



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

THURSDAY, SEPTEMBER 7 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, September 7, 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, Harold Sargus, Mike Krzywicki, John Gahan, and Jason Dale

ABSENT: Josh Frey, Patrick Coghlan, Kathleen Alexander, and Michael Circo,

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Lydia McCasland, 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 August, 17, 2023

Motion: Krzywicki moved, seconded by Malmquist, to **approve** the August 17, 2023, minutes.

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

2. Old Business

None.

3. New Business

A. Conditional Use Permit for a Cabinetry Millwork Operation – 7769 S. 133rd Street – PGN Holdings, LLC d.b.a. Unlimited Innovations.

- i. **Staff Report – Chris Solberg, Deputy Community Development Director;** Solberg introduced the request for a conditional use permit by Unlimited Innovations.

Staff recommended approval of the Conditional Use Permit for PGN Holdings, LLC dba Unlimited Innovations for cabinetry millwork operation, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

Chair Sargus opened the Public Hearing.

- ii. **Public Hearing:** Kyle Pelster and Pete Knipp, representing the applicant PGN Holdings, LLC dba Unlimited Innovations, introduced themselves.

Krzywicki asked for clarification on the intended business hours and wanted to ensure there was a time limit included in the operating statement for weekends as to ensure activities with noise would not extend late into the evening. Knipp stated they work between 7:30am and 4:30pm daily, and that only three times in the past year have they needed to work on the weekends. Knipp and Pelster stated that they would submit a revised operating statement with cutoff hours for evenings and weekends.

Sargus asked if they had plans to add a second shift in the future. Knipp replied that they would not add a second shift, but if they were looking to expand, they would add additional staff during the first shift, as the space is large enough to accommodate additional workers.

Krzywicki inquired about the sound levels of the proposed dust collector system. Knipp replied that he had stood next to the system and had been able to have a normal conversation. The system works to filter outside air before bringing it inside, in addition to filtering the inside air before pushing it outside. Solberg confirmed that the operator will have to adhere to the performance standards for industrial uses in La Vista's zoning ordinance, and that he does not believe residents should be affected due to the hours of operation of the shop.

Sargus asked if they also do varnish, staining and liquid chemicals. Knipp stated they do and were buying a new state-of-the-art, self-contained, pressurized paint booth that filters the air. He also confirmed that all liquid waste will be properly disposed of off-site, and that all materials will be stored inside the shop, except the dust collector mechanical system which needs to be outside.

Malmquist moved, seconded by Gahan to close the public hearing.

RESULT:	Motion carried 5-0-0
MOTION BY:	Malmquist

SECONDED BY:	Gahan
AYES:	Krzywicki, Sargus, Malmquist, Dale, Gahan
NAYS:	None
ABSTAINED:	None
ABSENT:	Frey, Coghlan, Alexander, Circo

Chair Sargus closed the Public Hearing.

- iii. **Recommendation:** Krzywicki moved, seconded by Dale to recommend **approval** of the Conditional Use Permit for PGN Holdings, LLC dba Unlimited Innovations for cabinetry millwork operation, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance, subject to the addition of a requirement to not exceed hours beyond 9:00PM on weekdays or weekends.

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

B. Zoning Ordinance Amendments – Section 5.11 C-2 General Commercial District; Section 5.12 C-3 Highway Commercial/Office Park District; and Section 5.14 I-2 Heavy Industrial

- i. **Staff Report – Chris Solberg, Deputy Community Development Director;** Solberg introduced a series of proposed zoning text amendments. This batch includes a change to expand Pet Health Services, like veterinary services, into all commercial districts. This use does have some limitations and would require a conditional use permit. This batch also proposed to remove Concrete Batch Plants as a permitted conditional use in the I-2 zoning district.

Staff recommended approval of the proposed zoning text amendments.

Chair Sargus opened the Public Hearing.

- ii. **Public Hearing:**

As no members of the public came forward, Krzywicki moved, seconded by Malmquist to close the public hearing.

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

Chair Sargus closed the Public Hearing.

- iii. **Recommendation:** Krzywicki moved, seconded by Malmquist to recommend **approval** of the proposed zoning text amendments

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

C. Zoning Ordinance Amendments – Section 7.01 Sign Regulations

- i. **Staff Report – Chris Solberg, Deputy Community Development Director;** Solberg introduced the second batch of zoning text amendments which pertain to the signage requirements. He stated that we are trying to clean up some requirements that cause confusion, including allowing names and logos on changeable panels for Center ID signs, and clarifying how the allowance for wall signage is determined for multi-tenant buildings, and multi-building developments.

Staff recommended approval of the proposed zoning text amendments.

