



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
MAY 20, 2010

The Planning Commission meeting of the City of La Vista was convened at 7 p.m. on Thursday, May 20, 2010, at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Andsager, Kramolisch, Nielsen, Alexander, Circo, Hewitt, Gahan, Malmquist, and Miller. Members absent: Krzywicki. Also in attendance was John Kottmann, Assistant Public Works Director/City Engineer and Christopher Solberg, Planner.

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

- a. The meeting was called to order by Vice Chairperson Circo at 7:02 p.m. Copies of the agenda and staff report were made available to the public.

2. Approval of Meeting Minutes – December 10, 2009

- a. Gahan motioned to approve the April 8, 2010 minutes as presented. Nielsen seconded. Ayes: Kramolisch, Andsager, Hewitt, Alexander, Nielsen, Gahan, Miller, and Circo. Nays: None. Motion carried. Malmquist abstained. Alternate Miller will be a voting member tonight.

3. Old Business

- a. None.

4. New Business

A. Public Hearing for Crestview Housing Conditional Use Permit located on Lots 2, 3, and part of Lot 12, Crestview Heights, an addition to the City of La Vista, Sarpy County, Nebraska.

- i. **Staff Report:** Mercy Housing, Inc. has submitted a request for a Conditional Use Permit for improvements/additions to the existing Crestview Housing complex. The complex was initially constructed before Conditional Use Permits were required. Due mainly to the proposed construction of a community building, it was deemed that a Conditional Use Permit would need to be approved.

Mercy Housing, Inc proposes renovation of their facilities by adding a community building and one rental unit. Lots 2 & 3 will need to be consolidated and this will be done through an administrative plat process.

Staff recommends approval of the Crestview Housing Conditional Use Permit to the City Council.

Public Hearing: Malmquist motioned to open the public hearing. Alexander seconded. Ayes: Andsager, Kramolisch, Nielsen, Alexander, Circo, Hewitt, Gahan, Miller and Malmquist. Nays: None. Motion carried. Hearing opened at 7:04 p.m.

Julie Monaghan appeared with concerns of more units being built and not just a community center. Solberg, Planner, interjected that there is one additional single management unit to be built with this community center project. Monaghan also checked with the 911 Dispatch and found that there are 15-20 calls to dispatch each month from Crestview Village. Her concerns were whether this project would encourage or deter from these types of issues escalating.

Rick Case voiced concern with the children running at large in the park and also the issue of parking along Josephine Street. Due to parking in front of the single family residents across from the apartment complex, the US Postal Service is unable to deliver their mail as a result.

Tim Cauthorn does not want any building around his home. There is a police officer in the complex due to the problem of the kids. It makes his home less desirable if he were to try to sell.

Jeanne Ramirez has concerns as to whether the community center project would cause a raise in her taxes. She wondered if she would be notified of any changes if this project is allowed and if there were any more units to be built. The post office will not deliver her mail due to the cars parked in front of her mail box.

Hewitt explained that since the City of La Vista does not pay for any of the construction and, therefore wouldn't raise any taxes. If the project improved the value of the neighborhood, the houses could become more valuable. In essence this proposed project should not have an effect on taxes.

Malmquist motioned to close the public hearing. Nielsen seconded. Ayes: Andsager, Kramolisch, Nielsen, Alexander, Circo, Hewitt, Gahan, Miller and Malmquist. Nays: None. Motion carried. Hearing closed at 7:15 p.m.

Malmquist inquired as to why the applicant was not present at this hearing. Solberg, said he was not clear as to why the applicant, Mercy Housing, Inc. was not present.

Gahan asked if Mercy Housing, Inc. has a presence at Crestview Village. Solberg, felt that they do.

Hewitt felt these citizens concern were disturbing. One would hope the proposed community center may alleviate some of these concerns, but, without an applicant present, there is no one to answer. The concern of the Planning Commission is not to address these types of issues, but only to recommend if the project has the merit to go forward in and of itself.

Circo asked what the extent of the community center was to be. Solberg said it was to be more like a clubhouse rather than have things like basketball courts inside, etc.

Due to limited parking it can only house tenants.

Kramolisch wondered when Mercy Housing Inc would be heard from again. Solberg felt probably at the submittal of building permit applications.

Hewitt suggested that the city attempt to notify the applicant, Mercy Housing Inc that there were questions of the neighborhood that were unable to be answered and perhaps the applicant would make an attempt to be present at the City Council meeting when this project is considered.

Due to audience request Hewitt re-opened the public hearing at 7:21 pm. Andsager seconded.

Suzan Case wondered what becomes of the current community center and why the applicant feels that a larger one would be more useful.

Circo wondered where management would move the playground to and what would be done with the old management office.

Solberg, said the current management office would be renovated into an apartment. There would be new playground equipment relocated in an area to the east of the asphalt patch.

Ms. Case brought up the mail delivery concerns. Solberg wondered what part of the day the parking issues are most prevalent. Case said it was during the day when the mail is delivered.

Monaghan re-approached the commissioners to ask how many additional apartments would be built and what the minimal traffic impact of the parking might be. Solberg said it is just one family apartment unit and thus only one more car equating to minimal.

Malmquist motioned to close the public hearing at 7:30 pm. Nielsen seconded. All in favor.

Gahan felt that enough questions had been raised to warrant holding off any recommendation for another month in order to give the applicant another opportunity to address concerns both of the commissioners and neighbors.

Hewitt/Malmquist explained that the commission is hearing only the issue of appropriate use, not to question the construction process, or concerns of the neighborhood.

To answer a question voiced about parking, John Kottmann explained that five stalls would be added to the north side of the proposed community center so there is a small increase in the amount of parking stalls. The site does not currently meet parking standards, but did at the time it was originally built and is being grand-fathered as there is no significant increase in the need regarding this project.

- i. **Recommendation:** Malmquist motioned to recommend approval of the conditional use permit as stated and with the conditions as outlined in the conditional use permit. It is asked that management at the location have a community meeting to address the unanswered questions of the neighborhood. Hewitt seconded. Ayes: Andsager, Kramolisch, Alexander, Circo, Hewitt, Miller and Malmquist. Nays: Gahan and Nielsen. Motion carried.

This item will tentatively be on the City Council agenda of June 15, 2010.

5. Comments from the Floor
None.

6. Comments from the Planning Commission
The commissioners congratulated Sharon Dennis and wished her well upon her retirement from the City of La Vista and as their recorder of minutes over the past twelve years.

Tom Miller, was welcomed as the newest Planning Commission member. He will hold the position as alternate commissioner.

7. Adjournment

Hewitt motioned to adjourn. Alexander seconded. Ayes: Andsager, Kramolisch, Nielsen, Alexander, Circo, Hewitt, Gahan, Miller and Malmquist. Nays: None. Motion carried. Meeting was adjourned at 7:38 p.m.

Reviewed by Planning Commission:

Recorder

Planning Commission Chair

Approval Date