



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

THURSDAY, OCTOBER 3 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, October 3, 2024, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notices 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: Patrick Coghlan, John Gahan, Michael Kryzwicki, Kathleen Alexander, Mike Circo, Gayle Malmquist, Harold Sargus, and Debra Dogba

ABSENT: Josh Frey and Amanda Brewer

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

1. Call to Order

The meeting was called to order by Chairperson 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 August 1, 2024

Motion: Coghlan moved, seconded by Dogba, to **approve** the August 1, 2024, minutes.

RESULT:	Motion carried 4-0-4
MOTION BY:	Coghlan
SECONDED BY:	Dogba
AYES:	Coghlan, Gahan, Alexander, and Dogba
NAYS:	None
ABSTAINED:	Kryzwicki, Circo, Malmquist, and Sargus
ABSENT:	Brewer and Frey

3. Old Business

There was no old business for discussion

4. New Business

A. Amendment to La Vista's Comprehensive Plan Chapter 3 – Annexation Plan

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg explained that staff conduct an annual review of the components of La Vista's Comprehensive Plan, and this year it was noted that an updated was needed to the Annexation Plan included in the Comprehensive Plan. Solberg explained the annexation process and analysis that the City conducts in determining timelines for potential future annexations. He showed the updated map, timeline, and financial figures included in the Annexation Plan update.

Sargus asked why there are two copies included in the packet item. Solberg explained that staff include one redlined version so the Commission and public can see what is being proposed to change, in addition to a clean version of the updated document so it is easier to read the finished product.

Sargus asked about the reasoning for removing one of the sections of the plan that discusses statutes. Solberg explained that the language is still included that annexations must comply with state statutes, but that the specific statutory language did not need to be included in the plan as it is always subject to change by the Legislature.

Kryzwicki asked about a previous annexation, and if there are different criteria for annexing industrial versus commercial properties. Solberg explained the specific conditions that made the annexation of Brook Valley Corporate Park different from other annexations in La Vista's history, but that generally there are not.

Chair Alexander opened the Public Hearing.

Public Hearing:

As no members of the public came forward, Malmquist moved, seconded by Kryzwicki, to close the public hearing.

RESULT:	Motion carried 8-0-0
MOTION BY:	Malmquist
SECONDED BY:	Kryzwicki
AYES:	Coghlan, Gahan, Kryzwicki, Alexander, Circo, Malmquist, Sargus and
NAYS:	Dogba
ABSTAINED:	None
ABSENT:	None
	Brewer, and Frey

Chair Alexander stated that the motion to close the Public Hearing was approved.

Recommendation:

Kryzwicki moved, seconded by Coghlan to recommend approval to the City Council for the amendment of the annexation section of Chapter 3 of the La Vista Comprehensive Plan.

RESULT:	Motion carried 8-0-0
MOTION BY:	Kryzwicki
SECONDED BY:	Coghlan
AYES:	Coghlan, Gahan, Kryzwicki, Alexander, Circo, Malmquist, Sargus and
NAYS:	Dogba
ABSTAINED:	None
ABSENT:	None
	Brewer, and Frey

B. Zoning Ordinance Amendments – Section 5.17 Gateway Corridor District (Overlay District) and the Gateway Corridor District Design Guidelines Booklet

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg explained the history of La Vista’s design guidelines and that it has been 11 years since the last update to the design review process. Solberg explained the changes in digitization, building codes and materials, and other conditions that have warranted changes to the process and guidelines. Staff are proposing various changes to the guidelines that streamline the process and clarify some of the requirements to make them more clear. It also incorporates some differences to the process and guidelines based on the type of building, such as commercial, industrial, or residential.

Chair Alexander opened the Public Hearing.

Public Hearing:

As no members of the public came forward, Sargus moved, seconded by Circo, to close the public hearing.

RESULT:	Motion carried 8-0-0
MOTION BY:	Sargus
SECONDED BY:	Circo
AYES:	Coghlan, Gahan, Kryzwicki, Alexander, Circo, Malmquist, Sargus and
NAYS:	Dogba
ABSTAINED:	None
ABSENT:	None
	Brewer, and Frey

Chair Alexander stated that the motion to close the Public Hearing was approved.

Circo asked how many Architects the City has on staff.

Solberg explained that the City does not employ any architects on its staff, but that we contract with a third-party architect, Dan Kerns with Schemmer, to conduct the City's design review. Solberg also mentioned that when Schemmer is the architect for an applicant on a project, we contract with our previous design review architect to conduct the review so that there isn't a conflict of interest.

Recommendation:

Kryzwicki moved, seconded by Gahan to recommend approval of the text amendments to section 5.17 of the zoning ordinance and the Gateway Quarter District design guideline book.

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

5. Comments from the Floor

No comments were made.

6. Comments from the Planning Commission

Kryzwicki asked how often the City reviews the traffic light timing along Giles road. Dowse replied that a traffic study has not been completed for some time, but that one should be completed shortly.

Krzywicki asked if there was plan to widen Giles Road, to which Dowse replied that we are currently working with a consultant to design a widening of Giles Road west of 120th Street to the I-80 on-ramp that should be completed in 2027.

Sargus asked about the process for trash pickup along roadways. Dowse explained that the Streets Department has a schedule for routine cleaning.

7. Comments from the Staff

Solberg reminded the Commissioners about the NPZA Fall Workshop which is coming up on Friday, October 11th. He also stated that we will be having the second planning commission meeting in October on the 17th.

8. Adjournment

Chairman Alexander adjourned the meeting at 7:05 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date