

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 21, 2023 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPLICATION FOR REPLAT – 7769 S 133 <sup>RD</sup> STREET CENTECH BUSINESS PARK REPLAT SEVEN WALNUT ACRES, LLC	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSISTANT PLANNER

**SYNOPSIS**

A resolution has been prepared to approve a replat of Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat Seven. The applicant is seeking to combine these properties to develop a 29,000 square foot industrial building.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A resolution has been prepared to consider an application submitted by Walnut Acres, LLC for a replat, designated as Centech Business Park Replat Seven to allow for the development of a 29,000 square foot industrial, speculative building. The applicant is currently searching for a tenant(s) that will occupy the building once developed. The site is located east of S. 133<sup>rd</sup> Street between Chandler Road and Centech Road.

A detailed staff report is attached. The Planning Commission held a meeting on February 16, 2023, and voted unanimously to recommend approval of the Replat, as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE REPLAT FOR LOT 25 CENTECH BUSINESS PARK AND LOT 1 CENTECH BUSINESS PARK REPLAT 3, TO BE REPLATTED AS LOT 1 CENTECH BUSINESS PARK REPLAT SEVEN, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the owner of the above described property applied for approval of a replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, to be replatted as Lot 1 Centech Business Park Replat Seven; and

WHEREAS, the City Engineer has reviewed the replat; and

WHEREAS, on February 16, 2023, the La Vista Planning Commission held a meeting and reviewed the replat and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, to be replatted as Lot 1 Centech Business Park Replat Seven, a subdivision located in the southeast quarter of Section 13, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located east of S 133<sup>rd</sup> Street between Centech Road and Chandler Road, be, and hereby is, approved.

PASSED AND APPROVED THIS 21ST DAY OF MARCH 2023.

CITY OF LA VISTA

ATTEST:

\_\_\_\_\_  
Douglas Kindig, Mayor

\_\_\_\_\_  
Pamela A. Buethe, MMC  
City Clerk



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

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CASE NUMBERS: PRP23-0001;

FOR HEARING ON: March 21, 2023  
REPORT PREPARED ON: March 3, 2023

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

Walnut Acres, LLC  
Attn: Victor Pelster  
9808 S 148<sup>th</sup> Street  
Omaha, NE 68136

**B. PROPERTY OWNERS:**

Walnut Acres, LLC  
Attn: Victor Pelster  
9808 S 148<sup>th</sup> Street  
Omaha, NE 68136

**C. LOCATION:** 7769 S 133<sup>rd</sup> Street, generally located between Chandler Road and Centech Road off S 133<sup>rd</sup> Street.

**D. LEGAL DESCRIPTION:** Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

**E. REQUESTED ACTION(S):** Approval of a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial Zoning District. Both properties are currently vacant.

**G. PURPOSE OF REQUEST:** Applicant is seeking to combine the two properties to allow for the construction of a 29,000 square foot industrial building. No building user has been identified at this time.

**H. SIZE OF SITE:** Approximately 2.68 acres.

## **II. BACKGROUND INFORMATION**

### **A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Industrial	I-1 Light Industrial	Millard Sprinkler
East	Industrial	I-1 Light Industrial	Vacant Property/Cell Tower
South	Industrial	I-1 Light Industrial	Dr. Pepper Snapple Group
West	Industrial	I-1 Light Industrial	Vacant Property

### **B. RELEVANT CASE HISTORY:**

1. On October 30, 2015, Lot 24 Centech Business Park was split into Lots 1 and 2 Centech Business Park Replat 3 with an administrative plat. Per Section 3.08.01 of La Vista's Subdivision Regulations, properties previously created through an administrative plat must be subsequently subdivided or combined through a formal replat process.

### **C. APPLICABLE REGULATIONS:**

1. Section 5.13 of the City of La Vista Zoning Ordinance - I-1 Light Industrial Zoning District
2. La Vista Subdivision Regulations

## **III. ANALYSIS**

### **A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for industrial development.

### **B. OTHER PLANS: N/A.**

### **C. TRAFFIC AND ACCESS:**

1. Access to this site will be maintained through 2 driveways that will connect directly to S 133<sup>rd</sup> Street.

### **D. UTILITIES:**

1. The property has access to all necessary utilities.

### **E. PARKING REQUIREMENTS:**

1. The minimum off-street parking stall requirement for flex space for industrial uses is one space per 3,000 square feet of gross floor area, Per Section 7.06 of the La Vista Zoning Ordinance. For the proposed 29,000 square foot building, this

requirement would equate to 10 parking stalls. The current proposed site plan depicts 32 parking stalls, well above the initial required amount. Another review of conformance with the parking requirements will be conducted at time of building permit application, to incorporate any proposed office (or other use types) that may increase the off-street parking requirements.

