



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
JANUARY 15, 2015-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, January 15th, 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: Mike Krzywicki, Gayle Malmquist, John Gahan, Harold Sargus, Mike Circo, Kevin Wetuski, Jody Andsager, Miller, and Hill. Members absent were: None. Also in attendance were Christopher Solberg, City Planner; and Court Barber, CD 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

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 – December 11, 2014

Malmquist moved, seconded by *Circo* to approve the December 11, 2014 minutes as submitted. **Ayes:** *Krzywicki, Malmquist, Gahan, Wetuski, Circo, Sargus, and Andsager.* **Nays:** *None.* **Abstain:** *Miller and Alexander.* **Absent:** *None.* **Motion Carried.** (7-2-0)

3. 2015 Election of Officers

Gahan introduced the 2015 Election of Officers agenda item. Solberg opened up discussion for how Commission wanted to set up election of officers for 2015.

Gahan said that he has enjoyed being the chair for the last year and would be willing to do it again. However, he is also willing to step down if someone else were interested.

Krzywicki asked Malmquist about how they had discussed last year setting up a nominating committee for anyone who had been interested. Malmquist agreed that they had talked about doing it, but suggested keeping the current roles and having the chair set up a nominating committee in November or December.

Malmquist moved, seconded by *Circo* to re-elect Gahan as chair and Miller as vice chair for 2015 Planning Commission. **Ayes:** *Wetuski, Miller, Circo, Sargus, Krzywicki, Malmquist, Gahan, Andsager, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *None.* **Motion Carried.** (9-0)

Circo moved, seconded by *Alexander* to re-elect Malmquist as secretary for 2015 Planning Commission. **Ayes:** *Wetuski, Miller, Circo, Sargus, Krzywicki, Malmquist, Gahan,*

Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** None. **Motion Carried.** (9-0)

Gahan asked Solberg if there was any way for staff to set something up to remind them to set up the nominating committee in December. Solberg explained that arranging such a meeting is not a responsibility of staff.

Malmquist asked if there was any way to put it on the agenda for the December meeting to remind the chairperson to set up nominating committee. Solberg said yes.

4. Old Business

A. Public Hearing for Amendment to the Southport West PUD

i. **Staff Report:** Solberg explained about that public hearing was opened a couple of meetings ago, but staff has been working on finalizing some amendments to the ordinance and related design guidelines. Staff recommends approval of the amendment to Southport PUD ordinance.

ii. **Public Hearing Continued:** Dean Hokanson representing Southport West LLC, stepped forward.

Solberg mentioned that amendments were drafted by the City, although Hokanson was involved in the process, due to the fact that involves the entire Southport West and not just the Southport West's ownership part of it.

Malmquist asked Hokanson if he has had an opportunity to review changes and if he was okay with them. Hokanson said that he finds them very agreeable.

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

Hill noted that there are some grammar, spelling, and word changes that need to be made. Mentioned that there is some information conflicts regarding setbacks of buildings for Parcel 1.

Solberg mentioned that there are 2 addendums to the packet that address the setbacks and the design guidelines.

Krzywicki noted that there are some grammar, spelling and typos that need to be addressed. Asked about the difference in guidelines for drive thrus between Southport East and Southport West.

Solberg explained that even though the developments are relatively similar, the differences allow each development to be differentiated from each other.

iv. **Recommendation:** Circo moved, seconded by Malmquist to approve amendment to Southport West PUD ordinance with correction of grammar, spelling and any other additional comments that were needed. **Ayes:** *Wetuski, Circo, Sargus, Krzywicki, Malmquist, Gahan, Andsager, Miller, and Alexander.* **Nays:** None. **Abstain:** None. **Absent:** None. **Motion Carried.** (9-0)

5. New Business

A. Public Hearing for a Conditional Use Permit- Pinpoint Communications, Inc.

i. **Staff Report:** Solberg mentioned that Pinpoint Communications and Giles Road 2 LLC is requesting a conditional use permit for a telecommunication facility consisting of a 240 sq. ft. shelter, generator pad, antenna pad, and a 13.1 meter satellite antenna. The request is for Lot 1 Val Vista Replat Three. Staff recommends approval on condition that concerns in staff report are satisfactorily addressed prior to review by City Council.

