



CITY OF LA VISTA
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DRAFT

PLANNING COMMISSION MINUTES
AUGUST 21, 2014

The City of La Vista Planning Commission held a meeting on Thursday, August 21, 2014, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman John Gahan called the meeting to order at 7:00 p.m. with the following members present: Tom Miller, Mike Krzywicki, Gayle Malmquist, John Gahan, Harold Sargus, Mike Circo, Kevin Wetuski, Jody Andsager, and Kathleen Alexander. Members absent were: Lowell Miller. Also in attendance were Christopher Solberg, City Planner; Jeff Sinnett, Chief Building Official; Jeff Calentine, Assistant to the City Administrator; John Kottmann, City Engineer; Meghan Engberg, Permit Technician; and Court Barber, Planning Intern.

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 Gahan at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – July 17, 2014

Krzywicki moved, seconded by Malmquist to approve the July 17, 2014 minutes as submitted. **Ayes:** Tom Miller, Kryzwicki, Malmquist, Gahan, Sargus, and Alexander. **Nays:** None. **Abstain:** Circo, Wetuski, and Andsager. **Absent:** Lowell Miller. **Motion Carried.** (6-0-3)

3. Old Business

None.

4. New Business

A. Public Hearing for Rezoning, Preliminary PUD, Replat and Conditional Use Permit for Andover Pointe (NOTE: This hearing has been advertised but is being postponed to the September 18th meeting).

i. **Staff Report:** Solberg stated that the project is not ready for submission to the Planning Commission and asked that the item be tabled until the next meeting.

ii. **Item Tabled:** Tom Miller moved, seconded by Circo to table the item. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)

B. Public Hearing regarding Capital Improvement Program 2015-2019

- i. **Staff Report:** Calentine distributed a missing page- P. 10 under Tab 3 of the CIP binder. He explained there are not many changes to the CIP, most of 2014 will be carried over into 2015. He listed off some of the new projects and how they will be funded. All this information is contained within the provided CIP update binder.

Gahan asked about the meaning of 'special assessment'. Kottmann replied that a special assessment is one which is made on a property specially benefited by public improvements. He pointed out the future traffic light for Walmart on 96th and Giles as an example.

Sargus asked about the 'lottery/bond' funding source. Calentine explained how money from the bond will be pooled with the lottery fund.

Krzywicki asked about what the Thompson Creek project will entail, particularly regarding water detention. Kottmann talked about how there would be increased flow, detention wetlands, tree removal, and other water quality measures.

Sargus asked if the city is done purchasing houses along Thompson Creek. Calentine said yes.

- ii. **Public Hearing Opened:** Circo moved, seconded by Alexander to open the public hearing. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)
- iii. **Public Hearing Closed:** Malmquist moved, seconded by Tom Miller to close the public hearing. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)
- iv. **Recommendation:** Malmquist moved, seconded by Circo to recommend approval of the Capital Improvement Program. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)

C. Public Hearing for Amendments to Chapter 150, Building Regulations, of the City Code

- i. **Staff Report:** Sinnett explained that the City of Papillion requested changes to La Vista's fire code due to the merger of the two fire departments. He called attention to handouts distributed before the meeting with additional amendments made by the City Attorney.

Sargus asked what would happen if the City Council does not pass this. Sinnett replied that it would make it difficult to enforce a fire code.

- ii. **Public Hearing Opened:** Circo moved, seconded by Alexander to open the public hearing. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)

- iii. **Public Hearing Closed:** Miller moved, seconded by Circo to close the public hearing. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)
- iv. **Recommendation:** Malmquist moved, seconded by Sargus to recommend approval of the amendments to Chapter 150 of the Building Regulations with the changes added by the City Attorney. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)

D. Centech Business Park Replat One

- i. **Staff Report:** Solberg explained the status of the replat and recommended approval.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Alexander to open the public hearing. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)

Jason Thiellen of E & A Consulting addressed the commission regarding the replat, particularly concerning its location in a floodplain. He said that the current map is incorrect and that part of the property has been raised above the floodplain.

- iii. **Public Hearing Closed:** Circo moved, seconded by Miller to close the public hearing. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)
- iv. **Recommendation:** Kryzwicki moved, seconded by Malmquist to recommend approval of Centech Business Park Replat One contingent upon resolution of items noted in the staff report. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Circo stated he had heard some buildings were up for auction in Brentwood Crossing. Solberg confirmed this, noting that the auction is for the buildings themselves and that they are unrelated to the City.

7. Comments from Staff

Solberg informed the commission that Logan Simpson Design Inc. has been selected as the consultant for the comprehensive plan update. Malmquist asked where the firm is from and who they have partnered with locally. Solberg replied they are from Colorado Springs and will be working with Olssen Associates.

Sargus asked when the comp plan would be done. Solberg replied it would take about a year.

Malmquist asked if Planning Commission members would take part in committees for the comp plan. Solberg said yes.

Krzywicki asked about new businesses in La Vista. Solberg mentioned My Place Hotel, Alamo Drafthouse, Better Business Equipment, Boot Barn, and a strip center at 72nd and Giles Rd. Gahan asked if Jimmy John's planned to be part of said strip center. Solberg replied affirmatively, but that he has heard nothing

Krzywicki asked about the status of the rumored theater at Southport. Solberg replied that was the Alamo Drafthouse and that it would likely be going in after Southport West Replat 5 was completed.

Circo asked about a project to connect 66th Street south of Giles Road. Kottmann replied that the project has been approved for federal funding, but that it will not be available until 2017. Construction of the connection will likely be around the year 2019 or 2020. The project currently in the CIP is for resurfacing 66th Street in La Vista. If the connection is to be made sooner, it will be up to the SID.

Krzywicki asked about the use of concrete overlays in Nebraska in relation to the resurfacing of 84th Street. Kottmann replied that it had been done in Sioux City, Iowa, about four years ago and that it is still performing satisfactorily.

8. Adjournment

Krzywicki moved, seconded by *Circo* to adjourn. **Ayes:** Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, Wetuski, Circo, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (9-0)

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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