**IV. REVIEW COMMENTS**

- A. A full Post Construction Stormwater Management Plan, inclusive of a drainage study, will need to be submitted and reviewed prior to issuance of a building permit. As more than 1 acre of land will be disturbed, a grading permit will also be required for this project.
- B. The easements referenced as the 5' Side Yard Utility Easements that bisect the proposed Lot 1 Centech Business Park Replat 7 in the Preliminary Plat will need to be vacated as proposed on the Final Plat as to ensure the absence of utilities within the proposed buildable area of the lot. Easements will need to be vacated prior to the recording of the Final Plat, or at a minimum, commitments need to be obtained from such utility providers that easements will be released immediately upon recording of the Final Plat.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

**VI. PLANNING COMMISSION RECOMMENDATION – REPLAT:**

The Planning Commission met on February 16, 2023 and voted unanimously to recommend approval of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

**VII. ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Review letter
- C. Preliminary Plat
- D. Paving, Grading, & Utility Exhibit

**VIII. COPIES OF REPORT SENT TO:**

- A. Victor Pelster, Walnut Acres, LLC
- B. Jeff Darnish, Cornerstone Surveying
- C. David Harnisch, E&A Consulting
- D. Public Upon Request



Prepared by: Associate Planner



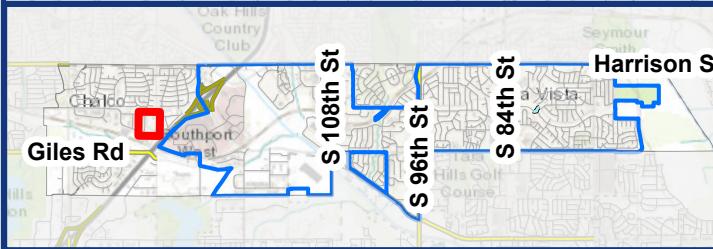
Community Development Director

3/2/23

Date



## Vicinity Map - Centech Business Park Replat 7



### Legend

- Property Lines
- Replat Boundary





January 31, 2023

Walnut Acres, LLC  
Attn: Victor Pelster  
9808 S 148<sup>th</sup> Street  
Omaha, NE 68136

RE: Replat – Centech Business Park Replat 7 – Initial Review Letter  
7769 S 133<sup>rd</sup> Street

Mr. Pelster

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Per Section 3.03.02, please include the proposed grades on the preliminary plat, with contours at intervals of five feet or less.
2. Per Section 3.03.12, please include all easements for public utility and right-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
3. Per Section 3.03.20, please provide copies of the following: sanitary sewer plan, surface storm drainage plan, street profile plan inclusive of proposed street improvements (if applicable), and a post-construction storm water management plan.
4. Per Section 3.05.11, if there are no mortgage holders for this property, please provide a statement to that effect from a title company. If there is a mortgage holder for this property, a lien holder title block must be included on the final plat, as per Section 3.05.18.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 **P**  
402.331.4375 **F**

**Community Development**  
8116 Park View Blvd.  
402.593.6400 **P**  
402.593.6445 **F**

**Library**  
9110 Giles Rd.  
402.537.3900 **P**  
402.537.3902 **F**

**Police**  
7701 S. 96th St.  
402.331.1582 **P**  
402.331.7210 **F**

**Public Works**  
9900 Portal Rd.  
402.331.8927 **P**  
402.331.1051 **F**

**Recreation**  
8116 Park View Blvd.  
402.331.3455 **P**  
402.331.0299 **F**

5. Per Section 3.05.16, please provide a block/space for the Certificate of County Register of Deeds.
6. Per Section 3.08.03.2, the side lot line easement between Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3 will need to be released with any telecom and/or utility provider that may be within the easement. Easements will need to be released prior to recording of the Replat. These 5' utility easements should also be removed from the plat document once released by the utility providers.
7. The final plat document has been submitted to Sarpy County Public Works for review, and additional, potential revisions to the plat document may be forthcoming.

