



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION MINUTES**  
**SEPTEMBER 20, 2012**

The City of La Vista Planning Commission held a regular meeting on Thursday, September 20, 2012, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Vice Chairman Circo called the meeting to order at 7:00 p.m. with the following members present: Circo, Malmquist, Gahan, Alexander, Miller, Nielsen and Andsager. Members absent were: Krzywicki, and Hewitt. Also in attendance were Ann Birch, Community Development Director, Christopher Solberg, City Planner and John Kottmann, Assistant Public Works Director/City Engineer.

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.

**1. Call to Order**

- a. The meeting was called to order by Vice Chairman Circo at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – August 16, 2012**

- a. Malmquist moved, seconded by Alexander to approve the August 16, 2012, minutes as submitted. **Ayes:** Circo, Malmquist, Gahan, Alexander, Miller. **Nays:** None. **Abstain:** Nielsen and Andsager. **Absent:** Krzywicki and Hewitt. **Motion Carried.** (5-0)

**3. Old Business**

None.

**4. New Business**

**A. Public Hearing regarding Mayfair Replat 6.**

- i. **Staff Report:** Christopher Solberg stated this is a replat of Lot 8A and 7B Mayfair 2<sup>nd</sup> Addition. The proposal is more of a line shift on the lot. Planning Staff provides the following recommendation: Approval of Mayfair Second Addition Replat 6 subject to the satisfactory resolution of the following issues prior to City Council review:

An easement document for the pedestrian sidewalk along 96<sup>th</sup> Street needs to be submitted, reviewed and ready to record prior to releasing the final plat for recording. It has been illustrated on the revised final plat with a notation that says "See Recorded Document", no document has been submitted at this time.

An easement for public usage of sidewalks to be constructed along the private roadways is to be provided.

The City will need to be provided documentation of the releases of utility easement rights along the previous interior lot line prior to releasing the final plat for recording.

-Mary Hewitt entered meeting-

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Neilsen to open the public hearing. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0)

None came forward.

- iii. **Public Hearing Closed:** Malmquist moved, seconded by Neilsen to close the public hearing. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0)
- iv. **Recommendation:** Gahan moved, seconded by Malmquist to recommend approval of Mayfair Replat 6 subject to the three items previously listed. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0)

#### B. Public Hearing regarding Harrison Hills Replat 4.

- i. **Staff Report:** Christopher Solberg stated this is a replat of Lot 12 Harrison Hills into multiple smaller lots for industrial uses. Staff recommended approval of Harrison Hills Replat 4 subject to the satisfactory resolution of the following issues prior to City Council review:

There needs to be a note added to the preliminary plat stating that; "Sanitary sewer stubouts to Lots 1 and 2 will be constructed by the Owners of Lots 1 and 2 at the time of development on the lots."

The labeling of the existing contours need to be checked as they appear to be about 20 feet too low in comparison to the 100-year flood elevations listed on the FIRM maps in this location.

The proposed signature block for the Register of Deeds needs to be replaced with adequate space for a sticker to be applied by the Register of Deeds.

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Neilsen to open the public hearing. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0)

Doug Kellner came forward to answer any questions.

- iii. **Public Hearing Closed:** Hewitt moved, seconded by Alexander to close the public hearing. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0).
- iv. **Recommendation:** Gahan moved, seconded by Nielsen to recommend approval of Harrison Hills Replat 4 subject to the three issues previously listed. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0).

C. Public Hearing regarding Giles Corner Replat 2.

- i. **Staff Report:** Christopher Solberg stated the proposal sets forth a request for a split of Lot 80A of Giles Corner into two lots for development. Staff recommended approval of Giles Corner Replat 2 subject to satisfactory resolution of the following issues prior to City Council review:

A finalized common area maintenance agreement will be needed prior to scheduling to City Council. In addition to the road maintenance issues this will need to address maintenance of the existing shared sanitary sewer across the north side of proposed Lot 2 that will serve Lot 2 as well as Lot 80B.

The title on the final plat will need to be moved in order to allow the 5" by 2 1/2" blank space in upper right corner requested by the Sarpy County Register of Deeds.

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Alexander to open the public hearing. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0).

John Mengfrecker came forward to answer any questions.

- iii. **Public Hearing Closed:** Hewitt moved, seconded by Malmquist to close the public hearing. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0).
- iv. **Recommendation:** Malmquist moved, seconded by Nielsen to recommend approval of Giles Corner Replat 2 subject to the three issues previously listed. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Krzywicki.* **Motion Carried.** (8-0).

5. Comments from the Floor

None.

**6. Comments from the Planning Commission.**

None.

**7. Adjournment**

*Gahan* moved, seconded *Nielsen*, to adjourn. **Ayes:** *Circo, Malmquist, Gahan, Alexander, Hewitt, Miller Nielsen and Andsager.* **Nays:** None. **Abstain:** None. **Absent:** *Krzywicki.* **Motion Carried.** (8-0).

Reviewed by Planning Commission:

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Recorder

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Planning Commission Chair

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Approval Date