

**DRAFT**

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

**PLANNING COMMISSION MINUTES**  
**APRIL 17, 2014**

The City of La Vista Planning Commission held a meeting on Thursday, April 17, 2014, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman John Gahan called the meeting to order at 7:00 p.m. with the following members present: Tom Miller, Mike Krzywicki, Gayle Malmquist, John Gahan, Jody Andsager and Kathleen Alexander. Members absent were: Mike Circo and Lowell Miller. Also in attendance were Christopher Solberg, City Planner, John Kottmann, City Engineer, Court Barber, Planning Intern and Diane Grobeck, Permit Technician.

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 Gahan at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – March 27, 2014**

- a. Tom Miller moved, seconded by Malmquist to approve the March 27, 2014 minutes as submitted. **Ayes:** Tom Miller, Krzywicki, Malmquist and Gahan. **Nays:** None. **Abstain:** Andsager and Alexander. **Absent:** Circo and Lowell Miller. **Motion Carried. (4-0)**

**3. Old Business**

None.

**4. New Business**

**A. Public Hearing for Brook Valley Corporate Park**

- i. **Staff Report:** Solberg explained both the Rezoning from I-2 to I-2 PUD and Preliminary PUD Plan for Lots 42, 43A, 43B, 44A, 44B, and 45 Brook Valley Business Park and the Brook Valley Corporate Park Preliminary Plat.
- ii. **Public Hearing Opened:** Krzywicki moved, seconded by Alexander to open the public hearing. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried. (6-0)**

Neeraj Agarwal, White Lotus Group, was present representing both applicants (White Lotus Group and H.E.L.P. Foundation of Omaha, Inc.) to answer any questions.

Gahan noted he saw in the letter from the city to Mr. Agarwal that there was an issue about the Nebraska Non-Profit Corporation called H.E.L.P. and asked how that status might affect the property taxes.

Mr. Agarwal indicated there is no intention to avail themselves of any tax exemptions.

Krzywicki stated that in the letter from the city to Mr. Agarwal, there is mention of a Wantanabe Parkway instead of Wantanabe Drive. He asked for clarification.

Kottmann stated at one time it was called Wantanabe Parkway. But, currently, there is only one Wantanabe in La Vista's jurisdiction and it is Wantanabe Drive.

Krzywicki asked if the items that were questions in the letter from the city to Mr. Agarwal are still unanswered.

Solberg stated that he believed all of the questions had been addressed satisfactorily.

**Public Hearing Closed:** Tom Miller moved, seconded by Malmquist to close the public hearing. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (6-0)

- iii. **Recommendation – Rezoning to I-2 PUD and Preliminary PUD Plan:** Krzywicki moved, seconded by Malmquist to recommend approval of the Rezoning from I-2 to I-2 PUD and Preliminary PUD Plan for Lots 42, 43A, 43B, 44A, 44B, and 45 Brook Valley Business Park **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (6-0)

- iv. **Recommendation – Brook Valley Corporate Park Preliminary Plat:** Krzywicki moved, seconded by Tom Miller to recommend approval of the Brook Valley Corporate Park Preliminary Plat. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (6-0)

Solberg added that these items will be reviewed by the City Council at their meeting on May 20, 2014.

5. **Comments from the Floor**  
None.

6. **Comments from the Planning Commission**  
None.

## **7. Comments from Staff**

Solberg noted there is a copy of *The Commissioner* from last Fall on their desks. He also talked about the update to the Comprehensive Plan. The City Council recently approved the RFP to go out for selecting a consultant. As part of the process of developing a new plan, the Planning Commission will need to be heavily involved. He needs one Planning Commissioner to be part of the RFP Review Committee and two Planning Commissioners to be on the actual Steering Committee. The rest of the Planning Commission will be invited to events throughout the process.

Malmquist asked who will be on the Consultant Selection Committee.

Solberg answered there are a number of staff who will be on the Consultant Selection Committee, including Ann Birch, Community Development Director, Solberg, Court Barber, Community Development Intern, possibly John Kottmann, City Engineer and a few other staff members. Additionally, one Planning Commissioner and possibly one City Council member. Solberg explained that the Steering Committee will be a much broader base, including members from our Board and City Council.

Solberg indicated that the goal is to have the consultant start in August 2014 and that the process will take a little over a year. The process is intended to have an emphasis on public participation. He stated that Court Barber, Community Development Intern, has helped start that process with meetings held on Monday, April 14, 2014 and Wednesday, April 16, 2014 to discuss new public engagement techniques.

Barber explained that a mailing was sent out to a random selection of 613 citizens throughout La Vista inviting them to RSVP to attend a meeting on Monday or Wednesday. At each meeting, the Mayor said a few words about Boards, Commissions and the ½ cent sales tax; then, Barber briefly explained the Comprehensive Plan Update and seven different types of meetings for public input, including internet based engagements. The attendees voted on the options they thought would be most likely to attract a large number of people for good input, not only for the Comprehensive Plan Update but for any future planning related project La Vista might have.

Solberg added that the results from those meetings will be used to inform the final consultant about which types of public engagement we would like, in addition to other public participation methods they may recommend.

Malmquist asked if the randomized mailing resulted in new faces at the meetings.

Solberg answered there were a number of people he hadn't seen at other meetings and that good feedback was received. Approximately 55 responses were received. The total number of people planning to attend the meetings was 43 and approximately 30 people did attend the meetings.

## 7. Adjournment

Malmquist moved, seconded by Andsager to adjourn. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo and Lowell Miller. **Motion Carried.** (6-0)

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chairperson

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Approval Date

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