



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
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PLANNING COMMISSION MINUTES
DECEMBER 9, 2010

The City of La Vista Planning Commission held a regular meeting on Thursday, December 9, 2010, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Krzywicki called the meeting to order at 7:00 p.m. with the following members present: Kramolisch, Hewitt, Krzywicki, Miller, Gahan, Andsager, Alexander, Circo and Malmquist. Members absent were: Nielsen. Also in attendance were Chris Solberg, City Planner and John Kottmann, Assistant Public Works Director/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

- a. The meeting was called to order by Chairman Krzywicki at 7:00 p.m. Copies of the agenda and staff reports were made available to the public. It was noted that Commissioner Miller, alternate, would be participating in the vote.

2. Approval of Meeting Minutes – November 18, 2010

- a. Gahan moved, seconded by Alexander to approve the November 18, 2010 minutes as submitted. **Ayes:** *Kramolisch, Hewitt, Miller, Krzywicki, Gahan, Andsager, Alexander, Circo and Malmquist.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielsen.* **Motion Carried.** (9-0)

3. Old Business

None.

4. New Business

- A. **Public Hearing for Parsley Place Replat (Preliminary & Final Plat) for Lots 1282-A, 1282-B1, 1282-I1A, 1282-J1A, and 1282-J1B, La Vista, located in the SW ¼ of Section 14, Township 14N, Range 12E of the 6th P.M. Sarpy County, Nebraska.**
 - i. **Staff Report:** Solberg stated the lots included were done through deed splits which created multiple lots making development of the lots difficult. A possible developer is proposing to create two new lots for development. There are a number of items that have been corrected, but two items remain which are final changes to the subdivision agreement and approval of the access easement agreement. Staff recommends approval of the replat contingent upon staff review and approval of those two items prior to going to City Council.
 - ii. **Public Hearing Opened:** Hewitt moved, seconded by Circo to open the public hearing. **Ayes:** *Kramolisch, Hewitt, Miller, Krzywicki, Gahan, Andsager,*

Alexander, Circo and Malmquist. Nays: None. Abstain: None. Absent: Nielsen.
Motion Carried. (9-0)

Mr. Larry Jobeun came forward and stated that the applicant was agreeable to all items in the staff report and should be satisfied prior to going to City Council.

Commissioner Kramolisch questioned where the access points would be located.

Mr. Jobeun stated there are two access points currently and the most westerly access point will be closed and they will use the existing access point.

Solberg stated there is an access easement through the lot and will tie back to 83rd Street.

Commissioner Krzywicki questioned if existing properties and businesses to the south have seen the proposal.

Solberg stated they had not and that the agenda item was published in the Omaha World Herald and a notification to the businesses is not required for replats per State Statute.

Kottman stated the existing ingress/egress easement the businesses will most likely need to sign off on the easement release.

Mr. Jobeun stated that would be done prior to going to Council.

Commissioner Krzywicki questioned if trucks would be permitted to go left or if it would be right only.

Mr. Jobeun stated that there is an existing concrete median that extends back to beyond the access point.

Solberg stated technically they could take the frontage road to 83rd Street and go up to the stop light to turn left, which is not ideal and what is proposed as part of the access easement is access along the lot line between lots 1 & 2 that lends itself to the possibility of eastbound roadway to allow for future stacking.

iii. **Public Hearing Closed:** *Malmquist* moved, seconded by *Miller* to close the public hearing. **Ayes:** *Kramolisch, Hewitt, Miller, Krzywicki, Gahan, Andsager, Alexander, Circo and Malmquist. Nays: None. Abstain: None. Absent: Nielsen.*
Motion Carried. (9-0)

iv. **Recommendation:** *Malmquist* moved, seconded by *Kramolisch* to recommend approval to the City Council subject to resolution of the items that were discussed relative to the easement and the other items that needed finalization prior to going to City Council. **Ayes:** *Kramolisch, Hewitt, Miller, Krzywicki, Gahan, Andsager, Alexander, Circo and Malmquist. Nays: None. Abstain: None. Absent: Nielsen.* **Motion Carried. (9-0)**

5. **Comments from the Floor**

None.

6. **Comments from the Planning Commission**

Solberg noted there were copies of *The Commissioner* in the Planning Commission packets.

7. **Adjournment**

Gahan moved, seconded by Kramolisch, to adjourn. **Ayes:** *Kramolisch, Hewitt, Miller, Krzywicki, Gahan, Andsager, Alexander, Circo and Malmquist.* **Nays:** None. **Abstain:** None. **Absent:** *Nielsen.* **Motion Carried.** (9-0)

Reviewed by Planning Commission:

Recorder

Planning Commission Chair

Approval Date