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

Chris Karn from Pinpoint Communications, Inc. said that this will be similar to the facility they have in North Platte. They are a major telecommunication provider that offer satellite internet services to rural customers and people in town, if they want. They have these facilities throughout the country, but are looking to expand to provide more bandwidth to their customers. The facilities are on a battery and gas powered backup generator, so they will never go down.

Hill asked about a signal conflict due to the proximity to the Fire Department.

Karn said that they are on a different frequency than any emergency communications including two way and cellular communication.

Hill asked about screening and aesthetics due to size of dish.

Karn said that they can color and camouflage it to blend in as much as possible. Building a fence that high would be difficult, but can address putting a fake wall up if need be.

Solberg explains that he has discussed this project with developer and he does not have any concerns about location of dish because there is a sizeable stand of trees and fall of the land covers up most of it.

Miller asked how generator is powered.

Karn stated it will be powered by natural gas.

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

iv. **Recommendation:** *Krzywicki* moved, seconded by *Malmquist* to approve conditional use permit based on compliance with items mentioned in the staff review. **Ayes:** Wetuski, Miller, Sargus, Krzywicki, Malmquist, Gahan, Andsager, and Alexander. **Nays:** Circo. **Abstain:** None. **Absent:** None. **Motion Carried.** (8-1)

B. Public Hearing for Zoning Map Amendment – Lots 3 & 4 Harrison Hills Replat 4 and Lot 11 of Harrison Hills

i. **Staff Report:** Solberg said that new information presented to staff related to project has required additional review prior to review by the Planning Commission. Staff is

recommending opening and continuing public hearing until the February 19th meeting so that staff has additional time to review the new information.

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

iii. **Continue Public Hearing:** Krzywicki moved, seconded by Circo to continue public hearing until the February 19th meeting. **Ayes:** Wetuski, Miller, Circo, Sargus, Krzywicki, Malmquist, Gahan, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** None. **Motion Carried.** (9-0)

C. Public Hearing for an Amendment to Wireless Communication Towers, Section 7.11 of the Zoning Ordinance.

i. **Staff Report:** Solberg explained that there has been a significant overhaul of this amendment to incorporate changes proposed by new consultant that has been brought on to handle cell towers specifically. Changes have been so significant that they were not ready in time. Staff recommends opening and continuing hearing until the February 19th meeting.

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

iii. **Continue Public Hearing:** Krzywicki moved, seconded by Alexander to continue public hearing. **Ayes:** Wetuski, Miller, Circo, Sargus, Krzywicki, Malmquist, Gahan, Andsager, and Alexander. **Nays:** None. **Abstain:** None. **Absent:** None. **Motion Carried.** (9-0)

Sargus asked how changes would have impact the Pinpoint CUP.

Solberg explained that there are some items that fall under 7.11, but guidelines were not yet in place at time of review. Most of 7.11 deals with cell towers, there are some aspects that deal with dishes, but will mostly deals with the towers.

Malmquist asked who the consultant was.

Solberg said that consultant is CMS- Center for Municipal Solutions, who also do the cell tower consulting for Sarpy County.

6. Comments from the Floor

None.

7. Comments from Planning Commission

Sargus asked if anyone was going to the NPZA conference.

Solberg explained that we do budget for people to go to the conference. He said that is a good conference and encourages people to go. Said to let us know if it something they are interested in attending.

8. Comments from Staff

Solberg mentioned that Comprehensive Plan is still going on. Said that they are planning events, but some have been pushed back because they want to make sure that things are done correctly, not quickly. He mentioned that there will be an event March 30th and 31st, bringing in a speaker to help kick off the comprehensive plan process. Logan Simpson Design will also be doing a public kick off as well. Shortly after that the stake holder meetings will take place, which will involve the entire Planning Commission.

Solberg announced the resignation of Jody Andsager from the Planning Commission. She has served on the commission for the last 17 years.

9. Adjournment

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

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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