



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
JUNE 16, 2016-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, June 16th, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Gayle Malmquist called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, John Gahan, Tom Miller, Harold Sargus, and Jackie Hill. Members absent were: Kathleen Alexander, Kevin Wetuski, Mike Circo and Jason Dale. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; Ann Birch, Community Development Director; and John Kottmann, 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

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

2. Approval of Meeting Minutes – June 2, 2016

Gahan moved, seconded by Sargus to approve the June 2nd minutes. **Ayes: Krzywicki, Malmquist, Gahan, and Sargus. Nays: None. Abstain: Hill and Miller. Absent: Dale, Alexander, Wetuski, and Circo. Motion Carried. (4-0-2)**

3. Old Business

4. New Business

Commission member Krzywicki recused himself from agenda item 4A due to a conflict of interest.

A. Final Plat – La Vista City Centre – City Ventures, LLC

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, La Vista City Centre LLC, is requesting a final plat for Lots 1-7 Brentwood Crossing, 8B and 8C Brentwood Crossing Replat No 1, Lots 8A1, 8A2, 8A3, and 8A4 Brentwood Crossing Replat No 2, and portions of Tax Lot 12 14-14-12. Staff recommends approval of La Vista City Centre Final Plat as the request is consistent with the Comprehensive Plan and the Subdivision Regulations, contingent on the following: City Council approval of the waiver of Section 4.24 of the Subdivision Regulations regarding minimum horizontal centerline radii for local streets from 200 to 100 feet; City Council approval of the conditional rezoning; and all items noted above under Review Comments.

- ii. **Public Hearing- Opened by Gayle Malmquist**

Chris Erickson from La Vista City Centre LLC, also the developer for City Ventures LLC came up to speak on behalf of the project. He mentioned that he did go over the project pretty extensively at the last meeting, but was there to answer questions.

Hill asked about item number 3, under Traffic and Access, in regards to the traffic light timing on 84th Street. She asked who is going to be monitoring that.

Kottmann said that the Department of Roads is the owner and operator of 84th Street, however, we in conjunction with the City of Omaha as part of an upcoming adaptive signal control project will be installing an upgraded traffic signal system that tries to do coordination from Center Street down to Lincoln Road in Papillion. That system will actually end up being operated by the City of Omaha with input from the participating organizations along the way, so it's a multi-agency effort to keep traffic moving on 84th Street.

Hill then asked about section 4, item 5, in regards to easements. It states, "Existing easements will need to be released. The replatting process does not extinguish existing easement rights. The release of these easements needs to be completed prior to the recording of the Final Plat." She wanted to know if it was our intent to release these rights.

Malmquist said upon approval of the Final Plat.

Solberg said that there are a number of easements that are sort of being rearranged. There is a sewer easement that's heading due north, from the south that is being rerouted from the lot line to the east and then back north.

Kottmann said that the best example is the existing public water main through the site behind the Walmart buildings. There will be intentional effort to abandon these utilities and then release the easement rights and grant new easement rights. It's just pointing out that the replatting doesn't make it all disappear.

Erickson then said that a lot of the new road network will contain a lot of the new utilities that they are proposing to dedicate as right of ways.

Hill then asked if everyone was on board with that.

Erickson said that it was his understanding that they are.

Hill brought up item number 6 under Staff Recommendation and said that we indicated the City Council approval of the waiver of Section 4.24 of the Subdivision Regulations regarding minimum horizontal centerline radii for local streets from 200 to 100 feet. She said that we addressed the issue with local streets, but wanted to know about minor streets.

Kottmann said in this application, he took it to mean both.

Erickson then brought up the site plan to show where they were talking about.

Malmquist closed the Public Hearing.

- iii. Recommendation:** Gahan moved, seconded by Sargus for approval of La Vista City Centre Final Plat as the request is consistent with the Comprehensive Plan and the Subdivision Regulations, contingent on the following: City Council approval of the waiver of Section 4.24 of the Subdivision Regulations regarding minimum horizontal centerline radii for local streets from 200 to 100 feet; City Council approval of the conditional rezoning; and all items noted above under Review Comments. **Ayes: Miller, Malmquist, Gahan, Hill and Sargus. Nays: None. Abstain: None. Absent: Dale, Alexander, Wetuski, and Circo. Motion Carried. (5-0)**

B. Public Hearing for Conditional Use Permit – Stepper–ette Studios, Inc.

- i. Staff Report – Chris Solberg:** Solberg states that Stepper–ette Studios, Inc. is requesting a Conditional Use Permit to allow the applicant to operate an indoor recreational facility primarily intended to accommodate a dance studio and their related incidental uses. Staff recommends approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

ii. Public Hearing – opened by Gayle Malmquist

Jason Thiellen from E & A Consulting Group came up to speak on behalf of the applicant. He mentioned that Stepper–ettes is a business that has been in La Vista for 43 years, currently on 109th and Harrison and have outgrown their space. They have found a 3.5 acre lot off of 118th and Peel Circle and are proposing to build a new facility there. The building will be around 14,000 square feet. The area is zoned Light Industrial, but they will need a Conditional Use Permit for this use. The new building will have a maximum occupancy of 400 people and are providing 138 parking spaces. They have also been presented with other conditions and have accepted those conditions. He then welcomed any questions.

Hill asked about the changes that were submitted and what those changes were.

Thiellen said that it was changes to the parking plan.

Miller asked if their recitals are held in a larger arena or at the facility.

Thiellen said that they are held at a different facility.

Hill asked them to verify that they do not plan on exceeding the maximum occupancy.

Thiellen said that they do not.

Malmquist closed the Public Hearing.

- iii. **Recommendation:** Krzywicki moved, seconded by Miller to approve the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes: Miller, Malmquist, Gahan, Hill, Krzywicki, and Sargus. Nays: None. Abstain: None. Absent: Dale, Alexander, Wetuski, and Circo. Motion Carried. (6-0)**

5. Comments from the Floor

None.

6. Comments from Planning Commission

Hill mentioned that there were some things that she learned at the NPZA conference in regards to Open Meetings that she felt would be beneficial to the meetings. She said that she has some notes that she could bring in and talk about at a later meeting.

Malmquist told her to talk to Chris, but that she felt that we were in compliance with all of the Open Meeting laws.

Solberg said that he could take the notes and take a look at them.

7. Comments from Staff

Birch mentioned sending out notifications in regards to the Taste of La Vista.

Solberg said that as soon as there are more details and a set date, they will send out notifications. They are hoping to be able to have a draft set of goals and policies for the Comprehensive Plan at this event.

Krzywicki asked if there were any tentative dates for the opening of Costco and the hotel.

Kottmann said that Costco is adamant that they will be open this fall. Opening date for Comfort Suites is unknown at this time.

8. Adjournment

Meeting adjourned by Malmquist at 7:25

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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