



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

**PLANNING COMMISSION MINUTES**  
**JANUARY 17, 2019 7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, January 19, 2019 in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Tom Miller called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, Tom Miller, Kathleen Alexander, John Gahan, and Harold Sargus. Members absent were: Jason Dale and Mike Circo. 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 Miller at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – November 15, 2018**

*Krzywicki* moved, seconded by *Malmquist*, to approve the November 15th minutes. **Ayes:** *Krzywicki, Wetuski, Sargus, Alexander, Miller, Gahan, and Malmquist. Nays: None. Abstain: None. Absent: Dale and Circo. Motion Carried, (7-0)*

**3. Old Business**

*None.*

**4. New Business**

**A. Conditional Use Permit (CUP) Amendment – Lot 1, Oakdale Park Storage – 3D Self Storage-La Vista, LLC**

- i. **Staff Report – Chris Solberg:** Solberg stated that due to error in publication in the legal ad for this public hearing, the notice for this public hearing does not comply with Nebraska revised statute 19-905. Staff recommends that agenda item 4A, Conditional Use Permit for Lot 1 on Oakdale Park Storage, be tabled until the next planning commission meeting so the proper notice for the public hearing can be given.

- ii. **Recommendation:** Krzywicki moved, seconded by Alexander to recommend tabling of this item. . **Ayes: Krzywicki, Wetuski, Sargus, Alexander, Miller, Gahan, and Malmquist. Nays: None. Abstain: None. Absent: Dale and Circo. Motion Carried, (7-0)**

**B. Zoning Ordinance Amendment: Sections 2.21 (Definitions: T), 5.10 (C-1 District), 5.11 (C-2 District), 5.12 (C-3 District), and 5.19 (MU-CC District) – Tutoring & Exam Preparation Services**

- i. **Staff Report – Chris Solberg:** Solberg stated that staff was recently made aware of business called Kumon Math & Reading Center that has leased space at 9823 Giles Rd. planned to open in the coming weeks. Kumon is a commercial learning center that provides tutoring services to children ages 3 to 18. The services they provide are strictly academic and supplemental to traditional schooling and the business does not function as a childcare facility. This use is not addressed in the La Vista Zoning Ordinance though it does fit the character and intent of the C-1, C-2, C-3, and MU-CC Districts. The proposed changes to the Zoning Ordinance provide for a definition of “Tutoring and Exam Preparation Services” and to allow it as a Permitted Use in the C-1, C-2, C-3, and MU-CC Districts. A redline copy of the proposed amendments is attached. Staff recommends approval of the proposed amendments.

- ii. **Public Hearing: Miller read the Opening Meetings Act.**

Miller opened the public hearing.

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

Krzywicki pointed out that ‘preparations’ was spelled incorrectly the first time the definition was given.

- iii. **Recommendation – Krzywicki moved, seconded by Sargus to approve the change to the text amendments to the Zoning Ordinance as presented, with the one change. **Ayes: Krzywicki, Wetuski, Sargus, Alexander, Miller, Gahan, and Malmquist. Nays: None. Abstain: None. Absent: Dale and Circo. Motion Carried, (7-0)****

**5. Discussion – Nominating Committee**

Krzywicki asked who would like to be on the nominating committee this year since he has been on it the last couple of years.

Gahan suggested that the officers have been in effect for a year and to vote to extend it for another year and asked if they could make a motion to do so.

Solberg said that it's not an agenda item right now and that the agenda item tonight is to create the nominating committee and their vote is set up for the next planning commission meeting.

Krzywicki mentioned that if anyone feels like Gahan does, you just have to bring it up and poll the people that are on the commission and ask if anyone has a desire to step up and if not, you can ask the current ones if they'd be willing accept.

Gahan, Alexander, and Malmquist volunteered to be members of the nomination committee.

## **6. Comments from the Floor**

**No members of the public were present.**

## **7. Comments from Planning Commission**

Sargus commented on the handout they received and said that it had a lot of good information on it and was easy to understand.

Solberg said that he wasn't sure if it was HDR and Mitch Beaumont that put it together or if it was just Mitch, but agreed that it was very well put together.

Krzywicki said that he has had a few people come up to him and ask if they have had anyone signed up to go into the buildings at City Centre. He said the he knows that it's private enterprise doing these things, but asked if the city has any indication of who might be going in and what time those announcements might be made.

Solberg said that the developer has informed them that he is planning to do some announcements hopefully in the next couple of weeks or so, but they have not been told anything yet.

## **8. Comments from Staff**

- **Handout of final draft Comprehensive Plan for review prior to February public hearing.**

Solberg mentioned that the annual Employee Recognition dinner is January 25<sup>th</sup> and that they should have gotten emails about that and to let us know if they'd look to register. Solberg brought up that NPZA registration is now open and to reach out to Meghan if interested in attending. He reminded them that we pay for their attendance at the conference.

The final thing that Solberg brought up was the passing out of the final draft of the Comprehensive Plan. He said that they will be making recommendation to the council of the adoption of the Comprehensive Plan at the next meeting in February and asked commission members to take the next month to review the Plan and they will address it at that meeting. They are hoping to have city council vote on it in March and finally be done with it.

**9. Adjournment**

**Miller adjourned the meeting at 7:15 p.m.**

Reviewed by Planning Commission:

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Planning Commission Secretary

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