engineer for the project, echoed what was stated in the staff report and said that Bobcat was excited about getting to showcase their equipment in a way that the city approves of.

Krzywicki asked if the Conditional Use Permit required public notification.

Cale said that letters were sent out to property owners within 300', that a sign was posted on the property, and that a notification was published in the newspaper in advance of the public hearing.

Sargus asked for confirmation about another entry way being put in off 145th St.

Brodersen showed on the site plan where the second entrance was being located.

Chair Sargus opened the Public Hearing.

Chair Sargus closed the Public Hearing as no members of the public came forward.

- iii. **Recommendation:** Frey moved, seconded by Malmquist to recommend **approval** of the amendment to the existing Conditional Use Permit for DOO, LLC d.b.a. Bobcat of Omaha for Farm Implement and Service, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESULT:	Motion carried 5-0
MOTION BY:	Frey
SECONDED BY:	Malmquist
AYES:	Krzywicki, Malmquist, Circo, Sargus, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Alexander, Coghlan, Partridge, Gahan, Dale

4. Comments from the Floor

None.

5. Comments from the Planning Commission

Circo mentioned that he had seen ticket sales being advertised for the Astro.

Krzywicki asked what the curfew for the Astro was.

Fountain said that it's 10 p.m. during the week and on Friday and Saturday it's 10:30 p.m.

6. Comments from the Staff

Brodersen addressed the parking concern that had been brought up at the last meeting for a building off of West Giles Road and 125th Street. He said that he reached out to the property owner, and they were going to be meeting with their architect to see about building another building. If that happens, the additional parking lot would be constructed concurrently with that project, if not, they will be paving the parking lot on its own. The owners were made aware that parking on un-improved surfaces is not allowed.

Krzywicki asked if there were any updates to the hotel that is supposed to be going by Smashpark.

Brodersen that no new information has been given by the developer, and that the last staff heard, the hotel developer was finishing up a project elsewhere before starting on the one here.

Fountain said that the hotel developer is a national company out of Atlanta and that they were working on other hotels and were hoping to start on this one some time this summer.

Brodersen said that plans for 2 other hotels in the Southport area have been submitted.

Krzywicki mentioned that when that area was being developed, the city had to get permission to change the hotel tax and asked if the new ones would be going in at the same rate.

Brodersen said the occupation tax will not be changing.

Fountain said the City Council just approved a GBOT that will tie a new area south of the former PayPal complex in with the sports complex and that they will be paying a little bit higher sales tax that will help go towards some infrastructure that's needed around the area.

Brodersen clarified that the new GBOT area is for the 2 hotels that plans were just received for, not the one by Smashpark.

Krzywicki asked if Giles Rd. is going to be widened.

Dowse said that it is anticipated that Giles will be widened to 6 lanes, but they are working through the CIP process to better understand timing. He mentioned that in 2022, FHU did a corridor study from 96th St. to Harrison to understand the demands of the next 20 years and they have targeted the eastbound on/off ramps to 120th St. as the initial priority for the widening.

Krzywicki asked what was happening regarding the 132nd and West Giles Rd. improvement.

Dowse said that is up in the air at the moment and that the county went through the interim process with the 2 offset signals and that they will also be working through the CIP process to get this taken care of as soon as possible.

Fountain let the commission know that council approved the Enterprise Car Rental PUD and the rezoning for the Hubbell Realty housing development. He also mentioned that there will not be a meeting on the 1st of June, but there will more than likely be one on the 15th.

Fountain told the commission that this was Engberg's last meeting with the commission because she has taken a job with the City of Ralston.

7. Adjournment

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

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair