



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

THURSDAY, MARCH 16, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, March 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, Josh Frey, Kathleen Alexander, Austin Partridge, John Gahan, and Mike Krzywicki

ABSENT: Jason Dale, Mike Circo, and Harold Sargus

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

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.

1. Approval of Meeting Minutes from February 16, 2023

Motion: Krzywicki moved, seconded by Malmquist, to **approve** the February 16, 2023, minutes.

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

2. Old Business

None.

3. New Business

A. PUD Amendment – Lots 1-3 & Outlot A Southport West Replat Eight – Southport Parkway, LLC

i. **Staff Report – Christopher Solberg, Deputy Community Development Director:**

Solberg said that the applicant, Southport Parkway, LLC is requesting a PUD amendment to allow for a commercial development with shared parking on Lots 1-3 and Outlot A of Southport West Replat Eight. The applicant is asking for a site plan amendment that would change the proposed restaurant on the far west side of the development to a drive-thru restaurant. The amendment would also change the west endcap of the existing strip mall building to allow for a drive-thru lane for a financial institution.

Staff reviewed the application and provided a number of comments that the applicant successfully addressed. Staff recommends approval of the PUD Site Plan Amendment for a commercial development on Lots 1-3 Southport West Replat Eight 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.

ii. **Public Hearing:** Jeff Lake gave a presentation showing the development. He pointed out the tenants that have been announced, including PenFed Credit Union on the west endcap of the building, the drive-thru financial institution that is part of the PUD Amendment. He then spoke about Lot 3, where the Panda Express is planning on going, which is also part of the PUD Amendment.

On a site plan, Lake identified the additional lane and design changes for the ATM, and the changes on Lot 3 to accommodate the Panda Express.

Krzywicki asked if there have been any agreements made with nearby parking lots for employees to park.

Lake said that all of Southport West utilizes cross-parking allowed through the PUD and other agreements.

Coghlan inquired about the diagram that showed the bank and cars wrapping around in the teller line and then splitting between the teller line and atm. He asked if cars would also funnel into the same line to leave.

Lake said that they do.

Krzywicki talked about the diagram showing traffic flow in and out of the development.

Lake explained that off of Southport Parkway there is a right-in-only to feed traffic into the site, and that there are 2 egress points going into the shared drive with Embassy Suites.

Vice-Chair Alexander opened the Public Hearing.

Vice-Chair Alexander closed the Public Hearing as no members of the public came forward.

iii. **Recommendation:** Coghlan moved, seconded by Frey, to recommend **approval**

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

4. **PUD Amendment – Lot 2 Woodhouse Place and Lots 1 & 2 Woodhouse Place Replat 2 – Woodhouse Auto Family**

i. **Staff Report – Christopher Solberg, Deputy Community Development Director:** Solberg stated that the applicant's application is not ready for Planning Commission review at this time, and that an additional resubmittal is required. Staff is asking Planning Commission to open the public hearing and continue it to the next meeting on April 20th.

ii. **Public Hearing**

Alexander opened the public hearing.

iii. **Recommendation:** Gahan moved, seconded by Frey, to recommend continuation of the public hearing to April 20th.

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

5. **Report of the Nominating Committee**

Gahan said that they sent an email to the current officers, (Sargus, Alexander, Dale), to see if they would be interested in serving in their same positions and all said yes.

6. 2023 Election of Officers

Recommendation: Gahan moved, seconded by Frey, to recommend the reelection of Sargus as Chair, Alexander as Vice-Chair and Dale as Secretary for the current term.

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

7. Comments from the Floor

None.

8. Comments from the Planning Commission

None.

9. Comments from the Staff

Fountain said that there will be no meeting on April 6th.

10. Adjournment

Vice-Chairman Alexander adjourned the meeting at 6:51 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date