

**CITY OF LA VISTA**  
**PLANNING COMMISSION AGENDA**  
**JANUARY 18, 2007, 7:00 P.M.**

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, January 18, 2007 at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Malmquist, Carcich, Andsager, Rizzo, Hewitt, Horihan and Gahan. Members excused: Roarty. Also in attendance were John Kottman, City Engineer and Ann Birch, Community Development Director.

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. 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 Chairperson Krzywicki at 7:02 p.m. A copy of the agenda and staff report was made available to the public.

**2. Approval of Meeting Minutes - December 21, 2006**

Rizzo motioned to approve the minutes of December 21, 2006. Malmquist seconded. Ayes: Malmquist, Andsager, Hewitt, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried. Gahan abstained. Carcich arrived late and was not present at this vote.

**3. Old Business**

None.

**4. New Business**

**A. An amendment to the conditional use permit for Lot 5, I-80 Industrial Park located in the SW ¼ NE ¼ of Section 24, T-14-N, R-11-E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located at 8930 South 137<sup>th</sup> Circle.**

i.

i. **Staff Report:** To amend the conditional use permit to allow expanded indoor recreational use and keep the remainder of the building as office/warehouse.

Staff review comments:

1. Based on the parking requirements in the Zoning Regulations for Commercial Recreation, the required parking is 1 stall per 4 persons of licensed occupancy. The floor plan shows an occupancy load of 891 persons. This would require 223 stalls of which 7 would have to be accessible. The site plan shows 230 stalls of which 7 are accessible. The proposed parking plan meets the requirements for the volleyball portion of the building. There is a remaining portion of the building that has 32,000 square feet of space. Without identified uses for this remaining area, the parking requirement can be estimated at 2 per 1,000 square feet or 64 stalls. Therefore, it will be important to avoid having peak usage of the volleyball courts overlapping with usage of the remaining portion of the building. Besides the code requirement there is also the consideration of how much parking may be required during tournament events. For this reason, the terms of the use permit should address when tournament events can be scheduled and that parking shall not be allowed on 137<sup>th</sup> Circle or on adjacent properties.
2. According to the Chief Building Official, the Fire Department and the Fire Marshall have reviewed and approved the plans.
3. The traffic impact study has been recently updated to include the proposed expansion of the use and declares that the addition “ would not have an adverse affect on the intersection of 137<sup>th</sup> Circle and Giles Road or the surrounding roadway network based on the existing lane configurations and traffic control.” The City’ s consulting traffic engineer is in the process of reviewing the study and more information should be available during the meeting.
4. The Site Plan should show two separate drives onto the 137<sup>th</sup> Circle cul de sac.
5. An operating statement needs to be prepared that identifies the days of the week and hours during which tournaments may be held, a prohibition of parking on 137<sup>th</sup> Circle or on adjacent properties, what steps will be taken to inform users of the parking limitations, the types of beverages to be served, security for

crowd control during tournament events, and any other concerns that staff may identify.

6. Based on the use of the facility for volleyball courts, the number of people associated with the activity and the parking required, the unoccupied portion of the building will be limited as to the type of business allowed due to parking limitations.

John Kottman, City Engineer, explained that Kyle Anderson, traffic engineering specialist looked at the study that was done by Lamp-Rynearson. It was determined that the intersection will operate at level of service C (acceptable conditions). The main congestion at the intersection of 137<sup>th</sup> and Giles would be expected on the 137<sup>th</sup> leg with people waiting to go northbound, making a left turn. This would not block driveways in the development and would typically occur in limited periods of time most often after peak hours and felt to be an acceptable condition.

ii. **Public Hearing:** Malmquist motioned to open the public hearing on item 4A. Rizzo seconded. Ayes: Carcich, Malmquist, Andsager, Hewitt, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried. Hearing opened at 7:06 p.m.

Ron Hoffman, Director of the Volleyball Courts, was present on behalf of the applicant's request to expand the facility.

Hewitt asked if there had been any complaints or problems from neighbors since the opening of the first phase. Hoffman replied they had not fielded any complaints at all from any source. Birch informed that a call had come in asking about the 300 foot notice of hearing that had been received. Once the notice was explained to the caller, there was no concern.

