



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

**PLANNING COMMISSION MINUTES**  
**DECEMBER 8TH, 2016-7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, December 8th, in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Gayle Malmquist called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Tom Miller, Kathleen Alexander, Harold Sargus and Mike Circo. Members absent were: Kevin Wetuski, John Gahan, Jackie Hill and Jason Dale. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; 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 Chairman Malmquist at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes –October 20, 2016**

*Krzywicki* moved, seconded by *Miller* to approve the October 20<sup>th</sup> minutes. **Ayes: Krzywicki, Circo, Alexander, Sargus and, Malmquist. Nays: None. Abstain: Miller. Absent: Hill, Gahan, Wetuski, and Dale. Motion Carried. (5-0-1)**

**3. Old Business**

**4. New Business**

**A. Public Hearing for Conditional Use Permit for an Indoor Recreational Facility – Lot 1, I-80 Industrial Park Replat 4 – Maren Haas Reasland**

- i. **Staff Report – Chris Solberg:** Solberg states that applicant, Maren Haas Reasland is requesting a Conditional Use Permit to allow the applicant to operate an indoor recreational facility; specifically a dance studio primarily intended to accommodate a dance studio in an approximately 4,500 sq. ft. bay within a 24,750 sq. ft. building. This conditional use permit is located in Lot 1, I-80 Industrial Park Replat 4. Staff recommendation is for the approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.
- ii. **Applicant Presentation:** Maren Haas-Reasland came up and spoke as the applicant. She is the owner of The Next Step...Dancing with Maren, which is a dance studio that has been in business for over 11 years. They are looking to move their location to a better spot to be able serve their customers. The students range in age from two years to adult and they operate in off-peak

hours. Classes usually begin around 4:30 in the afternoon and go until about 8:30 in the evening, Monday through Thursday and on Saturdays from 9:30 a.m. to 3:30 p.m. The classes are broken down into 45 minute time frames, so they don't have a lot of people in the building at one time. She said that the space will consist of 2 dance studios and the class size ranges from 4-8 students per class. She mentioned that the class times rotate so there isn't a lot of congestion in the building at one time. She then mentioned that the average parking stalls that are used is about 6-10, sometimes at peak times it's about 15 stalls. Haas-Reasland mentioned that the location itself has around 97 parking stalls in the front and the back of the building, which is way more than they need. She also said that they will not be hosting any performances at their space; they only do classes and private lessons at their location. They rent from other areas for their performances.

**iii. Public Hearing- Opened by Gayle Malmquist**

**Malmquist closed the Public Hearing.**

**iv. Recommendation:** Krzywicki moved, seconded by Alexander for approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes: Krzywicki, Circo, Alexander, Sargus, Malmquist, and Miller. Nays: None. Abstain: None. Absent: Hill, Gahan, Wetuski, and Dale. Motion Carried. (6-0)**

**5. Adoption of the 2017 City of La Vista Review Schedule:** Miller moved, seconded by Krzywicki to adopt the 2017 City of La Vista Review Schedule as presented. **Ayes: Krzywicki, Circo, Alexander, Sargus, Malmquist, and Miller. Nays: None. Abstain: None. Absent: Hill, Gahan, Wetuski, and Dale. Motion Carried. (6-0)**

**6. Comments from the Floor**

No members of the Public were present.

**7. Comments from Planning Commission**

Miller asked if there were any updates on the demolition.

Solberg said that they closed on the property last Thursday and that demolition will be starting soon. He said that you won't see any buildings coming down immediately. Solberg then mentioned that Kottmann was better versed in the procedure for the demolition.

Kottmann said that there are some salvage activities going on. He said that there are some safety precautions that will need to be taken due to asbestos and other materials. He then mentioned that the Papillion Fire Dept. will be using the buildings for some ongoing training as well.

Solberg then mentioned that there will probably be a press release, but that the information given will probably not be any different than what they have already been told. He then brought up the golf course being closed, but that it is currently being used for Santa's workshop.

Krzywicki asked if the clubhouse will remain open.

Solberg said that it will for now. He mentioned that the Civic Centre Park Plan did call for a pavilion up there, but what we do with that parcel right now is off in the distance and focus is on honing in the rest of the park.

Miller asked about the status of Chili's.

Solberg said that it is an ongoing discussion between City Ventures and Chili's. He mentioned that there are multiple layers there because you have City Ventures, the building owner and then Chili's itself and that there a lot of negotiations going on. Solberg said that City Ventures is hoping to get an agreement with Chili's to move their location into the rest of the development and then they would be able to demolish the building and redevelop that site.

Malmquist brought up Santa coming down her street for the sleigh ride.

Solberg mentioned that they used a new sleigh for Santa's sleigh ride and that Public Works did a really good job on it.

#### **8. Comments from Staff**

Solberg reminded that planning commission members that elections are in February and to be thinking about forming the nominating committee.

Malmquist mentioned that the members of the committee will be Gahan, Krzywicki, and Alexander.

#### **9. Adjournment**

Malmquist adjourned the meeting at 7:24 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chairperson

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Approval Date