Chair Sargus opened the Public Hearing.

- ii. **Public Hearing:**

Gahan moved, seconded by Malmquist to close the public hearing.

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

Chair Sargus closed the Public Hearing.

- iii. **Recommendation:** Gahan moved, seconded by Malmquist to recommend **approval** of the proposed zoning text amendments.

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

D. Zoning Ordinance Amendments – Section 5.19 MU-CC Mixed Use City Centre District; and Section 7.05 Off-Street Automobile Storage

- i. **Staff Report – Chris Solberg, Deputy Community Development Director;** Solberg explained that staff are working with the developer for City Centre to come up with a solution to have additional temporary parking in City Centre to serve the event center, as the trigger for the construction of a third parking garage has not yet been met and additional parking will be beneficial once the Astro opens. City Ventures, the developer for City Centre, has requested to place a temporary gravel parking lot on Outlot C (now Lot 2 La Vista City Centre Replat 5). This batch of zoning text amendments would allow for the construction of gravel parking lots in the Mixed-Use City-Centre zoning district for event centers with seating capacity for 2000 or more persons, on a temporary basis with an approved development agreement with the City. With this development agreement the City could determine how long the gravel could remain, and include provisions requiring proper maintenance and operation.

Staff recommended approval of the proposed zoning text amendments.

Chair Sargus opened the Public Hearing.

ii. Public Hearing:

As no members of the public came forward, Malmquist moved, seconded by Dale to close the public hearing.

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

Chair Sargus closed the Public Hearing.

Bruce Fountain mentioned that the City could require a bond from the developer through the agreement to ensure that the City would have the ability to remove the gravel lot if the conditions of the agreement are not met.

Dale inquired about the type of material that would be used on the lot. Solberg said it has not yet been decided what specific material or type of crushed rock would be allowed for use.

Gahan asked if a third parking garage would alleviate all parking issues. Solberg said there should be sufficient parking for a majority of the events with three garages and on-street parking, but that there may still be a need for off-site parking for some of the largest-capacity events.

Dale asked if the venue operator is limited to 20 events per year. Solberg said they do have the conditional use permit that limits them to 20 events per year for the outdoor amphitheater, but that they are permitted as many events as they would like for the indoor venue.

Dale asked if there will be signage to direct people to the park from City Centre. Solberg said they are working on wayfinding signage for the parking garages and surrounding areas.

Krzywicki asked if there would be a cross-parking agreement with the owners of Brentwood Plaza to provide additional parking. Solberg said that there would not be a cross-parking agreement, and that generally staff are dissuading people from parking across 84th Street to reduce opportunities for pedestrian and vehicular conflict. Solberg

mentioned that staff did have an open house with the business owners around 84th Street to inform them about the potential impacts of the event center. Business owners were instructed that if they did not want vehicles parking on their property, that they should post signs noting that vehicles may be towed, then they will be responsible for enforcement. They could also charge people to park in their lots if they so choose.

Fountain said they have also conducted an open house for nearby residents, and they have been instructed that while parking along public streets that are not signed as “no parking” is allowed, they should contact the La Vista Police if there are instances of parked cars blocking driveways or sidewalks.

Gahan asked if the temporary parking would be free or if they would charge. Solberg replied he believes it is intended to be free as to provide a free place for Astro employees to park.

Krzywicki inquired about lighting needed for the parking lot, and Solberg stated that the street lights should provide sufficient lighting to access the lot.

Krzywicki asked if they were going to use curb stops for parking on the loose gravel. Solberg said they have not yet completed the development agreement and traffic/parking control measures have not yet been determined.

Dale asked how many stalls they are expecting the temporary parking lot would provide. Fountain said he believes they intended to provide an additional 400 stalls.

Recommendation: Dale moved, seconded by Gahan to recommend **approval** of the proposed zoning text amendments

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

4. Comments from the Floor

None.

5. Comments from the Planning Commission

Krzywicki inquired about whether our parking requirements for industrial and commercial uses require sufficient parking. Solberg replied that staff would be taking a closer look at the City's parking requirements in the future zoning re-write.

Krzywicki asked about the process for utility installations like the new Allo fiber roll-out happening across the city. Dowse said the contractors/service providers must first obtain a utility installation permit from the City, and that the construction plans and timelines are reviewed.

Krzywicki asked about the spacing required for fiber installations along the roadway. Dowse said they are trying to have them installed as far from the street as possible.

6. Comments from the Staff

Fountian notified the commission that City Council approved the Tommy's Car Wash Conditional Use Permit at their September 5th meeting.

7. Adjournment

Chairman Sargus adjourned the meeting at 7:20 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date