



**CITY OF LA VISTA**  
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**COPY**

**PLANNING COMMISSION MINUTES**  
**JUNE 18<sup>TH</sup>, 2015-7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, June 18th, 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: Mike Krzywicki, Gayle Malmquist, John Gahan, Kevin Wetuski, Tom Miller, Jason Dale, Harold Sargus, Kathleen Alexander and Jackie Hill. Members absent were: Mike Circo. Also in attendance were Christopher Solberg, City Planner; Ann Birch, Community Development Director; Meghan Engberg, Permit Technician; Court Barber, Intern; and John Kottmann, City Engineer.

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. Gahan mentioned that due to the absence of a regular member, the alternate will be a voting member for the meeting.

**2. Approval of Meeting Minutes – May 28, 2015**

Malmquist moved, seconded by Hill to approve the May 28 minutes with corrections. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Sargus, Miller, Hill, Dale, Alexander. **Nays:** None. **Abstain:** Alexander. **Absent:** Circo. **Motion Carried.** (8-1-0)

**3. Old Business**

**A. Public Hearing for Amendment to Section 7.11 of the Zoning Ordinance-Wireless Communication Towers**

- i. **Staff Report:** Solberg states that amendments are not ready for review at this time and recommends a continuation of the public hearing to the July 16<sup>th</sup> meeting.
- ii. **Public Hearing:** Continued from May 28th meeting.
- iii. **Recommendation:** Malmquist moved, seconded by Hill to recommend continue the public hearing to the next meeting. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Sargus, Miller, Hill, Dale, Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo. **Motion Carried.** (9-0)

#### 4. New Business

##### A. Public Hearing for Conditional Use Permit – Mobility Motoring

- i. **Staff Report:** Solberg stated that Mobility Motoring is requesting a conditional use to operate a business that makes mobility modifications to vehicles, a use that coincides with the definition of “service station with minor automobile repair services”, a conditional use within the C-2 General Commercial zoning district. Staff recommends approval of the Conditional Use Permit request, contingent on striping of three additional parking spaces on the south side of the building, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Krzywicki to open the public hearing. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Sargus, Miller, Hill, Alexander and Dale. **Nays:** None. **Abstain:** None. **Absent:** Circo. **Motion Carried.** (9-0)

Kent Sullivan from Mobility Motoring LLC said that they are asking for the permit so they can not only sell the adaptability equipment, but also to install and do repairs there as well.

Sargus asked if anything has changed since the last meeting when the rezoning was discussed.

Sullivan said no, except for the rezoning being approved by City Council.

Hill asked how many stalls will be inside the building.

Sullivan said that there are currently none, but looking at installing 2.

Krzywicki noted that the conditional use permit states that all vehicles must be stored overnight and asked if that meant they will only have 2 vehicles stored at a time.

Sullivan said that due to the square footage of the building, they will be able to store all vehicles indoors.

**Public Hearing Closed:** Miller moved, seconded by Hill to close the public hearing. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Sargus, Miller, Hill, Alexander, and Dale. **Nays:** None. **Abstain:** None. **Absent:** Circo. **Motion Carried.** (9-0)

- iii. **Recommendation:** Krzywicki moved, seconded by Malmquist to recommend approving the Conditional Use Permit contingent on the striping of the parking spaces, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Sargus, Miller, Hill, Alexander, and Dale. **Nays:** None. **Abstain:** None. **Absent:** Circo. **Motion Carried.** (9-0)

##### B. Planning Commission Training

- i. **Presentation- Ann Birch**

Ann Birch gave the Planning Commission a training presentation.

#### 5. Comments from the Floor

None.

#### **6. Comments from Planning Commission**

Alexander mentioned that someone mentioned the apartment complex on 96<sup>th</sup> and Harrison and said that it there was trash all over and car windows were getting smashed out. She wanted to know if that is something that we are supposed to take care of or if it is out of our hands since the buildings are complete.

Solberg said that they do have a conditional use permit that they are supposed to abide by. However, Code Enforcement needs to be contacted first and as a last resort then the conditional use permit can be threatened to be revoked.

Alexander said that the person she spoke to said that the manager doesn't seem to be there a lot.

Solberg said that he was not sure if that was in their CUP or not and would need to be looked into. The City has not received a formal complaint and nothing can be done until that happens.

#### **7. Comments from Staff**

Solberg mentioned that he and Ann Birch will not be at the July 16<sup>th</sup> meeting, but that Chief Building Official Jeff Sinnott will be there in his place.

Solberg mentioned that the Taste of La Vista event is scheduled for the last weekend in June. He said that this a visioning event for the Comprehensive Plan and that there will be beer and pizza vendors as well. He also mentioned that the advisory board would be meeting on June 29<sup>th</sup>.

#### **8. Adjournment**

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chairperson

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Approval Date