

CITY OF LA VISTA
PLANNING COMMISSION MINUTES
MARCH 15, 2007

The Planning Commission meeting of the City of La Vista was convened at 7:06 p.m. on Thursday, March 15, 2007 at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Malmquist, Carcich, Rizzo, Hewitt, and Gahan. Horihan, Roarty and Carcich were excused. Also in attendance were John Kottmann, City Engineer and Ann Birch, Community Development Director.

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. 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 Chairperson Krzywicki at 7:06 p.m. A copy of the agenda and staff report was made available to the public.

2. Approval of Meeting Minutes – February 15, 2007

Carcich motioned to approve the minutes of February 15, 2007. Hewitt seconded. Ayes: Malmquist, Carcich, Gahan, Hewitt, Rizzo, and Krzywicki. Nays: None. Motion carried.

3. Old Business

None.

4. New Business

A. An amendment to the PUD Plan for Lots 1-10, Southport East Replat Six, located in Section 18, T-14-N, R-12-E, of the 6th P.M., Sarpy County, Nebraska, generally located at Eastport Parkway and Giles Road.

i. Staff Report: A public hearing has been scheduled to consider amendments proposed by staff to the PUD Plan for Southport East Replat Six. The original PUD Plan was drafted by the developer of Replat Six, however as staff has worked with the plan several provisions have been noted which conflict with the Southport East Design Guidelines. In general, the sections of the plan governing setbacks, landscaping and signage have been revised; other revisions

are proposed for the sake of simplicity, consistency of language, or were unnecessary (such as some of the definitions).

The draft of the proposed amendment has been mailed to the property owner(s) however they have not had adequate time to review the document and provide comments. Staff would like additional time for discussion and review.

Staff recommends continuance to the April 19, 2007 Planning Commission meeting.

ii. **Public Hearing:** Carcich motioned to open the public hearing. Malmquist seconded. Ayes: Malmquist, Carcich, Hewitt, Rizzo, Gahan, and Krzywicki. Nays: None. Motion carried.

Malmquist motioned to continue the public hearing until April 19, 2007. Rizzo seconded. Ayes: Malmquist, Carcich, Hewitt, Rizzo, Gahan, and Krzywicki. Nays: None. Motion carried.

Krzywicki wondered if changing the building setback might potentially put a building right on the property line. The back of the private curb is part of their lots.

Kottmann said it is intended to address situations where there are shared access drives that are centered on a common lot line. Using a 10 foot setback would place the setback within the paved area of the shared access drive. This attempts to get the building back from that shared access drive and the setback would be measured from the back of the curb rather than the property line.

Krzywicki asked if this would do anything with the ability to put sidewalks along those common streets. Kottmann said this is part of what is trying to be accomplished, to make sure there is a ten foot setback to allow landscaping and pedestrian space.

Krzywicki asked about the landscaping in section B. It looks like the reference to the size of the landscaping is being eliminated to make reference to the design guidelines. Is this to make things less restrictive? Birch said the two references contradict currently. The design guidelines are applicable to the whole subdivision.

B. An amendment the PUD Plan for Lots 1-3, Southport East Replat Seven, located in Section 18, T-14-N, R-12-E, of the 6th P.M., Sarpy County, Nebraska, generally located at Eastport Parkway and Giles Road.

i. **Staff Report:** A public hearing has been scheduled to consider amendments proposed by staff to the PUD Plan for Southport East Replat Seven. The original PUD Plan was drafted by the developer of Replat Seven however as staff has worked with the plan several

provisions have been noted which conflict with the Southport East Design Guidelines. In general, the sections of the plan governing setbacks, landscaping and signage have been revised; other revisions are proposed for the sake of simplicity, consistency of language, or were unnecessary (such as some of the definitions).

The draft of the proposed amendment has been mailed to the property owner(s) however they have not had adequate time to review the document and provide comments. Staff would like additional time for discussion and review.

Staff recommends continuance to the April 19, 2007 Planning Commission meeting.

Rizzo motioned to open the public hearing. Malmquist seconded. Ayes: Malmquist, Carcich, Hewitt, Rizzo, Gahan, and Krzywicki. Nays: None. Motion carried.

Carcich motioned to continue the public hearing until April 19, 2007. Malmquist seconded. Ayes: Malmquist, Carcich, Hewitt, Rizzo, Gahan, and Krzywicki. Nays: None. Motion carried.

C. Updated Future Land Use Map for the City of La Vista.

i. **Staff Report:** A public hearing on Item 4C was continued from the February 15, 2007 Planning Commission meeting due to some delays in finalizing the map. We are continuing to work on this project and hope to have made more progress by the next meeting.

Staff recommends continuance of item 4C to the April 19, 2007 Planning Commission meeting.

ii. **Recommendation:** Malmquist motioned to continue the public hearing until April 19, 2007. Carcich seconded. Ayes: Malmquist, Carcich, Hewitt, Rizzo, Gahan, and Krzywicki. Nays: None. Motion carried.

D. Updated Zoning Map for the City of La Vista.

i. **Staff Report:** A public hearing on Item 4D was continued from the February 15, 2007 Planning Commission meeting due to some delays in finalizing the map. We are continuing to work on this project and hope to have made more progress by the next meeting.

Staff recommends continuance of item 4D to the April 19, 2007 Planning Commission meeting.

ii. **Recommendation:** Hewitt motioned to continue the public hearing until April 19, 2007. Rizzo seconded. Ayes: Malmquist, Carcich, Hewitt, Rizzo, Gahan, and Krzywicki. Nays: None. Motion carried.

E. Election of Officers.

i. **Staff Report:** The current Planning Commission officers include: Chair – Mike Krzywicki, Vice-Chair – Marv Carcich, and Secretary – John Gahan. The term of office was for one year.

Malmquist made a motion to nominate all current officers, if willing, to retain their current positions. Hewitt seconded. Ayes: Hewitt, Malmquist, Gahan, Rizzo, Carcich and Krzywicki. Nays: None.

These positions are for a one year duration.

5. Comments from the Floor.

None.

6. Comments from the Planning Commission.

The new Planner, Marcus Baker started Monday, March 12, 2007. He had a conflict and was unable to attend tonight's meeting.

7. Adjournment

Carcich motioned to adjourn. Malmquist seconded. Ayes: Hewitt, Malmquist, Gahan, Rizzo, Carcich and Krzywicki. Nays: None. Motion carried. Meeting adjourned at 7:16 p.m.

Reviewed by Planning Commission: John Gahan 3/26/07

Sharon E. Dennis

Recording Secretary

Planning Commission Chair

Approval Date