Please resubmit 2 paper copies of the revised preliminary and final plats, and other requested plans (along with an electronic copy) and any other supporting documentation to the City for further review. Dates for Planning Commission and City Council meetings will be determined based upon your resubmittal. To be considered for the February 16<sup>th</sup> Planning Commission meeting, we would need a complete resubmittal no later than 12:00pm next Monday, February 6<sup>th</sup> to allow for further review and packet preparation. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,

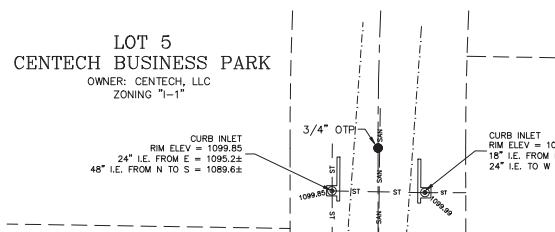


Cale Brodersen, AICP  
Associate City Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

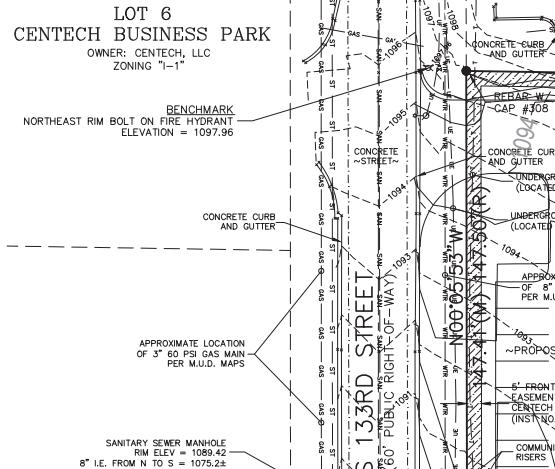
cc:

Jeff Darnish, Cornerstone Surveying  
David Harnisch, E & A Consulting Group, Inc.  
Bruce Fountain, Community Development Director – City of La Vista  
Christopher Solberg, Deputy Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista

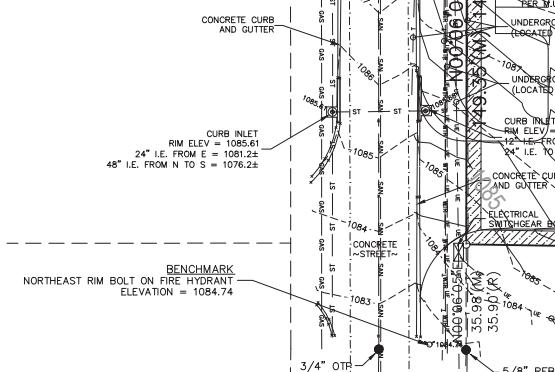
LOT 5  
CENTECH BUSINESS PARK  
OWNER: CENTECH, LLC  
ZONING "I-1"



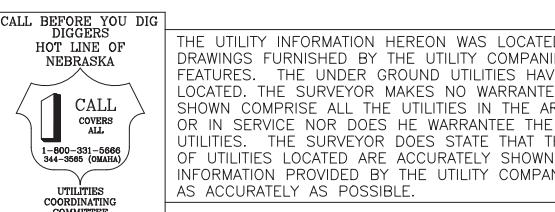
LOT 6  
CENTECH BUSINESS PARK  
OWNER: CENTECH, LLC  
ZONING "I-1"



LOT 1  
CENTECH BUSINESS PARK  
REPLAT 6  
OWNER: CENTECH, LLC  
ZONING "I-1"

