



**CITY OF LA VISTA**  
8116 PARK VIEW BOULEVARD  
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**PLANNING COMMISSION MINUTES**  
**JANUARY 19, 2012**

The City of La Vista Planning Commission held a regular meeting on Thursday, January 19, 2012, 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, Miller, Andsager, Nielsen, Hewitt, Circo 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 – December 8, 2011**

- a. *Circo* moved, seconded by *Malmquist* to approve the December 8, 2011, minutes as submitted. **Ayes:** *Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Miller, Gahan, Andsager and Alexander.* **Nays:** None. **Abstain:** None. **Absent:** None. **Motion Carried. (9-0)**

**3. Old Business**

None.

**4. New Business**

**A. 84<sup>th</sup> Street Blight and Substandard Study.**

- i. **Staff Report:** Solberg stated that one of the more common tools utilized to assist with redevelopment in Nebraska is declaring a specific area as blighted and substandard. This opens the door to a number of funding sources that will assist in redevelopment including TIF and Community Development Block Grants. We have brought in Hanna:Keelan Associates the consulting firm that has drafted the study to answer any questions.

Hanna:Keelan presented information regarding the Blight/Substandard Determination Study.

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

Darrel Smith with Brentwood Touchfree Autowash came forward and questioned what the qualification was that business that were only fifteen to twenty years old.

Solberg stated it was included in the general area and that the entire area was reviewed.

Mr. Smith stated the he felt that pressure should be placed upon the landlords to pave the area to eliminate some of the problems with potholes.

Chairman Krzywicki stated if the study is approved if it would allow for preferential financing to possibly do improvements on the property.

Solberg stated that it has been the stance of the Vision 84 project to keep the main pads out front, including Chili's and the bank that have the long term leases to remain as long as possible. It is mainly the center of Vision 84, at least initially, has been pointed toward the old Wal-Mart building.

iii.

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

Malmquist questioned how the written recommendation of the Commission would be submitted.

Solberg stated something would be drafted and Chairman Krzywicki would come in and sign it and it would be submitted to City Council with the recommendation.

Malmquist stated it was unfortunate that it had to be called a Blight and Substandard study because blight always sends connotations of dilapidation and horrible circumstances and we are lucky that this community is of the age where it is and that City Council and staff has been foresighted enough to seek appropriate mechanisms for the redevelopment of the 84<sup>th</sup> Street Corridor.

- iv. **Recommendation:** *Malmquist* moved, seconded by *Hewitt* to recommend submission of the 84<sup>th</sup> Street Blight and Substandard Study to City Council as according to Nebraska Community Development Laws it meets the blighted and substandard standards. **Ayes:** *Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Miller, Gahan, Andsager and Alexander.* **Nays:** None. **Abstain:** None. **Absent:** None. **Motion Carried. (9-0)**

5. **Comments from the Floor**

None.

6. **2012 Election of Officers.**

**Chairman** - Circo nominated Mike Krzywicki.

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

**Vice Chairman** – Malmquist nominated Mike Circo.

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

**Secretary** – Malmquist nominated John Gahan.

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

7. **Adoption of the 2012 Schedule of Planning Commission Hearings/City of La Vista Review Schedule.**

Malmquist moved, seconded by Nielsen to adopt the 2012 Schedule of Planning Commission Hearings/City of La Vista Review Schedule. **Ayes:** *Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Miller, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *None.* **Motion Carried.** (9-0)

8. **Comments from the Planning Commission.**

9. **Adjournment**

Miller moved, seconded by Andsager, to adjourn. **Ayes:** *Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Miller, Gahan, Andsager and Alexander.* **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

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Approval Date