



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

PLANNING COMMISSION MINUTES
JULY 17, 2014

The City of La Vista Planning Commission held a meeting on Thursday, July 17, 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, Mike Krzywicki, Gayle Malmquist, John Gahan, Harold Sargus, and Kathleen Alexander. Members absent were: Mike Circo, Lowell Miller, Kevin Wetuski, and Jody Andsager. Also in attendance were Christopher Solberg, City Planner; Ann Birch, Community Development Director; John Kottmann, City Engineer; and Court Barber, Planning Intern.

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 – June 19, 2014

- a. Malmquist moved, seconded by Tom Miller to approve the June 19, 2014 minutes as submitted. **Ayes:** *Tom Miller, Kryzwicki, Malmquist, Gahan, and Alexander.* **Nays:** *None.* **Abstain:** *Sargus.* **Absent:** *Circo, Wetuski, Andsager, and Lowell Miller.*
Motion Carried. (5-0-1)

3. Old Business

None.

4. New Business

A. Public Hearing for Southport West Replat 5

- i. **Staff Report:** Solberg explained Southport West Partners, LLC seeks approval of a Preliminary PUD Plan and Replat of Southport West Replat 5. Staff recommends approval of the Preliminary PUD Plan and Replat contingent on the satisfactory resolution of issues noted by staff in the review letters.
- ii. **Public Hearing Opened:** Tom Miller moved, seconded by Malmquist to open the public hearing. **Ayes:** *Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Wetuski, Circo, Andsager, and Lowell Miller.* **Motion Carried. (6-0)**

Mark Westergard of E&A Consulting, Dean Hokanson of Southport West Partners LLC, and Patrick Morgan of Slaggie Architects were present to answer questions related to the project. Krzywicki said he had heard or read something about a shared parking arrangement and asked what that entailed. Westergard, Hokanson, Morgan, and Solberg explained that an agreement had been reached with Alamo Draffhouse Cinema, a business looking to locate in Lot 4 of Southport West Replat 5, to share parking with the rest of the development. Lot 4 will be owned by Alamo Draffhouse Cinema, but the parking will not.

Public Hearing Closed: Alexander moved, seconded by Krzywicki to close the public hearing. **Ayes:** *Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo, Wetuski, Andsager, and Lowell Miller.* **Motion Carried.** (6-0)

- iii. **Recommendation – Preliminary PUD Plan:** Malmquist moved, seconded by Krzywicki to recommend the approval of the Southport West Replat 5 Preliminary PUD Plan contingent on the satisfactory resolution of issues noted by staff in the review letters attached to the staff report. **Ayes:** *Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo, Wetuski, Andsager, and Lowell Miller.* **Motion Carried.** (6-0)
- iv. **Recommendation – Replat:** Tom Miller moved, seconded by Malmquist to recommend the approval of Southport West Replat 5 contingent on the satisfactory resolution of issues noted by staff in the review letters attached to the staff report. **Ayes:** *Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo, Wetuski, Andsager, and Lowell Miller.* **Motion Carried.** (6-0)

B. 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 due to the absence of Jeff Sinnett, Chief Building Official, so that he can deliver his report.
- ii. **Public Hearing Continued:** Krzywicki moved, seconded by Alexander to continue the public hearing. **Ayes:** *Tom Miller, Sargus, Kryzwicki, Malmquist, Gahan, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo, Wetuski, Andsager, and Lowell Miller.* **Motion Carried.** (6-0)

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Harold Sargus, the newly appointed Planning Commissioner, was introduced and welcomed.

7. Comments from Staff

Solberg informed the commission that three consultants had been selected to interview for the Comprehensive Plan Update Project. He added that the selected firm would be submitted for City Council approval in August and that the project is on schedule to begin in September.

8. Adjournment

Krzywicki moved, seconded by *Tom Miller* to adjourn. **Ayes:** *Tom Miller, Sargus, Krzywicki, Malmquist, Gahan, and Alexander.* **Nays:** None. **Abstain:** None. **Absent:** *Circo, Wetuski, Andsager, and Lowell Miller.* **Motion Carried.** (6-0)

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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