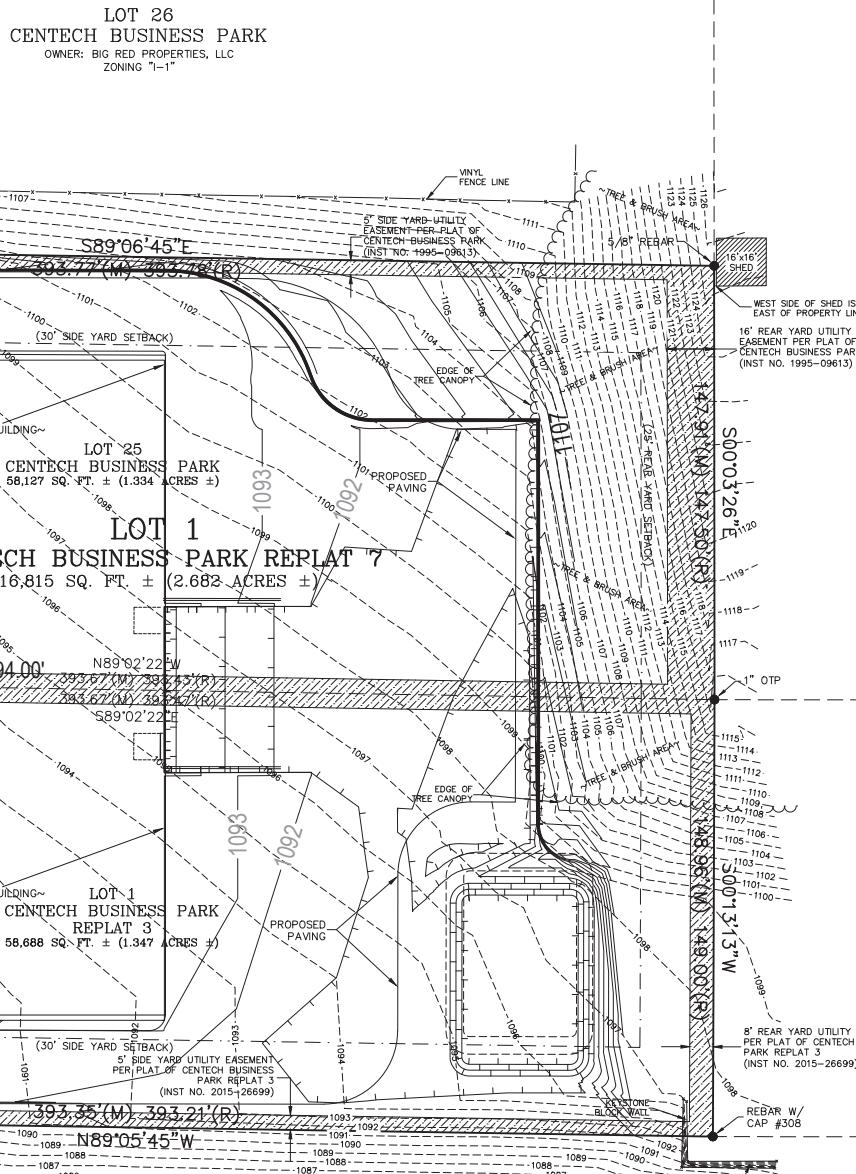


LOT 2  
CENTECH BUSINESS PARK  
REPLAT 6  
OWNER: TRAVIS OGORMAN  
ZONING "I-1"



LOT 26  
CENTECH BUSINESS PARK  
OWNER: BIG RED PROPERTIES, LLC  
ZONING "I-1"

20' wide SANITARY SEWER EASMENT  
RECORDED IN BOOK 52, PAGE 190,  
RECORDS OF SARPY COUNTY, NE  
(LIES IN 133RD STREET RIGHT-OF-WAY)



LOT 2  
CENTECH BUSINESS PARK  
REPLAT 3  
OWNER: GENTECH DP, LLC  
ZONING "I-1"

PERMITTED USES: PER CITY OF LA VISTA, NE

LOT AREA ----- 10,000 SQ. FT. MINIMUM

LOT WIDTH ----- 100 FT. MINIMUM

FRONT YARD ----- 35 FT.

SIDE YARD ----- 35 FT.

REAR YARD ----- 25 FT.

MAX HEIGHT ----- 45 FT.

MAX LOT COVERAGE ----- 65%

NOTE: THERE MAY ALSO BE RESTRICTIVE COVENANTS THAT CONTROL SETBACK AND HEIGHT REQUIREMENTS. SEE INST. NO. 1995-09613 AND INST. NO. 1996-25585 OF THE RECORDS OF SARPY COUNTY. CORNERSTONE SURVEYING LLC DOES NOT TAKE ANY RESPONSIBILITY FOR SETBACK AND HEIGHT REQUIREMENTS FOR FUTURE DESIGN.

ZONING REGULATIONS  
PROPERTY IS CURRENTLY ZONED "I-1"  
LIGHT INDUSTRIAL DISTRICT (I-1)  
PER THE CITY OF LA VISTA, NEBRASKA

THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE FEATURES. THE UNDER GROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN COMprise ALL THE UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE NOR DOES HE WARRANT THE LOCATION OF SAID UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.



