

CITY OF LA VISTA
PLANNING COMMISSION MINUTES
APRIL 8, 2010

The Planning Commission meeting of the City of La Vista was convened at 7 p.m. on Thursday, April 8, 2010, at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Andsager, Kramolisch, Nielsen, Alexander, Circo, Hewitt, Gahan, and Krzywicki. Members absent: Malmquist. Also in attendance was Ann Birch, Community Development Director and John Kottman Assistant Public Works Director/City Engineer and Christopher Solberg, Planner.

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 – December 10, 2009

Gahan motioned to approve the February 18, 2010 minutes as presented. Kramolisch seconded. Ayes: Krzywicki, Kramolisch, Andsager, Hewitt, Alexander, Nielsen, Gahan and Circo. Nays: None. Motion carried. Alternate Nielsen will be a voting member tonight. Hewitt arrived at 7:06 p. m. after this approval.

3. Old Business

None.

4. New Business

A. Public Hearing to conduct a review of the Vision Statement and the Conceptual Plan for the Vision 84 Plan.

i. Staff Report: A public hearing has been scheduled to conduct a review of the Vision Statement and the Conceptual Plan for the Vision 84 plan. The Scope of Services for this project states that the format will be that of a workshop rather than a formal hearing, so the Commissioners are able to sit around a table together to look at maps and diagrams, review the process and understand the results. The Planning Commission will be asked to give detailed feedback on the Vision Statement and Conceptual Plan. This is also a public hearing so comments should also be taken from anyone in attendance. This information, and any recommendations for modifications, will be forwarded to the City Council. The City Council public hearing has been scheduled for April 20th.

The consultants will attend and facilitate the workshop, along with members of the Working Group who have also been asked to attend. Please call if you have any questions prior to the meeting.

Solberg announced that the Vision 84 process is coming to an end and tonight AECOM will present their study on this project.

Kurt Friesen, AECOM Senior Associate with Design and Planning presented the study. Schemmer Associates and AECOM partnered for approximately one year evaluating the one mile area as it is today, what it means to the city, its history and future. Working groups assessed the needs, probable changes and produced an 84th Street Vision plan to build a community after touring other areas, residential surveys, and market analysis.

Two members from the working groups share their impressions of the project tonight.

Randall Wieseler, Manager of Brentwood Square, described his reality, after initial shock that everything could be torn out of the area, was that a master plan needed to be developed to acquire the land needs. Malls built in the 1970's are no longer viable and a master plan is needed to refocus into a city center. He could foresee a small grocery, offices and retail businesses in the area. His hope was that the plan would start with a bridge reconstruction in order to hang on to what we have already in place. A prominent feature for people to remember that tags La Vista in their minds.

Brenda Carlson, with American National Bank, who both lives and works in La Vista describes enlightenment as a member of the working group and felt that the city must go forward and not back and that nothing will happen in the blink of an eye. When she works late nights she feels unsafe, as do others in Brentwood Square. The community needs to start somewhere, with something that the city and community will buy into the plan, as well as developers. La Vista can be made into the shining spot within the city. Start with one location and move outward. She commends the city for actually doing the study and getting the ability for planning and long range vision goals and hopes to see it develop.

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

Theresa Perina, resident, was concerned about a possible walking area behind her home instead of the quiet neighbors she now has and how it would be kept clean and safe. She worried that it would become a gathering place of kids that were not up to good standards.

Arthur McNearney, resident, wondered where the city was with financing which will be pretty enormous. He feels the vision needs to be done, but wonders what is owed on the golf course currently as some of these types of things, currently being supported (swimming pool and public bus transportation) will need to be stopped. He felt 80% of the finances should likely be from private enterprise. He felt Plan B is the best shown, stop subsidizing and have things support themselves, stay away from malls. Older residents do not want to walk a mile to get to their shopping needs. The ideas are really good providing most of them can be self-supporting. Have developers who will build and give the city an option to buy.

Hewitt motioned to close the public hearing. Alexander seconded. Ayes: Andsager, Kramolisch, Nielsen, Alexander, Circo, Hewitt, Gahan, and Krzywicki. Nays: None. Motion carried. Hearing closed at 8:15 p.m.

Commissioner Circo commented that he had taken the walking tour and his thoughts were that 84th Street to him is a highway, not conducive to businesses. He felt a serious buffer is needed so that there is no highway feeling. Likes the aspects of a park to soften. The other stuff needs a big developer. The park is a good start.

Commissioner Gahan agreed that the golf course as a beautiful park is a good first phase. Once you show the community and businesses what you can have there and how it can draw people, the rest would gradually follow.

Commissioner Kramolisch asked if what was presented was that the city should initiate something, then the businesses will come in.

Kurt, responded that the plan is preliminary. Their approach would be that the city would construct and build some things, the order needs to be decided upon by doing an analysis of what items and their costs and decide what portion belongs to a developer and what portion is on the city. It needs to be decided what a first phase would include.

Commissioner Nielsen pointed out that a hotel was not mentioned at all. You cannot walk from Southport where La Vista hotels are located now to a proposed city center. It needs a destination.

Kurt, felt this was a good point. Their market study had not come up with this as a pressing need.

Commissioner Gahan wondered if talk of a water park was still happening.

Ramirez, Assistant City Administrator, acknowledged that this was a discussion during the Strategic Planning Meeting about the need to do something with the pool. She was unable to speak for City Council and what their ideas were. Her walking tour group unanimously felt that a pool fits into that location and that a pool was a good city amenity.

Kurt felt that as consultants, an aquatic park is pretty big and may compromise the green space and that the community would have to decide what character they want to create in that location. The La Vista community might want to think about it as a pool within a park as opposed to a park that ends at an aquatic center.

Commissioner Gahan felt that an aquatic center would be too noisy.

iii. Recommendation: Gahan motioned to recommend that the initial plans for the Vision 84 go forward to City Council with approval. Nielsen seconded. Ayes: Andsager, Kramolisch, Alexander, Circo, Hewitt, Nielsen, Gahan and Krzywicki. Nays: None. Motion carried.

This item will tentatively be on the City Council agenda of April 20, 2010.

5. Comments from the Floor

None.

6. Comments from the Planning Commission

It was announced that there would not be a regular Planning Commission meeting next Thursday.

Planner Solberg informed the commissioners that Sarpy County is considering a joint training session for commissioners from the surrounding communities and hoped there were some interest from La Vista. Several present commissioners were interested.

Birch informed that the Mayor had interviewed a person for the vacant commissioner seat and that a determination would be made as to whether Nielsen would become a full-time commissioner.

7. Adjournment

Hewitt motioned to adjourn. Gahan seconded. Ayes: Andsager, Kramolisch, Nielsen, Alexander, Circo, Hewitt, Gahan, and Krzywicki. Nays: None. Motion carried. Meeting was adjourned at 8:32 p.m.

Reviewed by Planning Commission: John Gahan

Sharon R. Dennis
Recorder

Planning Commission Chair

Approval Date