



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION MINUTES**  
**NOVEMBER 17, 2011**

The City of La Vista Planning Commission held a regular meeting on Thursday, November 17, 2011, 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: Krzywicki, Malmquist, Gahan, Andsager, Nielsen, Hewitt, Circo, Miller and Alexander. Members absent were: None. Also in attendance were Christopher 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.

**2. Approval of Meeting Minutes – September 15, 2011**

- a. *Malmquist* moved, seconded by *Nielsen* to approve the September 15, 2011 minutes as submitted. **Ayes:** *Nielsen, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** None. **Abstain:** *Circo and Hewitt.* **Absent:** None. **Motion Carried.** (7-0)

**3. Old Business**

**4. New Business**

**A. City Administrator's Report.**

- i. **Staff Report:** Brenda Gunn came forward and discussed the City of La Vista Strategic Plan for 2011-2013.

**B. Southwind Replat Three**

- i. **Staff Report:** Applicant Kimley-Horn and Associates, Inc has applied for a replat of Lot 177 Southwind. The replatting of Lot 177 into two lots and providing for right-of-way dedication. Staff recommends approval at this time.

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

Larry Jobeun came forward on behalf of the applicant. Larry explained the proposed neighborhood market concept of a Wal-Mart. It is approximately 41,000 square feet and is a grocery/pharmacy. As you know the property is already zoned and is ready to go and could be developed without this particular plat. You would need to dedicate right-of-way due to the amount of traffic it would generate, but we have reviewed the recommendation and find the same acceptable.

A Commissioner questioned if it was a Wal-Mart Express.

Mr. Jobeun stated this is a Neighborhood Market. Instead of a super center where you have several brands of mustard here you might have three. It is a condensed version where a super center might be approximately 150,000 square feet this is 41,000 square feet. It is just a grocery store and a pharmacy. It is designed to have a more neighborhood market feel.

Commissioner Hewitt questioned if there was any consideration to the existing empty Wal-Mart store on 84<sup>th</sup> Street.

Mr. Jobeun stated no because that was a super center and this is a very condensed version and is a completely different concept.

Commissioner Malmquist questioned why there are two lots.

Mr. Jobeun stated that Wal-Mart did not need the entire 10-11 acres so they cut off the 1.64 acres to develop into something else.

Mr. Edward Fritz came forward and said he only had one concern because he lived in the neighborhood directly joins this property and they are responsible for maintaining the entrances to that area. Our Home Owners Association is having to pay for the maintenance of that. He felt that they should share in the maintenance of that.

Solberg stated this will go in front of the City Council and at that time they will be reviewing the subdivision agreement.

Kottman stated that the uniform policy throughout the City that those are Home Owner's Association responsibilities but it doesn't mean other arrangements can't be agreed upon by the parties if they wish to do so.

iii.

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

iv. **Recommendation:** Gahan moved, seconded by Miller to recommend approval to the City Council for the Southwind Replat Three. **Ayes:** *Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** None. **Abstain:** None. **Absent:** None. **Motion Carried.** (9-0)

**5. Comments from the Floor**

None.

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

Solberg stated that Kramolisch resigned and it has been recommended that Tom Miller take his place on the regular Planning Commission. It will go to City Council for approval in the next couple weeks or so and at that time we will look for an alternate to fill Tom's position.

**7. Adjournment**

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

Reviewed by Planning Commission:

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Recorder

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Planning Commission Chair

\_\_\_\_\_  
Approval Date