Horihan asked what steps, referred to in the comments, were in force to notify users of the parking limitations. Hoffman stated that packets are given to tournament participants, teams, and coaches that includes this information; as well, their tournament website draws attention to the facility policies. It is the practice of the management during these tournaments to check hourly on the parking situation and, if warranted, announcements are made during play for any specifics, such as someone moving an auto out of traffic's way.

Gahan gathered that the neighbors surrounding the facility are not doing business on tournament Sundays which probably alleviates much of the free traffic movement.

Carcich motioned to close the public hearing item 4A. Hewitt seconded. Ayes: Carcich, Malmquist, Andsager, Hewitt, Rizzo, Gahan, Horihan, and Krzywicki. Nays: None. Motion carried. Hearing closed at 7:13 p.m.

**iii. Recommendation:** Carcich motioned to recommend approval of the amended conditional use permit subject to addressing the items noted above. Rizzo seconded. Ayes: Carcich, Malmquist, Andsager, Hewitt, Rizzo, Horihan, Gahan and Krzywicki. Nays: None. Motion carried.

This item is tentatively scheduled to be on the City Council agenda of February 20, 2007.

#### B-C. Updated Future Land Use Map and Zoning Map for the City of La Vista.

**i. Staff Report:** The City is still in the process of reviewing and revising the new Future Land Use Map and Zoning Map. Until various individuals have had time to complete their review, Birch asked to continue the public hearing.

Birch stated revisions are being made and staff is working with Sarpy County GIS on this project.

**ii. Public Hearing:** Carcich motioned to open the public hearing simultaneously on items 4B and 4C. Horihan seconded. Ayes: Carcich, Malmquist, Andsager, Hewitt, Rizzo, Horihan, Gahan and Krzywicki. Nays: None. Motion carried.

Malmquist motioned to continue the public hearing for both items 4B and 4C based on staff recommendation to February 15, 2007. Carcich seconded. Ayes: Carcich, Malmquist, Andsager, Hewitt, Rizzo, Horihan, Gahan and Krzywicki. Nays: None. Motion carried.

D. Notice of Election of Officers at the February 15<sup>th</sup> Meeting. The Commission shall elect, from its membership, a Chairperson, a Vice-Chairperson, and a Secretary, and/or designate a person from outside its membership to serve as Recording Secretary to the Commission.

i. Discussion: If anyone has any interest to serve as an officer they should let Chairperson Mike Krzywicki, or Ann Birch, Community Development Director know prior to the meeting of February 15, 2007.

The current officers are:

Chairperson	Mike Krzywicki
Vice-Chairperson	Marv Carcich
Secretary	John Gahan
Recording Secretary	Sharon Dennis

E. The Commissioner Quarterly Newsletter.

i. Discussion: Examples of this newsletter were enclosed in the Planning Commission packets and this quarterly publication for planning commissioners has been ordered for 2007.

5. Comments from the Floor.

None.

6. Comments from the Planning Commission.

Malmquist voiced her appreciation of receiving the Planning Commission Calendar for 2007.

Horihan asked if there were any known interest in the vacated Wal-Mart. Birch did not know of any, nor did Kottman.

A District 5 Workshop will be held Friday, February 9, 2007 at Blair City Hall from 8:30 a. m. – Noon with respect to fundamentals of planning, conservation easements, brown fields, and legislative issues. If anyone is interested in participating contact Ann Birch.

There are also Audio-Conferencing opportunities available on a number of subjects. If there is any interest, please let Ann Birch know.

Gahan asked the progress of filling the Planner position. Birch said two interviews had been done and another yet to occur next week. Applicants, so far, seem good.

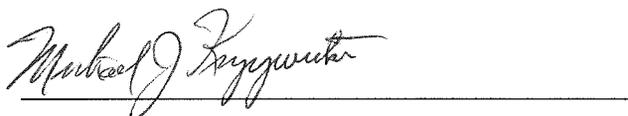
#### 7. Adjournment

Carcich motioned to adjourn. Andsager seconded. Ayes: Carcich, Hewitt, Malmquist, Horihan, Gahan, Rizzo, Andsager, and Krzywicki. Nays: None. Motion carried. Meeting adjourned at 7:35 p.m.

Reviewed by Planning Commission: John Gahan



Recording Secretary



Planning Commission Chair

2-15-2007

Approval Date