



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

THURSDAY, JANUARY 6TH, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, January 6, 2022, 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, Jason Dale, Patrick Coghlan, John Gahan, and Josh Frey.

ABSENT: Mike Ciro and Harold Sargus.

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; Jeff Sinnott, Chief Building Official; 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: Krzywicki moved, seconded by Malmquist, to **approve** the November 18th, 2021, minutes.

RESULT:	Motion carried 7-0-1
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Krzywicki, Dale, Wetuski, Alexander, Coghlan, Frey, and Malmquist
NAYS:	None
ABSTAINED:	Gahan
ABSENT:	Circo and Sargus

3. Old Business

None.

4. New Business

A. **Comprehensive Plan Future Land Use Map Amendment – 8001 S 132nd Street and associated ROW – Steve LaHood**

- i. **Staff Report – Cale Brodersen, Assistant City Planner:** Brodersen introduced applications by Steve LaHood for a Comprehensive Plan Future Land Use Map amendment to redesignate the property located at 8001 S. 132nd Street for industrial use, from the existing high-density residential use, and to amend the zoning map for the property to rezone from R-3 High-Density Residential and Gateway Corridor Overlay District to I-1 Light Industrial and Gateway Corridor Overlay District. He stated that LaHood purchased the property in 2020 from Metropolitan Utilities District (MUD) and intends to make some improvements to a structure on the lot (a decommissioned pumphouse) to utilize the space for a private artist studio to create and store his artwork. Brodersen mentioned that the applicant approached the City after purchasing the property, and has been going through the necessary steps one by one, including obtaining an ingress/egress easement from the adjacent property owners, Edward Rose & Sons, to allow access onto the private drive, and obtaining approvals for several variances from the La Vista Board of Adjustment relating to minimum lot size, lot width, and landscaping and buffer requirements to allow for this small lot (50' X 50') to be legally replatted. Brodersen said that next steps for the applicant, if this Future Land Use Map amendment and Zoning Map amendment are approved, will include replatting the property, obtaining design review approval, and obtaining building permits.

Staff recommends approval of the Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the Final Plat.

- ii. **Applicant Presentation:** Steve LaHood talked about how he acquired the property, and showed the Commission some renderings of what he would like to do to update the building, and his vision for the space.

Krzywicki asked what the maximum number of cars would be on the property at any given time.

LaHood said there would only be one.

Krzywicki asked if he had plans on where the parking would be.

LaHood said there is a gate on the northwest corner of the property, and that he plans on putting hardscape in to park on.

Krzywicki asked if the property is overgrown during the summer.

LaHood said that his area is not, but the area surrounding this property often is.

Krzywicki asked if the maintenance of that area is something that the City should be regulating.

Solberg said that the property is currently owned by Edward Rose and Sons for the Andover Pointe Apartments, and is not in City limits. He mentioned that they have had issues getting county code enforcement to address mowing requests for overgrown areas, and that their codes are different than the City's.

Fountain said that the county only has a noxious weed ordinance that they will enforce.

iii. Public Hearing: Wetuski Opened the Public Hearing

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

iv. Recommendation: Krzywicki moved, seconded by Alexander, to recommend **approval** of Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the Final Plat.

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

B. Zoning Map Amendment – 8001 S 132nd Street and associated ROW – Steve LaHood

i. Staff Report – Cale Brodersen, Assistant Planner: Brodersen stated that staff recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the Final Replat.

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

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

iii. **Recommendation:** Krzywicki moved, seconded by Malmquist to recommend **approval** of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final replat.

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

C. Text amendments to Chapter 150 of the La Vista Municipal Code pertaining to building regulations and updated building codes.

i. Staff Report – Jeff Sinnett, Chief Building Official: Sinnett said that they are bringing forward the text amendments to Chapter 150 of the Municipal Code, pertaining to the building regulations and updated building codes.

Frey brought up the windspeed on page 4 that was marked in red and asked if that was changed.

Sinnett said that it was changed in the 2018 code from 90 mph to 150 mph.

ii. Public Hearing: Wetuski Opened the Public Hearing

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

iv. **Recommendation:** Malmquist moved, seconded by Gahan to recommend **approval** of the text amendment to Chapter 150 of the La Vista Municipal Code pertaining to building regulations and updated building codes as presented.

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

5. Adoption of the 2022 Planning Commission Hearings / City of La Vista Review Schedule

Krzywicki mentioned that in the past that there would only be one meeting in December and that they would try to stay away from the 3rd week in December to avoid people being absent due to holiday plans. He asked if the 2 meeting in December is required.

Brodersen said that the second meeting in December can be moved up a week to take place the second Thursday of the month.

i. Krzywicki moved, seconded by Frey to recommend **approval** of the calendar as presented, with changes to the December meeting schedule.

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

6. Comments from the Floor

None.

7. Comments from the Planning Commission

Wetuski communicated the need for a nominating committee to be formed to prepare for officer elections in February.

The nominating committee was formed with members Krzywicki, Malmquist, and Gahan.

Krzywicki mentioned that there are a few intersections in the City that do not have a right turn lane, namely the one on 84th and Giles going west. He asked if the City could look at that at some point in the future to see if any improvements can be made.

Solberg said that he has also seen the issues at that intersection and had mentioned it to the previous City Engineer, who had concerns about pedestrian safety and walkability were another lane to be added.

Dowse said that they are working on some traffic studies in that vicinity, including the mentioned intersection and that they will talk to the City of Omaha, who controls those lights, and see if any changes can be made.

Gahan asked about the grading work being done at the Multisport Complex.

Fountain said that that project is underway and that an application for an amended CUP has been received. He said the grading has been done and staff has been meeting with the applicant to talk about traffic and other aspects that they are trying to work out before bringing it forward to the Commission. He also mentioned that there is a hotel interested in locating in that area that staff has been communicating with as well.

Fountain mentioned that the proposal for the Multisports Complex has changed and will now include multi-use turf fields and eventually an indoor/outdoor tennis complex.

8. Comments from Staff

None

9. Adjournment

Wetuski adjourned the meeting at 6:57 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date