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DIGGERS HOT LINE OF  
NEBRASKA  
CALL COVERS ALL  
1-800-331-5666 (OMAHA)  
344-3565 (OMAHA)  
UTILITIES COORDINATING  
COMMITTEE

PRELIMINARY PLAT  
CENTECH BUSINESS PARK REPLAT 7  
LOT 1

BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE SE 1/4 OF SECTION 13, T14N, R11E, 6TH P.M., SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

LOT 1, CENTECH BUSINESS PARK REPLAT 7, BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.  
- CONTAINS AN AREA OF 116,815 SQUARE FEET MORE OR LESS. (2.682 ACRES ±)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A BULY REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THIS ACCOMPANYING SURVEY PLAT; THAT SAID SURVEY PLAT IS A TRUE DELINEATION OF THE SURVEY PERFORMED, AND WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JEFFRY L. DAHARSH  
CORNERSTONE SURVEYING, LLC  
14225 DAYTON CIRCLE, SUITE 15  
OMAHA, NE 68137

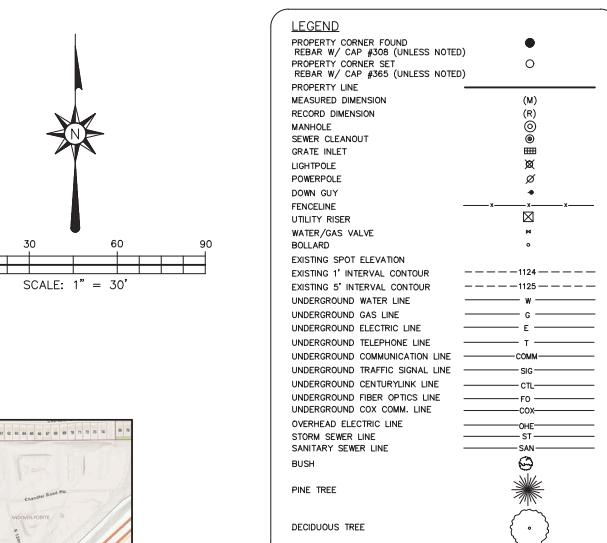
R.L.S. #826  
DATE

GENERAL NOTES

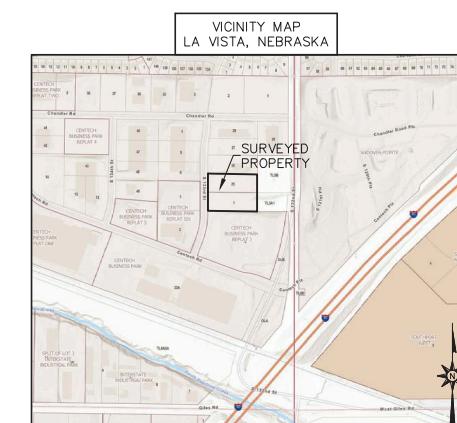
- ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
- UTILITIES SHOWN ARE THOSE THAT WERE EITHER LOCATED OR MAPPED BY THE UTILITY COMPANIES (TICKET NO. 223630775 & 23004003). ANY OTHER UTILITY LINES IN THE AREA ARE UNKNOWN. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION/CONSTRUCTION.
- EASEMENTS SHOWN ARE THOSE THAT APPEAR IN TITLE COMMITMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE NO. 22-114224-C DATED DECEMBER 13, 2022 (LOT 25, CENTECH BUSINESS PARK) AND BY CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE NO. 22-114230 DATED NOVEMBER 14, 2022 (LOT 1, CENTECH BUSINESS PARK REPLAT 3). NO EASEMENTS ARE SHOWN BY CROWN TITLE INSURANCE, LLC.
- NO ENVIRONMENTAL ISSUES ARE ADDRESSED IN THIS SURVEY.
- NO IRRIGATION EQUIPMENT (SPRINKLER SYSTEMS) IS SHOWN IN THIS SURVEY.
- SANITARY SEWER AND STORM SEWER PIPE SIZES ARE SHOWN USING INFORMATION FROM SARPY COUNTY PUBLIC WORKS MAPS AND FROM VISUAL EVIDENCE OBSERVED INSIDE EACH SEWER STRUCTURE. CORNERSTONE SURVEYING, LLC CANNOT GUARANTEE ALL PIPE SIZES ARE CORRECT.
- GAS AND WATER MAINS SHOWN ARE APPROXIMATE. THESE LINES WERE NOT LOCATED BY M.U.D. AND ARE SHOWN USING THE MAPS THEY PROVIDED.

