

**CITY OF LA VISTA  
PLANNING COMMISSION MINUTES  
FEBRUARY 18, 2010**

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The Planning Commission meeting of the City of La Vista was convened at 7 p.m. on Thursday, February 18, 2010, at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Also in attendance was Ann Birch, Community Development Director, Christopher Solberg, City Planner, and John Kottmann, City Engineer.

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 Chairperson Krzywicki at 7:02 p.m. Copies of the agenda and staff report were made available to the public.

**2. Approval of Meeting Minutes – January 21, 2010**

Circo motioned to approve the January 21, 2009 minutes with a change on page 3, second paragraph, to change the name Nielsen to Circo for having asked that particular question. Malmquist seconded. Ayes: Krzywicki, Malmquist, Kramolisch, Andsager, Alexander, Hewitt, Gahan and Circo. Nays: None. Motion carried.

**3. Old Business**

**A. Public Hearing for Val Vista Replat Six Preliminary Planned Unit Development (PUD) and Final Plat for property located at Lots 6 and 7, Val Vista Replat One, a subdivision in the SW ¼ of Section 16, Township 14N, Range 12E of the 6<sup>th</sup> P.M, Sarpy County, NE.**

i. Staff Report: This public hearing was continued from the November 19, December 10, 2009 and January 21, 2010 Planning Commission meetings pending additional items noted in the staff report. On January 26th a letter was mailed to the applicant indicating the case would be tabled pending receipt of additional information. The case will remain open until one year from the date of the application, at which time it will be closed if no further information has been received. To date there has been no response to the letter.

Staff recommends this item be tabled pending receipt of additional information.

ii. Public Hearing: Malmquist motioned to close the public hearing. Gahan seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried.

Gahan motioned to table the public hearing. Alexander seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan, and Krzywicki. Nays: None. Motion carried.

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#### **4. New Business**

##### **A. Public Hearing regarding amendments to Section 2.02, Zoning Regulations, regarding definitions for types of senior uses.**

i. Staff Report: A public hearing has been scheduled and ordinances have been prepared for the Planning Commission to consider amendments to the Zoning Regulations.

City Council has requested additional definitions provided within the Zoning Regulations for the following uses:

- Assisted Living Facilities
- Nursing Care and Rehabilitation Facilities
- Continuing Care Retirement Community

These definitions will be incorporated with the existing changes proposed to the Zoning Regulations in relation to senior living uses.

Staff recommends approval of the amendments to Section 2.02 of the Zoning Regulations regarding definitions for types of senior uses.

ii. Public Hearing: Circo motioned to open the public hearing. Alexander seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan, and Krzywicki. Nays: None. Motion carried. Hearing opened at 7:09 p.m.

Alexander pointed out numbering errors on the report that should be corrected on page 2, 3, and 4 in 5.07.02, 5.08.02, and 5.09.02.

Krzywicki questioned with respect to continuous care and how the operation would be affected if it were to significantly change. Birch referenced page 3, High Density Residential, 05.08.03 under conditional uses, if there were a substantial change the permit holder would have to come back to the city to request changes in their conditional use.

Hewitt asked about hospice care. Birch felt a change in the definition under Assisted Care Facilities to remove "long-term" include "hospice" may satisfy this service.

Circo motioned to close the public hearing. Kramolisch seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan, and Krzywicki. Nays: None. Motion carried. Hearing closed at 7:15 p.m.

iii. Recommendation: Malmquist motioned to recommend approval of the amendments to Section 2.02 of the Zoning Regulations regarding definitions for types of senior uses with the corrections and amendments as discussed. Andsager seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried.



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This will tentatively appear on the City Council agenda of March 16, 2010.

**B. Public Hearing on amendments to Section 5.18 Zoning Regulations, regarding Floodplain Districts**

i. Staff Report: A public hearing has been scheduled and ordinances have been prepared for the Planning Commission to consider amendments to the Zoning Regulations.

City Engineer John Kottmann has prepared the proposed revisions to the Zoning Regulations based on Papio-Missouri River NRD's recommendation that the ordinance be updated in order to adopt the new Flood Insurance Rate Maps that will become effective May 3, 2010.

The revisions are based on the Nebraska state model ordinance that has been updated to reflect the policies that were included in the new Interlocal Agreement of the Papio Creek Watershed Partnership.

Staff recommends approval of the amendments to Section 5.18 of the Zoning Regulation regarding Floodplain Districts

ii. Public Hearing: Malmquist motioned to open the public hearing. Circo seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried. Hearing opened at 7:17 p.m.

Malmquist suggested a change in Sec. 15.18.22, Non-Conforming Use where it says no such structure of use, should read "no such structure or use". The numbering is off in this area as well.

Andsager pointed out that there is a numbering issue in 5.18.02 as well.

Kramolisch motioned to close the public hearing. Malmquist seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried. Hearing closed at 7:22 p.m.

iii. Recommendation: Hewitt motioned to recommend approval of the amendments to Section 5.18 of the Zoning Regulation regarding Floodplain Districts subject to the corrections mentioned. Malmquist seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried.

**C. Public Hearing for the review of the One & Six Year Road Plan**

i. Staff Report: Joe Soucie, Public Works Director and Greg Goldman, Roads Foreman conducted the presentation. It is also acknowledged that Cindy Norris, Public Works Secretary and City Engineer, John Kottman, both present, were also contributors to the report.

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Upon conclusion of the presentation, Kramolisch inquired if there would be warning lights at the new fire station when fire trucks need to run. Goldman said they would be on the bridge and would be seen easily from Giles Road.

ii. Public Hearing: Hewitt motioned to open the public hearing. Alexander seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried. Hearing opened at 8:04 p.m.

Circo asked with the expansion of 66<sup>th</sup> Street and the Keystone Trail, in the future if the traffic volume gets crazy there, who would warrant putting in a crosswalk, traffic light there. Goldman said there will be a designated crosswalk installed.

Malmquist motioned to close the public hearing. Hewitt seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried. Hearing closed at 8:10 p.m.

iii. Recommendation: Gahan motioned to recommend approval of the One & Six Year Road Plan as presented and to include the 72<sup>nd</sup> Street Feasibility Study. Alexander seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried.

This item is tentatively scheduled to be on the City Council agenda of March 2, 2010.

#### **5. Comments from the Floor**

None.

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

Planner Solberg mentioned the promotional materials he had given to the commissioners regarding the APA National Conference and a newsletter.

Birch noted that if anyone ever wanted to attend any of the American Planning Association National Conference budget can be requested please let her know.

Birch also asked if anyone knew of anyone who would be interested in serving on the Planning Commission to let her know, or have that person contact her with there are interest. There is currently one vacancy on the Planning Commission.

#### **7. Adjournment**

Malmquist motioned to adjourn. Kramolisch seconded. Ayes: Malmquist, Andsager, Kramolisch, Alexander, Circo, Hewitt, Gahan and Krzywicki. Nays: None. Motion carried. Meeting was adjourned at 8:16 p.m.

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Reviewed by Planning Commission:

Sharon L. Dennis  
Recorder

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Planning Commission Chair

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Approval Date