



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

THURSDAY, NOVEMBER 17, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, November 17, 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: Gayle Malmquist, Patrick Coghlan, Kathleen Alexander, Austin Partridge, John Gahan, and Mike Circo

ABSENT: Kevin Wetuski, Jason Dale, Harold Sargus, and Mike Krzywicki

STAFF PRESENT: Bruce Fountain, 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 Vice-Chair Alexander at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes From September 1, 2022

Motion: Malmquist moved, seconded by Coghlan, to **approve** the September 1st, 2022, minutes.

RESULT:	Motion carried 4-0-2
MOTION BY:	Malmquist
SECONDED BY:	Coghlan
AYES:	Coghlan, Alexander, Malmquist, Partridge
NAYS:	None
ABSTAINED:	Gahan, Circo
ABSENT:	Wetuski, Dale, Sargus, Krzywicki

3. Old Business

None.

4. New Business

A. Replat – Centech Business Park Replat Six – Susan D. L’Heureux Trust

- i. **Staff Report – Cale Brodersen, Assistant City Planner:** Brodersen said the applicant is seeking approval of a replat to split Lot 51A Centech Business Park into Lots 1 and 2 Centech Business Park Replat Six, so the northern portion can be sold and developed at a later date. There are no plans for development currently. Staff recommends approval of the replat for Lot 51A Centech Business Park, being replatted as Lots 1 and 2 Centech Business Park Replat Six, as the replat is consistent with La Vista’s Subdivision Regulations.

Trevor Veskna from TD2 told the Commission that he was in attendance representing the applicant and was able to answer any questions.

Circo asked what the current business on the other side of the lot was.

Veskna said that it was La Rue Coffee & Roasterie.

Partridge asked if the original plan was to develop the property at some point.

Veskna said the owner was looking at splitting that off and selling it, but that there is no prospective buyer lined up at this time. Brodersen clarified that there was likely an intention to develop a larger building on the entire lot when it was created, but that plans must have changed.

- ii. **Recommendation:** Coghlan moved, seconded by Malmquist, to recommend **approval** of the replat for Lot 51A Centech Business Park, being replatted as Lots 1 and 2 Centech Business Park Replat Six, as the replat is consistent with La Vista’s Subdivision Regulations.

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

5. Comments from the Floor

None.

6. Comments from the Planning Commission

None.

7. Comments from Staff

Fountain talked about the Future Land Use Plan Joint Workshop from Monday night and asked if there were any questions or follow-up comments from the Commissioners, and that the plan will be brought back for a public hearing at the Planning Commission meeting scheduled for December 1st.

Coghlan asked how the meeting on 11/14/22 wrapped up.

Fountain said that the reaction was generally positive about the workshop and the plan.

Circo mentioned that he was happy to see that high density housing in different formats was being brought forward as a possibility for development.

Fountain said that the Mayor requested additional photos of the different types of housing that were talked about and that those examples will also be shared with the Commissioners. A copy of the existing Land Use Map will also be sent out as was requested at the workshop.

Circo asked if the City, when looking at their extra territorial jurisdiction that is zoned as Light Industrial, looked at changing the zoning to allow for more residential or commercial.

Fountain said there is a large demand for light industrial development in the metro area and La Vista's is fairly well built out. There are a few sites that have been looked at that could develop as business parks, but those haven't been looked at to be changed to residential. He said that no zoning is being changed at this time, just the land use.

Alexander asked if there are any plans to get a nice restaurant in the area.

Fountain said that a building permit application had just been received for a commercial strip center in Southport East and they had discussed having a potential restaurant tenant. He also said tenant finish building permit applications had been submitted for two restaurants in City Centre, and others are expected to be submitted for restaurants in the domed building soon.

8. Adjournment

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

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date