FLOOD ZONE INFORMATION

SURVEYED PROPERTY LIES IN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.  
INFORMATION PROVIDED BY FEMA'S FLOOD INSURANCE RATE MAP NUMBER 31153C0061H,  
WITH AN EFFECTIVE DATE OF MAY 3, 2010.

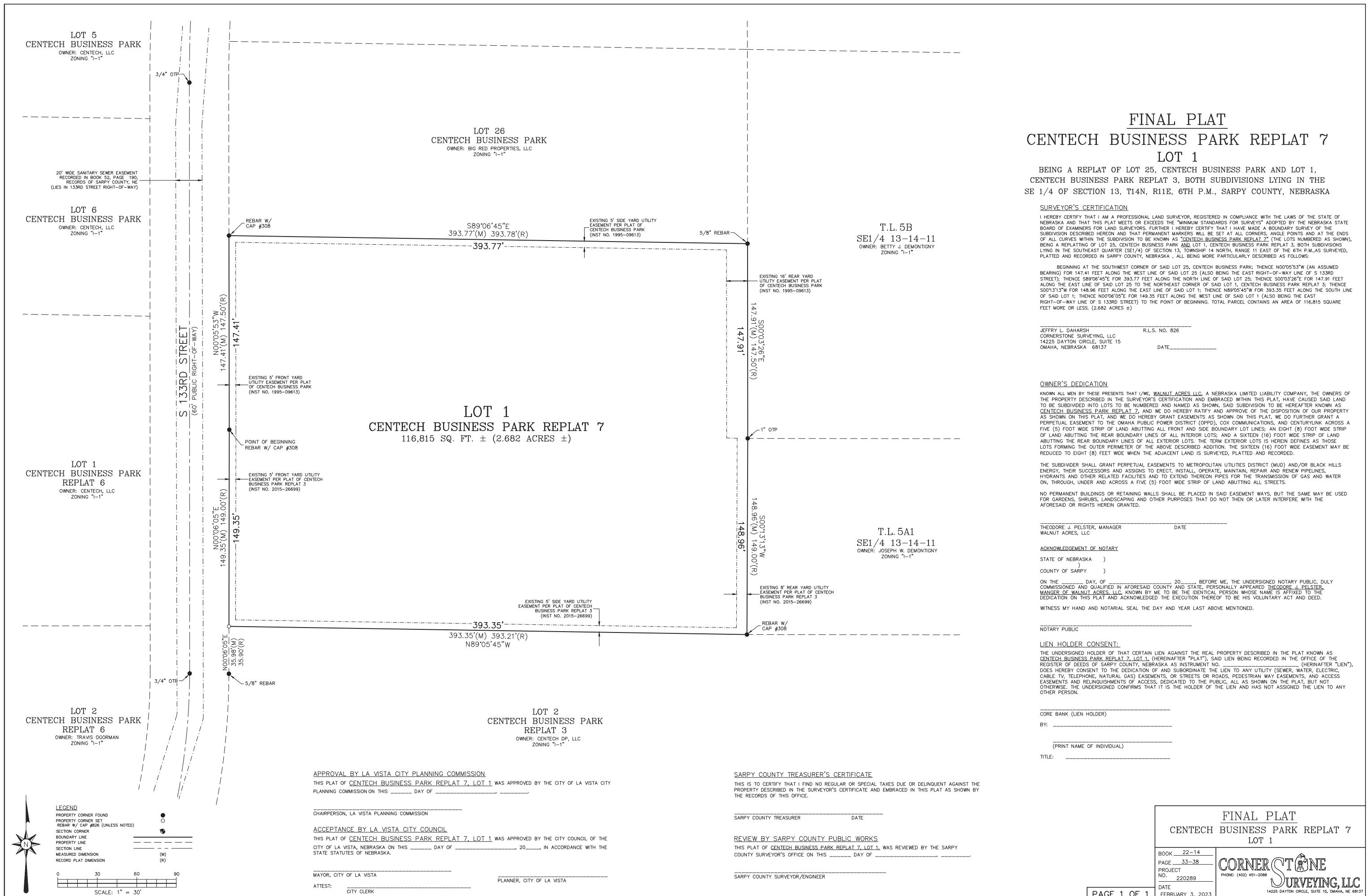


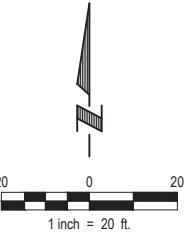
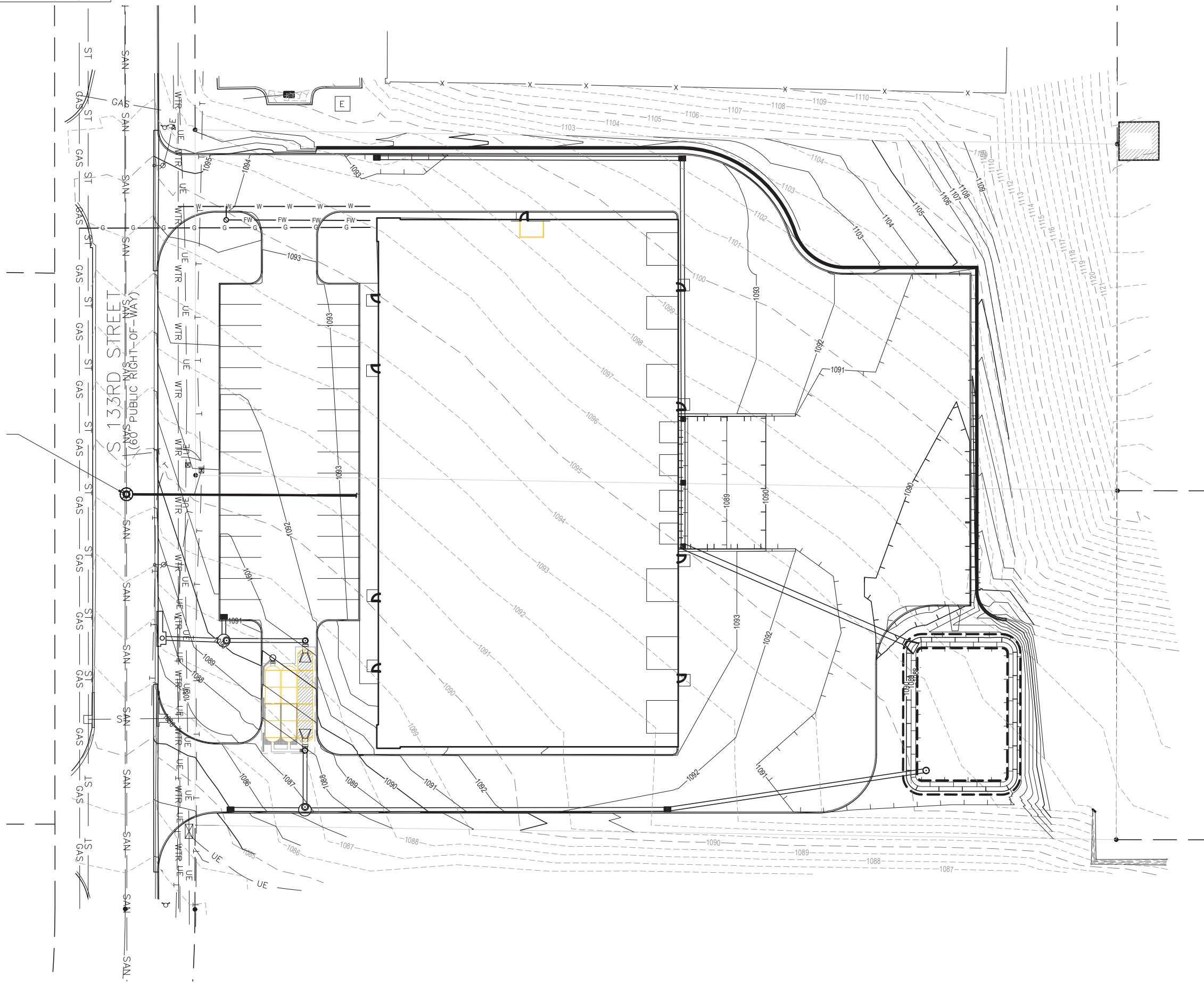
SCALE: 1" = 30'



