



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
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PLANNING COMMISSION MINUTES
JULY 16TH, 2015-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, July 16th, 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, Kathleen Alexander and Jackie Hill. Members absent were: Harold Sargus and Mike Circo. Also in attendance were Jeff Sinnett, Chief Building Official; 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 – June 18, 2015

Malmquist moved, seconded by *Krzywicki* to approve the June 18th minutes with corrections. **Ayes: Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander.** **Nays: None. Abstain: None. Absent: Circo and Sargus. Motion Carried. (8-0)**

3. Old Business

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

- i. **Staff Report:** Sinnett states that staff recommends continuing hearing to the August 20th meeting to do more fact finding.
- ii. **Public Hearing:** Continued from June 18th meeting.

Recommendation: *Hill* moved, seconded by *Krzywicki* to recommend continuing the public hearing to the next meeting. **Ayes: Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander. Nays: None. Abstain: None. Absent: Circo and Sargus. Motion Carried. (8-0)**

4. New Business

A. Public Hearing for PUD Site Plan – Good Neighbor Senior Living

- i. **Staff Report:** Sinnett recommends approval of the Preliminary PUD Site Plan map contingent on the finalization of the landscaping plan prior to City Council approval of the Final PUD Plan.

Public Hearing Opened: *Krzywicki* moved, seconded by *Malmquist* to open the public hearing. **Ayes:** *Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Sargus.* **Motion Carried. (8-0)**

- ii. Nate Buss from Olsson Associates on behalf of Good Neighbor came up as representative. Stated that City Staff has requested that they share street access with some commercial properties and they would prefer not to do that. He said that they have upped the number of parking stalls per request, and have added the 30 feet landscaping buffer as well.

Hill asked how parking stalls are broken down.

Buss said that 25 stalls are for staff, memory has 1 space for 4 residents, assisted living has 1 space for 3 beds, and independent living has 1 space for 1 ½ units.

Gahan asked if they foresaw holidays being busier as far as parking is concerned.

Buss said yes, but most of the time family members are picking up residents and taking them away from the facility to spend time with them.

Hill mentioned that the cover letter indicated that the number of parking spots is from historical data and operating history, she asked if this was compared to facilities in similar size and how far back the data was collected.

Buss said that there are from facilities comparable in size and the data goes back 20 years.

Krzywicki asked staff if they did any checking with Omaha to see what their requirements were for parking in these types of facilities.

Sinnett said that he could not speak on behalf of the City Planner, but there had been discussions internally during staff meeting.

Kottmann said that it was difficult to find something similar to what we are doing to compare and that Omaha had not been contacted. Mentioned that our parking regulations are very similar to Omaha's.

Krzywicki said that he had family at a similar facility in Omaha and said that there was not enough parking when there are special events. Said that he would prefer to have too much parking than not enough.

Malmquist said that she would rather have more green space than parking. She believes that a reasonable compromise has been met for parking.

Nate said that if there were special events, that some of the overflow could go to parking lots in nearby businesses with permission.

Hill asked how overflow parking would be prevented on Brentwood since there is no parking on that street.

Kottmann said that there are signs posted stating that street is a no parking zone. He also mentioned that 97th Plaza is a private road and it will be up to the Business Owner's Association as to whether they want to put a no parking sign. Kottmann also said that is written in the report that if parking issues do arise there is space along the southern lot line for additional parking stalls.

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 and Sargus. Motion Carried. (8-0)**

Recommendation: Malmquist moved, seconded by Hill to recommend approving the Preliminary PUD Site Plan map contingent on the finalization of the landscaping plan prior to City Council approval of the Final PUD Plan. **Ayes: Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander. Nays: None. Abstain: None. Absent: Circo and Sargus. Motion Carried. (8-0)**

iii.

B. Public Hearing for PUD Ordinance Amendment, PUD Site Plan, Conditional Use Permit

– J. Marcli Hotel Group, LLC

i. **Staff Report:** Sinnett states that staff recommends approval of the PUD Ordinance amendment as the PUD Ordinance amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance. Staff recommends approval of the Final PUD Site Plan for a hotel, conditional on the finalization of exhibits regarding the removal of the north entry drive and satisfactory completion of the design review prior to City Council review as the PUD Site Plan is consistent with the Comprehensive Plan and the Zoning Ordinance. Staff recommends approval of the Conditional Use Permit for a hotel, conditional on the finalization of exhibits regarding the removal of the north entry drive and the satisfactory completion of the design review prior to City Council review as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

Public Hearing Opened: Krzywicki moved, seconded by Hill to open the public hearing. **Ayes: Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander. Nays: None. Abstain: None. Absent: Circo and Sargus. Motion Carried. (8-0)**

ii.

Clint Weilert, Bruce Weilert and Will Rodgers are a hotel development operations team. They currently operate 9 hotels from Alaska to Kansas. They are looking to build a Comfort Suites in La Vista. They are looking at that area because of the Convention Center, Interstate 80 and the new sports complex that is being built. They are a family and corporate friendly arrangement. They did bring a preliminary plan for the landscaping and removal of the north entry drive.

Bruce Weilert spoke and said that his mother lived in La Vista and loved the area. Mentioned that he started working in the hotel business for the past 25 years and that they are a family owned business. He said that Comfort Suites caters to families and they are ranked in the top 2%.

Clint asked if there were any questions.

Jackie asked if there were any meeting rooms.

Clint said no because the convention center is there. They are looking at being an accessory to the convention center.

Jackie asked if there is food and beverage service.

Bruce said that they will offer breakfast.

Clint mentioned that have received permission from the McDermott family and the Omaha Sports Complex to use the north access road as a conditional egress point.

Michael McDermott spoke on behalf of the builders. He mentioned that they were easy to work with and that they stay true to their word. Said that the builders were very accommodating to the sports complex and the access road.

Public Hearing Closed: Malmquist moved, seconded by Krzywicki to close the public hearing. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Sargus. **Motion Carried.** (8-0)

Recommendation: Krzywicki moved, seconded by Malmquist for the approval of the PUD Ordinance amendment as the PUD Ordinance amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Sargus. **Motion Carried.** (8-0)

Recommendation: Krzywicki moved, seconded by Malmquist for the approval of the Final PUD Site Plan for a hotel, conditional on the finalization of exhibits regarding the removal of the north entry drive and satisfactory completion of the design review prior to City Council review as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Sargus. **Motion Carried.** (8-0)

Recommendation: Krzywicki moved, seconded by Miller for the approval of the Conditional Use Permit for a hotel, conditional on the finalization of exhibits regarding removal of the north entry drive and the satisfactory completion of the design review prior to City Council review as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes:** Krzywicki, Malmquist, Gahan, Wetuski, Miller, Hill, Dale, Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Sargus. **Motion Carried.** (8-0)

iii. **Comments from the Floor**

None.

5. Comments from Planning Commission

Krzywicki asked if the hotel builders are from out of town.

Sinnett said yes and that they will be contacted when they need to come back for the City Council meeting.

6. Comments from Staff

None.

7. Adjournment

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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