



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
JUNE 19, 2014

The City of La Vista Planning Commission held a meeting on Thursday, June 19, 2014, in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman John Gahan called the meeting to order at 7:00 p.m. with the following members present: Tom Miller, Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, John Gahan, Jody Andsager and Kathleen Alexander. Members absent were: Mike Circo and Lowell Miller. Also in attendance were Christopher Solberg, City Planner, Ann Birch, Community Development Director, John Kottmann, City Engineer and Diane Grobeck, Permit Technician.

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 Gahan at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – May 15, 2014

- a. *Malmquist* moved, seconded by *Tom Miller* to approve the May 15, 2014 minutes as submitted. **Ayes:** *Tom Miller, Kryzwicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *Wetuski.* **Absent:** *Circo and Lowell Miller.* **Motion Carried.** (6-0-1)

3. Old Business

None.

4. New Business

A. Public Hearing for Amendments to Section 5.12 of the Zoning Ordinance regarding the C-3 Highway Commercial/Office Park District

- i. **Staff Report:** Solberg explained the proposed changes to permitted uses in the C-3 Highway Commercial/Office Park district. The changes shift uses from conditional to permitted (theater and retail uses) and add a new use, “entertainment venue,” in both permitted and conditional categories. This new use necessitates adding a definition to the ordinance:

ENTERTAINMENT VENUE shall mean any activity that includes, but is not limited to, a theatrical performance, live music performance, live or “virtual” disc jockey or live or “virtual” master of ceremonies, held indoors or outdoors to which members of the public are invited with or without charge.

Staff recommends approval.

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Alexander to open the public hearing. **Ayes:** Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (7-0)

No one came forward to speak on this issue.

Public Hearing Closed: Kryzwicki moved, seconded by Wetuski to close the public hearing. **Ayes:** Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (7-0)

- iii. **Recommendation:** Malmquist moved, seconded by Tom Miller to recommend the approval of the proposed changes to the C-3 Highway Commercial /Office Park district and the addition of the “entertainment venue” definition. **Ayes:** Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (7-0)

B. Public Hearing for the Final Plat, Brook Valley Corporate Park

- i. **Staff Report:** Solberg explained applicant Brook Valley 44, LLC and H.E.L.P. Foundation of Omaha, Inc. is requesting approval of the Final Plat of Brook Valley Corporate Park. If the Planning Commission recommends approval, the request will be forwarded to the City Council for final approval. Staff recommends approval.
- ii. **Public Hearing Opened:** Tom Miller moved, seconded by Kryzwicki to open the public hearing. **Ayes:** Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (7-0)

Mr. Neeraj Agarwal, White Lotus Group, was present representing the applicant to answer any questions.

Malmquist asked if the clarification of the property ownership has been rectified.

Mr. Agarwal said yes, H.E.L.P. Foundation, Inc. transferred interest to Brook Valley 44, LLC, so there is now one owner of both parcels.

Public Hearing Closed: Malmquist moved, seconded by Andsager to close the public hearing. **Ayes:** Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (7-0)

- iii. **Recommendation:** *Malmquist* moved, seconded by *Alexander* to recommend approval of the Brook Valley Corporate Park Final Plat. **Ayes:** *Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Lowell Miller.* **Motion Carried.** (7-0)

C. Public Hearing for the My Place Hotel Conditional Use Permit

- i. **Staff Report:** Solberg explained the applicant, R W La Vista, LLC, is requesting to construct a 64-room extended stay hotel that utilizes 1.52 acres of the current 2.696 acre parcel in Southport East. The applicant's latest submittal has been modified in relation to the comments provided by the City Engineer in his letter dated May 15, 2014. The City Engineer agrees the modifications have met his approval. The applicant has proposed language in the CUP document regarding building design elements, roof color and signage, which are still under review. Solberg handed out additional copies of the latest design revisions to the Planning Commissioners. Staff recommends approval of the Conditional Use Permit for a hotel, conditional on the satisfactory completion of the design review prior to City Council review.
- ii. **Public Hearing Opened:** *Tom Miller* moved, seconded by *Malmquist* to open the public hearing. **Ayes:** *Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Lowell Miller.* **Motion Carried.** (7-0)

Mr. Ryan Rivett was present, representing R W La Vista, LLC and My Place, to answer any questions.

Krzywicki asked if utilizing only 1.52 of the 2.696 acres, what will the future use be for the remainder.

Mr. Rivett said the use for the remainder of the property has not been designated.

Krzywicki asked about parking requirements noting there are 67 parking stalls for 64 rooms and three employees. Where would additional parking be located if needed.

Mr. Rivett said the appropriate provisions would be made to accommodate that situation. The required regulations are being followed considering the averages for the other hotels of this size in this chain.

Gahan asked about the targeted demographic.

Mr. Rivett said the product is unique and appeals to a broad range of people to include special events, pass through traffic on I-80 and corporate and industrial businesses. With 64 rooms, multiple demographics are targeted.

Public Hearing Closed: *Krzywicki* moved, seconded by *Alexander* to close the public hearing. **Ayes:** *Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo and Lowell Miller.* **Motion Carried.** (7-0)

- iii. **Recommendation:** *Tom Miller* moved, seconded by *Malmquist* to recommend approval of the Conditional Use Permit for a hotel, conditional on the satisfactory completion of the design review prior to City Council review. **Ayes:** *Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** None. **Abstain:** None. **Absent:** *Circo and Lowell Miller.* **Motion Carried.** (7-0)

D. Public Hearing for Amendments to Chapter 91, Fire Regulations, and Chapter 150, Building Regulations, of the City Code

- i. **Staff Report:** Solberg said staff recommends the public hearing on this matter be continued until the next scheduled meeting giving the city staff and the city attorney more time to review.
- ii. **Public Hearing Opened:** *Malmquist* moved, seconded by *Krzywicki* to open the public hearing. **Ayes:** *Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** None. **Abstain:** None. **Absent:** *Circo and Lowell Miller.* **Motion Carried.** (7-0)

Public Hearing Continued: *Krzywicki* moved, seconded by *Malmquist* to continue the public hearing. **Ayes:** *Tom Miller, Wetuski, Kryzwicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** None. **Abstain:** None. **Absent:** *Circo and Lowell Miller.* **Motion Carried.** (7-0)

Birch explained the Papillion and La Vista fire departments have joined but the fire code inspection is still separate. The state fire marshal currently performs the fire code inspections for La Vista and Papillion. The goal is to have the state delegate that authority to Papillion who would then perform the fire code inspections for Papillion and La Vista during the building permit process.

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Kevin Wetuski, the newly appointed Planning Commissioner, was introduced and welcomed. He and his family have lived in La Vista for 10 years. He was an electrician and now works with the electrician apprenticeship program overseeing curriculum and teaching classes. He is looking forward to serving on the Planning Commission.

7. Comments from Staff

Solberg said six proposals were received for the Comprehensive Plan. An internal proposal review committee made up of seven city staff members is being determined. The committee will meet the week of June 30th to discuss the evaluations. Consultant interviews will take place the weeks of July 14th and July 21st and then go before the City Council for final decision. Plans for the Comprehensive Plan committees will then be made.

Solberg said proposals were received from Gould Evans + Vireo, Kansas City, MO; Logan Simpson Design/Olsson Associates, Ft. Collins, CO; Peter J. Smith & Co., Buffalo, NY; Confluence, Des Moines, IA; RDG, Omaha, NE and Leo A. Daly, Omaha, NE.

8. Adjournment

Krzywicki moved, seconded by *Alexander* to adjourn. **Ayes:** Tom Miller, Wetuski, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (7-0)

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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