



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, JULY 15, 2021, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, July 15, 2021, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

- PRESENT:** Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Jason Dale, Harold Sargus, and Josh Frey.
- ABSENT:** Mike Circo and Patrick Coghlan.
- STAFF PRESENT:** Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; and Meghan Engberg, Permit Technician.

1. Call to Order

The meeting was called to order by Chairman Wetuski at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes From July 1, 2021

Motion: *Malmquist* moved, seconded by *Alexander*, to **approve** the July 1st, 2021, minutes.

RESULT:	Motion carried 6-0-2.
MOTION BY:	Malmquist
SECONDED BY:	Alexander
AYES:	Krzywicki, Gahan, Frey, Wetuski, Alexander, and Malmquist
NAYS:	None
ABSTAINED:	Dale and Sargus
ABSENT:	Coghlan and Circo

3. Old Business

None.

4. New Business

A. Conditional Use Permit Amendment – 12040 McDermott Plaza – Southport Center, LLC & Beyond Golf. LLC

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the request from the applicants is for an amendment to the existing CUP for Beyond Golf, which is considered a tavern and cocktail lounge in the La Vista Zoning Ordinance, located at 12040 McDermott Plaza. He said that the original CUP was issued in 2008 and specified the exact indoor and outdoor square footage for the use, meaning that a change would require an amendment. He said that Josh Galvin had approached the Community Development Department about expanding their indoor area and outdoor patio. Brodersen stated that they are looking to expand to 5,100 square feet of interior space and 1,400 square feet exterior space from the existing 3,693 square feet interior and 375 square feet exterior. He also noted that the materials for the proposed outdoor patio space are still being determined by the owner and they will need to be approved through the City’s design review process to ensure conformance with the design guidelines for Southport East. Brodersen said that the applicant was present and would be making a presentation to show them what the outdoor space might look like, and to answer any questions.

Staff recommends approval of the Conditional Use Permit amendment for Beyond Golf for Lot 4 Southport East Replat Six, as the request is consistent with La Vista’s Comprehensive Plan and Zoning Ordinance.

- ii. **Public Hearing: Wetuski Opened the Public Hearing**

Josh Galvin from Beyond Golf showed the Commission a rendering of the proposed outdoor patio expansion. He said that it is larger than the existing one and that about a third of it will be covered. Josh said that the fencing will be about the same as it is now.

Sargus mentioned that the Staff Report said that pedestrian sidewalk would not be impeded and asked if the patio would be enclosed, including the sidewalk placed between the building and the patio.

Galvin said that the sidewalk goes along the building wall and it’s really for access to the other businesses to get deliveries and for employees.

Sargus asked if the patio must be attached to the building.

Galvin said that it does, but that the gates do open allowing for through passage.

Brodersen said the gates would essentially close off the patio, but that they are requiring the gates be easy to open to allow for people to pass through.

Krzywicki mentioned parking and asked since they are only taking over existing interior space, if additional parking was needed.

Galvin said that they are taking over the (former) chiropractor bay, so they have the required parking spaces.

Krzywicki asked if they had issues with cars overflowing off the lot on their busiest nights.

Galvin said they have not seen that happen, but that the level of parking depends on what is going on at the other places as well.

Sargus referred to page 3, Letter E, Number 2 of the draft Conditional Use Permit which specifies that additional parking may be required, and asked where the additional spaces would come from.

Brodersen said that the owner has a lot adjacent to the property where additional spaces could be supplied.

Solberg added that there is an existing PUD over both lots and more parking would be added there by the owner if it was needed.

Frey asked if there was a fence on the current patio that allows it to be closed off.

Galvin said there is.

Frey asked if there was any issue with Jimmy John's getting deliveries there.

Galvin said they usually get their deliveries through the front, so the patio wouldn't be a problem.

Wetuski closed the Public Hearing as no members of the public came forward.

- iii. **Recommendation:** Gahan moved, seconded by Sargus to recommend **approval** of item 4A, the Conditional Use Permit amendment for 12040 McDermott Plaza, Southport Center, LLC and Beyond Golf, LLC be approved to the City Council as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

RESULT:	Motion carried 8-0.
MOTION BY:	Gahan
SECONDED BY:	Sargus
AYES:	Krzywicki, Gahan, Frey, Alexander, Dale, Sargus, Wetuski, and Malmquist
NAYS:	
ABSTAINED:	None
ABSENT:	Circo and Coghlan

Comments from the Floor

None.

5. Comments from the Planning Commission

Gahan asked whether the owner of the building or the developer would be responsible for parking issues in an area that has multiple businesses, if issues were to arise.

Brodersen said that the owner of the building would be responsible.

Fountain said that it is important to remember that the parking standards are met on a generality of the types of uses and there may be occasional times where they aren't enough for certain events, so they must look at it to see if it's consistently a problem or is just occasionally. He said that there are more cities that are going to no parking requirements and are going to businesses to see what is needed.

6. Comments from Staff

Fountain said that the next meeting is scheduled for August 5th.

Solberg said that NPZA and Nebraska APA will soon be rolling out registration for the Nebraska Planning Conference. The dates for the conference are September 15th-17th in Kearney and to let Meghan know if interested in attending.

Fountain said that the keynote speaker for the conference is Mitch Silver, the president of the AICP organization and is an excellent speaker. He also mentioned that we will be doing a session on 84th Street with RDG.

7. Adjournment

Wetuski adjourned the meeting at 6:45 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date