



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

**PLANNING COMMISSION MINUTES**  
**OCTOBER 18, 2012**

The City of La Vista Planning Commission held a regular meeting on Thursday, October 18, 2012, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Krzywicki called the meeting to order at 7:00 p.m. with the following members present: Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. Members absent were: Gahan and Andsager. 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 Chairman Krzywicki at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – September 20, 2012**

- a. Circo moved, seconded by Malmquist to approve the September 20, 2012, minutes as submitted. **Ayes: Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. Nays: None. Abstain: None. Absent: Gahan and Andsager.**  
**Motion Carried. (7-0)**

**3. Old Business**

None.

**4. New Business**

**A. Public Hearing regarding North Central State Regional Council of Carpenters CUP.**

- i. **Staff Report:** The applicant is requesting a Conditional Use Permit in order to construct a training facility at the corner of 108<sup>th</sup> & Giles. Staff recommends approval of a Conditional Use Permit for North Central States Regional Council of Carpenters to allow for a training facility use, contingent on the satisfactory resolution of items #4 and #5 in the Review Comments of the Staff Report, prior to City Council Review.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Alexander to open the public hearing. **Ayes: Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. Nays: None. Abstain: None. Absent: Gahan and Andsager.**  
**Motion Carried. (7-0)**

Bill Kramer came forward to speak on behalf of the applicant. An overview of the operation and design was provided.

Commissioner Miller asked if the south face, because it is all glass, would cause glaring to oncoming traffic.

It was noted that this is not a reflective glass, and is transparent, but it may be something the need to look into.

Chairman Krzywicki questioned the level of noise and how will it be kept down.

It was noted that the noise would be typical of carpentry. The type of structure will be designed to keep noise down and should not hear what is inside. All activities will be going on inside the building, none will take place outside.

Commissioner Circo questioned if the bike route on the corner would be affected in any way.

Kottman stated that the project would be required to finish the perimeter sidewalks and along the interior private roadway as well. There is not a designated bike trail in this location at this time, but the sidewalk system would be completed.

Mike Francis came forward from the public to speak as a proponent of the project.

Anita Friehe came forward from the public to speak as a proponent of the project. Anita questioned the lighting in the parking lot in regard to her concern for lighting pollution.

Solberg discussed the lighting requirements that will keep the lighting down.

iii.

**Public Hearing Closed:** Circo moved, seconded by Miller to close the public hearing. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Gahan and Andsager.  
**Motion Carried.** (7-0)

iv.

**Recommendation:** Malmquist moved, seconded by Nielsen to recommend approval the Conditional Use Permit for North Central State Regional Council of Carpenters to allow the training facility as shown contingent of satisfactory resolution of the design review and finalize the draft conditional use permit and administratively replat into one lot prior to meeting with the City Council.

**Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Gahan and Andsager.

**Motion Carried.** (7-0)

**B. Public Hearing regarding Mayfair Replat 5.**

- i. **Staff Report:** Solberg stated the applicant requested to replat Lot 1 Mayfair 2<sup>nd</sup> Addition Replat Three to split the property into three separate lots for development. Staff recommended approval of Mayfair 2<sup>nd</sup> Addition Replat Five, subject to satisfactory resolution of the following issues prior to City Council review: Satisfactory resolution of the aforementioned issues regarding the replat and subdivision agreement, with review and approval by the City Engineer and the City Attorney.
- ii. **Public Hearing Opened:** Hewitt moved, seconded by Malmquist to open the public hearing. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Gahan and Andsager. **Motion Carried.** (7-0)

Gary Norton came forward on behalf of the owner to answer any questions.

- iii. **Public Hearing Closed:** Circo moved, seconded by Malmquist to close the public hearing. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Gahan and Andsager. **Motion Carried.** (7-0)
- iv. **Recommendation:** Circo moved, seconded by Nielsen to recommend approval of the Mayfair Replat Five. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Gahan and Andsager. **Motion Carried.** (7-0)

**C. Public Hearing regarding 84<sup>th</sup> Street Redevelopment Plan.**

- i. **Staff Report:** Solberg stated the redevelopment plan is the next step in the blight and substandard process. The redevelopment plan provides a plan for redevelopment of the area and opens it for a number of funding streams to use with redevelopment of the area. The plan has been closely linked to the Vision 84 project. Staff recommended approval of the redevelopment plan.
- ii. **Public Hearing Opened:** Hewitt moved, seconded by Alexander to open the public hearing. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Gahan and Andsager. **Motion Carried.** (7-0)

None came forward.

- iii. **Public Hearing Closed:** Malmquist moved, seconded by Nielsen to close the public hearing. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Gahan and Andsager. **Motion Carried.** (7-0)

iv. **Recommendation:** Malmquist moved, seconded by Nielsen to recommend approval to adopt the 84<sup>th</sup> Street Redevelopment Plan as presented. **Ayes:** *Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Gahan and Andsager.* **Motion Carried.** (7-0)

**5. Comments from the Floor**

None.

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

None.

**7. Adjournment**

Nielsen moved, seconded Alexander, to adjourn. **Ayes:** *Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Gahan and Andsager.* **Motion Carried.** (7-0)

Reviewed by Planning Commission:

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Recorder

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Planning Commission Chair

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Approval Date