

**CITY OF LA VISTA
PLANNING COMMISSION MINUTES
DECEMBER 20, 2007**

DRAFT

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, December 20, 2007 at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Andsager, Horihan, Carcich, Hewitt and Gahan. Krzywicki and Malmquist were absent. Also in attendance was City Planner Marcus Baker.

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. 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 Vice Chairman Carcich at 7:10 p.m. Copies of the agenda and staff report was made available to the public.

2. Approval of Meeting Minutes – November 20, 2007

Hewitt motioned to approve the minutes of November 20, 2007. Horihan seconded. Ayes: Andsager, Gahan, Carcich, Hewitt, and Horihan. Hewitt abstained. Nays: None. Motion carried.

3. Old Business

None

4. New Business

A. Proposed Revisions to City of La Vista Zoning Ordinance – Section 5.13 I-1 Light Industrial, Section 5.14 I-2 Heavy Industrial, Section 2.02 Definitions, and Section 7.16 Performance Standards for Industrial Uses.

i. Staff Report: Revisions have been made to these sections of the Zoning Ordinance to create more generalized categories of uses, to clarify and/or define uses and standards, and allow a greater diversity of services in the Industrial Zoning Districts. These revisions are shown in a final draft and are ready for Planning Commission review and recommendations. The following list highlights the major changes to the code:

- Definitions have been added for:
 - Animal Specialty Services
 - Automobile Repair Services
 - Automobile Services
 - Business Services
 - Coffee Kiosk (revision only)
 - Manufacturing, Light
 - Miscellaneous Repair Services; and
 - Transportation Services
- These defined uses have also been added as either Permitted Uses or Permitted Conditional Uses in the I-1 and/or I-2 Zoning Districts.
- Lot Area and Lot Width minimums have increased in both the I-1 and I-2 zones.
- Language regarding outdoor storage and display has been clarified and performance standards requiring screening are more defined.
- Heavy manufacturing has been limited to the I-2 district only.

Staff recommends approval of the proposed revisions with any added changes, if applicable.

ii. Public Hearing: Hewitt motioned to open the public hearing. Andsager seconded. Ayes: Andsager, Gahan, Carcich, Hewitt, and Horihan. Nays: None. Public hearing was opened at 7:11 p.m.

There was no discussion from the audience.

Hewitt motioned to close the public hearing. Gahan seconded. Ayes: Andsager, Gahan, Carcich, Hewitt, and Horihan. Nays: None. Public hearing was closed at 7:12 p.m.

Hewitt commented on Section 2.02.101. She requested a correction to an existing typo in that section.

iii. Recommendation: Hewitt motioned to recommend approval of the staff's proposed revisions along with the added change to Section 2.02.101. Horihan seconded. Ayes: Andsager, Gahan, Carcich, Hewitt, and Horihan. Nays: None. Motion approved.

This item is tentatively scheduled to appear on the January 15, 2008, City Council agenda.

B. Proposed rezoning request for Lot 26, Oakdale Park, land owned by Colonial Press. The proposed rezoning would "down zone" property from I-2 Heavy Industrial to C-1 Shopping Center Commercial.

i. Staff Report: On December 13, 2007, the applicant requested this item be continued to the January 17, 2008 Planning Commission meeting in order for the applicant to meet with the City Administrator and Planning Staff prior to another public hearing.

Staff recommends continuance of the public hearing until January 17, 2008. The meeting with city staff and the developer is scheduled for December 21, 2007.

ii. Public Hearing: Carcich motioned to open the public hearing. Hewitt seconded. Ayes: Andsager, Gahan, Carcich, Hewitt, and Horihan. Nays: None. Public hearing was opened at 7:15 p.m.

Mark Wolter appeared as an interested party. He was in attendance to see if the public hearing was going to be continued.

Hewitt asked if any board member from the SID was in the audience. Mr. Wolter said a SID board member would attend the next public hearing.

iii. Recommendation: Hewitt motioned to continue the public hearing until January 17, 2008. Horihan seconded. Ayes: Andsager, Gahan, Carcich, Hewitt and Horihan. Nays: None. Motion approved.

5. Comments from the Floor.

None

6. Comments from the Planning Commission.

Carcich wished everyone a very Merry Christmas and Happy New Year and wished the commission continued success in the new year.

7. Adjournment

Horihan motioned to adjourn. Gahan seconded. Ayes: Andsager, Gahan, Carcich, Hewitt and Horihan. Nays: None. Meeting adjourned at 7:24 p.m.

Reviewed by Planning Commission: John Gahan

Sharon L. Dennis
Recorder

Planning Commission Chair

Approval Date