



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

THURSDAY, NOVEMBER 18, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, November 18, 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: Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, Kevin Wetuski, Harold Sargus, Jason Dale, Mike Circo, and Josh Frey.

ABSENT: Patrick Coghlan and John Gahan.

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

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 November 18, 2021

Motion: Circo moved, seconded by Malmquist, to **approve** the November 4th, 2021, minutes.

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

3. Old Business

None.

4. New Business

A. Planned Unit Development & Replat – Lot 19 Southport West and Lots 1,2, and 3 Southport West Replat Seven- Southport Parkway, LLC

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated the applicant, Southport Parkway, LLC, is requesting a PUD site plan amendment to allow for a commercial development with shared parking. Solberg mentioned that this development was brought to the Commission about 2 years ago that included a similar site plan, but instead of having a multi-tenant strip mall on the far east side of the 4 lots, it will now be a single tenant building proposed as a coffee shop on that side. He said it will retain the center multi-tenant building and then a standalone building on Lot 19.

Solberg said that the request also includes the replat of the lots to move one of the lot lines as well as moving the access down further southwest along Southport Parkway to provide better traffic control to that area.

Staff recommends approval of the PUD Site Plan for a commercial development on Lot 19 Southport West and Lots 1-3 Southport West Replat 7 contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

Staff recommends approval of Southport West Replat Eight, contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

- ii. **Applicant Presentation:** Jeff Lake with Summit Development presented the site plan to the Commission showing the proposed development. He discussed the history of the site and mentioned that this had come before the Commission in 2019 with another group, but that when COVID happened, they decided to sell the property. Summit purchased the property and reached out to some of the people who had been interested in the site previously and had started to make some progress with them but wanted to make sure they went through the process before marketing the site further. Lake explained the purpose of moving the access on Southport Parkway further west due to concerns on vehicle drive-through stacking where the coffee shop will be going.

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

Wetuski closed the Public Hearing as no members of the public were present.

- iv. **Recommendation – Planned Unit Development:** Circo moved, seconded by Frey, to recommend **approval** of the PUD Site Plan for a commercial development on Lot 19 Southport West and Lots 1-3 Southport West Replat 7 contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and Zoning Ordinance.

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

- v. **Recommendation – Replat:** Sargus moved, seconded by Dale, to recommend **approval** of Southport West Replat Eight, contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Replat request is consistent with the Comprehensive Plan and Subdivision Regulations.

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

B. Zoning Ordinance Amendments – Article 2: Definitions; Article 4: General Provisions; Article 5: Zoning Districts; Article 6: Conditional Use Permits; Article 7: Supplemental Regulations; and Article 9: Amendment

- i. **Staff Report – Cale Brodersen, AICP:** Brodersen stated that this item is brought forward to the Commission by Staff and is being referred to as a zoning cleanup. He said that they are planning on a zoning rewrite and larger overhaul in fiscal year 2023. At this time, there are some changes they are looking to make due to some language that isn't consistent or clear and to make changes to some uses to bring them up to date since the Zoning Ordinance is over 20 years old. Brodersen offered

to answer any questions the Commission may have on specific changes, the background, or the rationale behind the changes.

Staff recommends approval of the proposed zoning text amendments.

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

Wetuski closed the public hearing as no members of the public were present.

iii. **Recommendation:** Malmquist moved, seconded by Frey to recommend **approval** of the zoning text amendments.

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

5. **Comments from the Floor**

None.

6. **Comments from the Planning Commission**

None.

7. **Comments from Staff**

None.

8. **Adjournment**

Wetuski adjourned the meeting at 6:49 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date