



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
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PLANNING COMMISSION MINUTES
JULY 21, 2018-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, July 19th, 2018 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Vice-Chairman Kevin Wetuski called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, Jason Dale and Harold Sargus. Members absent were: John Gahan, Kathleen Alexander, Tom Miller and Mike Circo. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; Jeff Calentine, Deputy Director of Public Works; Kevin Pokorny, Director of Administrative Services and John Kottmann, 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

The meeting was called to order by Vice-Chairman Wetuski at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – June 21, 2018

Malmquist moved, seconded by Krzywicki, to approve the June 21st minutes. Ayes: Krzywicki, Wetuski, and Malmquist Nays: None. Abstain: Dale and Sargus. Absent: Gahan, Circo, Alexander, and Miller. Motion Carried, (3-0-2)

3. Old Business

None.

4. New Business

i. Malmquist moved, seconded by Krzywicki to switch agenda items to move the PUD Amendment for Woodhouse Place ahead of the Capital Improvement Program 2019-2023. Ayes: Krzywicki, Wetuski, Dale, Sargus, and Malmquist Nays: None. Abstain: None. Absent: Gahan, Circo, Alexander, and Miller. Motion Carried, (5-0)

A. PUD Amendment: Woodhouse Place

i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, LB Southwest, LLC has requested an amendment to the PUD Site Plan and Ordinance amendment for

Woodhouse Place generally located on the southwest corner of the intersection of Giles Road and 144th Street (Highway 50). The PUD request is to allow for the automobile dealership to make minor changes to the site plan and to allow for adjustments to the sign requirements specific to this site. Staff recommends approval of the PUD Amendment as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

- ii. **Applicant Presentation:** Brent Beller came up and spoke on behalf of the applicant. He said that this is an existing PUD and offered to show examples of what he was going to be talking about. The current signage ordinance allows for 10 foot monument signs, which they will have 4 of (which is allowed under the PUD). He said that with the topography of this piece of property along 144th Street, these signs will actually sit below the street level and are asking to be allowed to have 21 feet monument signs, which will allow the signs to be seen as people are travelling along 144th Street. He mentioned that the architect for the project was there and offered to answer any questions.

Sargus asked if the signs will be inside the sidewalk.

Beller said yes, they will be on the west side of the sidewalks.

- iii. **Public Hearing – Wetuski opened the public hearing.**

Wetuski closed the public hearing as no members of the public came forward.

Krzywicki asked if the signage ordinance was written in a way that allows the PUD to overrule whatever the signage ordinance says or is that ordinance also being changed at the same time.

Solberg said that it's actually vice versa. He said that state statutes actually allow through a PUD ordinance to give that flexibility. He said that that's the entire purpose of a PUD district, is to allow flexibility in zoning regulations to allow it to fit into the context of the area.

- iv. **Recommendation –Approval:** Sargus moved, seconded by Dale to recommend approval based on the facts presented. Approval of the PUD Amendment as the request is consistent with the Zoning Regulations and the Comprehensive Plan.
Ayes: Krzywicki, Wetuski, Dale, Sargus, and Malmquist Nays: None. Abstain: None. Absent: Gahan, Circo, Alexander, and Miller. Motion Carried, (5-0)

B. Capital Improvement Program 2019-2023

- i. **Staff Report – Jeff Calentine:** He said that he was going to give a 10,000 foot overview of what's going on with the CIP and where they are at from 2 years ago to today. He said that if they have any specific questions in regards to projects in 5

years to let him know because he was not going to go through every single project, but he will highlight the ones of importance. Calentine said that on the Capital Improvement Fund itself, they changed some of those projects where not all of the funding is coming out of the Capital Improvement Fund anymore. For example, the parking garage that is under construction up at City Centre, that funding will now be residing in the Off Street Parking Fund. So, whenever they issue bonds, those bond revenues are going directly into the associated funds for those projects. He mentioned that if the Commission were to look at the budget here in the future when it comes out and they look at the Capital Improvement fund they will see that those numbers don't exactly match up with what's in the CIP because some of those projects actually reside in the Redevelopment fund or in Off Street Parking or some of the other various funds that are out there. Calentine said that additionally something that has changed since they approved the last CIP is that the last time they had a lot of the projects associated with the Redevelopment that were all encompassing, but have now been broken down to smaller parts and individually itemized. He then went over projects and funding being carried over from 2018 and talked about new projects coming up.

Krzywicki brought up the Brentwood project and asked if they planned to do anything on Granville because the cracks on the street are really bad.

Calentine said that there are a couple of other resurfacing packages like that, that are funded in the CIP in FY2020 that addresses resurfacing by City Park and Granville. He said that the resurfacing packages could change depending on road conditions. Calentine showed a chart to the commission showing them what percentage of the funding goes where. He then mentioned that Kevin Pokorny, Director of Administrative Services, was there to answer any specific questions about revenue and finances.

Krzywicki brought up the landscape plan on 84th Street and asked if there was any thought given on whether they were going to expand it beyond 4 lanes or if they were going to leave it. He mentioned that they were going to be putting a lot of money on the side and if they have to widen it, then they will have to tear out what they just spent the money on.

Calentine said that they are no plans to change that aspect of 84th Street. He mentioned that he believed there was some stuff brought up about turn lanes on Harrison Street.

Kottmann said that the Design Workshop Team had an engineering expert as part of the streetscape project and that they looked at the traffic projection and it was determined that they do not need additional lanes on 84th Street, with the

the parking stalls will be leased to residents that live there and that revenue will come to the city. Pokorny said that the debt itself shouldn't last more than 20 years.

- iii. **Recommendation – Approval:** Malmquist moved, seconded by Dale to recommend approval of the Capital Improvement Program from 2019-2023 as presented. **Ayes:** *Krzywicki, Wetuski, Dale, Sargus, and Malmquist* **Nays:** *None*. **Abstain:** *None*. **Absent:** *Gahan, Circo, Alexander, and Miller*. **Motion Carried, (5-0)**

5. Comments from the Floor

No members of the public were present.

6. Comments from the Planning Commission

None.

7. Comments from Staff

None

8. Adjournment

Wetuski adjourned the meeting at 7:30 p.m.

Reviewed by Planning Commission:

Harold Singh

Planning Commission Secretary

Tom Miller

Planning Commission Chairperson

8/16/18

Approval Date