PRELIMINARY PLAT  
CENTECH BUSINESS PARK REPLAT 7  
LOT 1

BOOK 22-14  
PAGE 33-38  
PROJECT NO. 220289  
DATE FEBRUARY 3, 2023  
CORNERSTONE SURVEYING, LLC  
PHONE: (402) 451-2088  
14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137  
PAGE 1 OF 1





E & A CONSULTING GROUP, INC.  
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Jeremy J. Wright 2/6/2023 10:28 AM K:\Projects\2022\321\p01\Engineering\CAD Files\Civil Site\STM & SAN - CanTech - 000.dwg

GRADING & UTILITIES EXHIBIT			
Proj No:	Revisions		
Date:	Date	Description	
P2022.32.001	2/6/23		
Designed By:	JW		
Drawn By:	JW		
Scale:	A SHOWN		
Street:	1. of 1		



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

**THURSDAY, FEBRUARY 16, AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, February 16, 2023, 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, Harold Sargus, Josh Frey, Mike Circo, Kathleen Alexander, Austin Partridge, John Gahan, and Mike Krzywicki

**ABSENT:** Jason Dale

**STAFF PRESENT:** Chris Solberg Deputy Community Development Director; Cale Brodersen, Associate Planner; Meghan Engberg, Permit Technician

**Call to Order**

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

**1. Approval of Meeting Minutes from December 1, 2022**

***Motion:*** *Krzywicki* moved, seconded by *Malmquist*, to **approve** the December 1, 2022, minutes.

<b>RESULT:</b>	<b>Motion carried 6-0-3</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Malmquist
<b>AYES:</b>	Coghlan, Gahan, Krzywicki, Sargus, Malmquist, Partridge
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	Alexander, Circo, Frey
<b>ABSENT:</b>	Dale

**2. Old Business**

None.

**3. New Business**

**A. Replat – Centech Business Park Replat 7 – Walnut Acres, LLC**

i. **Staff Report – Cale Brodersen, Associate City Planner:** Brodersen said that the request by Walnut Acres, LLC, is for a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3. This would allow for the construction of a 29,000 square foot industrial building. Brodersen stated that there are development details that will be addressed through the building permit process, such as drainage and parking. Staff recommends approval of the replat for Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista' Subdivision Regulations.

Applicant was present to answer questions.

ii. **Recommendation:** Malmquist moved, seconded by Krzywicki, to recommend **approval** of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, bring replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

<b>RESULT:</b>	<b>Motion carried 9-0</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Krzywicki
<b>AYES:</b>	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki, Circo Alexander
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Dale

**5. Adoption of the 2023 Schedule of Planning Commission Hearings/City of La Vista Review Schedule.**

i. **Recommendation:** Krzywicki moved, seconded by Frey, to recommend **approval** of the 2023 Schedule of Planning Commission Hearings/City of La Vista Review.

<b>RESULT:</b>	<b>Motion carried 9-0</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki, Circo Alexander
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Dale

## **6. Nominating Committee Formation**

Nominating committee was formed. Elections to be held at next scheduled meeting.

## **7. Comments from the Floor**

None.

## **8. Comments from the Planning Commission**

Krzywicki asked if the opening dates for the new motel and Smashpark were known.

Solberg said that Smashpark has submitted for design review approval and are currently working through that process. The owners of the hotel chain are deciding something called a “flag” or brand and are nearly complete with that process. He said that there is a possibility that we could see something within the next few months.

Krzywicki asked if there were any updates on potential future buildings on the Multisport Complex site.

Solberg said their intention was to create a fieldhouse on that site. They are planning on building that as part of their second phase and are currently still completing work on the first phase.

Krzywicki asked if there was any word on what the future use or occupancy would be for some of the office buildings in Southport East.

Solberg said the City has heard rumors, but nothing that has been announced or confirmed yet. He said that there is a potential tenant that will be taking both PayPal buildings and will have people occupying the spaces.

## **9. Comments from Staff**

Brodersen presented Malmquist with an award for her service on the Planning Commission for 20 years. This award was announced during a recent employee recognition event.

Brodersen invited the commission members to sign the beam in the lobby that will be a part of a couple of slides that are being installed off 84<sup>th</sup> Street as part of the Link project.

Solberg talked about NPZA and asked commission members to reach out if they are interested in going.

## **10. Adjournment**

Sargus adjourned the meeting at 6:46 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair