



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
APRIL 19, 2012

The City of La Vista Planning Commission held a regular meeting on Thursday, April 19, 2012, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Vice Chairman Circo called the meeting to order at 7:00 p.m. with the following members present: Malmquist, Gahan, Alexander, Miller, Andsager, Circo, Hewitt and Nielsen. Members absent were: Krzywicki. Also in attendance were Ann Birch, Community Development Director 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 Vice Chairman Circo at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – March 15, 2012

- a. Miller moved, seconded by Gahan to approve the March 15, 2012, minutes as submitted. **Ayes:** Nielsen, Malmquist, Gahan, Andsager, Alexander and Miller. **Nays:** None. **Abstain:** Circo and Hewitt **Absent:** Krzywicki.
Motion Carried. (6-0)

3. Old Business

None.

4. New Business

A. Public Hearing for Mayfair 2nd Addition, Replat V, Sarpy County, Nebraska.

- i. **Staff Report:** Birch stated the request was to replat Lot 1 Mayfair 2nd Addition Replat III into three lots, to be known as, Mayfair 2nd Addition Replat V lots 1, 2 and 3. The property is currently zoned C-1 Shopping Center Commercial and the property is currently vacant. The proposal is to develop on lot 2 with a Child Care Center. The interior roadway is a private ingress/egress easement. There is a blanket vehicular and pedestrian easement over all of the lots. The proposed plat identifies a shared access easement between lots 1 and 2. The staff report indicates that a separate document needs to be recorded that identifies the use and the maintenance of the shared access. A traffic signal may be warranted at the private access road. The subdivision agreement will need to include participation in the signal cost. The Sanitary Sewer Plan has been revised to show the new lot layout and there is a sewer connection fee at time of building permit. Staff recommended approval subject to items that still need to be

resolved.

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Andsager to open the public hearing. **Ayes:** Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. **Nays:** None. **Abstain:** **Absent:** Krzywicki. **Motion Carried.** (8-0)

Larry Buland came forward and stated he was the owner of the lot. He discussed the intention to develop the lots and that the goal was to sell the land to people that are going to develop the land.

- iii. **Public Hearing Closed:** Hewitt moved, seconded by Nielsen to close the public hearing. **Ayes:** Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. **Nays:** None. **Abstain:** **Absent:** Krzywicki. **Motion Carried.** (8-0)
- iv. **Recommendation:** Hewitt moved, seconded by Malmquist to recommend approval the Mayfair 2nd Addition Replat 5 and satisfaction of any outstanding items. **Ayes:** Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. **Nays:** None. **Abstain:** **Absent:** Krzywicki. **Motion Carried.** (8-0)

B. Public Hearing for Bella La Vista.

- i. **Staff Report:** Birch stated the request is for a rezoning to R-3 PUD and Final PUD plan, a Conditional Use Permit for Multi-Family Development and Replat of Lot 2 Bella La Vista into two lots to be known as Bella La Vista Replat 1 Lot 1 and Outlot A. Birch summarized Council's action regarding the approval of Phase I and Phase II being shown as an Outlot for future development. The City Council did not approve connection of 130th Street. Access to Lot 1 is from 132nd Street and a waiver of section 4.02 of the Subdivision regulations is requested to allow for a permanent dead end street. The Architectural Review is ongoing and the landscape plan is under review.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Gahan to open the public hearing. **Ayes:** Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. **Nays:** None. **Abstain:** **Absent:** Krzywicki. **Motion Carried.** (8-0)

Doug Dreessen came forward and discussed Phase I.

- iii. **Public Hearing Closed:** Hewitt moved, seconded by Nielsen to close the public hearing. **Ayes:** Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. **Nays:** None. **Abstain:** **Absent:** Krzywicki. **Motion Carried.** (8-0)
- iv. **Recommendation:** Hewitt moved, seconded by Gahan to recommend approval of the Rezoning to R-3 to R-3 PUD and the Final PUD Plan for Lot 2 Bella La Vista subject to any satisfactory resolution of any outstanding issues. **Ayes:** Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. **Nays:** None. **Abstain:** **Absent:** Krzywicki. **Motion Carried.** (8-0)
- v. **Recommendation:** Malmquist moved, seconded by Hewitt to recommend approval Conditional Use Permit for Lot 2 Bella La Vista subject to resolution of the two items listed in the staff recommendation. **Ayes:** Nielsen, Malmquist,

Gahan, Andsager, Alexander, Miller, Circo and Hewitt. Nays: None. Abstain: Absent: Krzywicki. Motion Carried. (8-0)

- vi. **Recommendation:** Malmquist moved, seconded by Hewitt to recommend approval the Replat for Lot 2 Bella La Vista subject to satisfactory resolution of any remaining issues. **Ayes:** *Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. Nays: None. Abstain: Absent: Krzywicki. Motion Carried. (8-0)*

C. Public Hearing regarding text amendments to Section 7.03.05, Zoning Regulations, regarding Political Signs.

- i. **Staff Report:** Birch stated the City Council wanted to review the sign ordinance regarding political signs and temporary signs. The draft is still under review and staff recommended that it be continued at the next meeting.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Hewitt to open the public hearing. **Ayes:** *Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. Nays: None. Abstain: Absent: Krzywicki. Motion Carried. (8-0)*
- iii. **Recommendation:** Malmquist moved, seconded by Miller to continue until the next Planning Commission meeting. **Ayes:** *Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. Nays: None. Abstain: Absent: Krzywicki. Motion Carried. (8-0)*

5. Comments from the Floor

None.

6. Comments from the Planning Commission.

None.

7. Adjournment

Hewitt moved, seconded Nielsen, to adjourn. **Ayes:** *Nielsen, Malmquist, Gahan, Andsager, Alexander, Miller, Circo and Hewitt. Nays: None. Abstain: Absent: Krzywicki. Motion Carried. (8-0)*

Reviewed by Planning Commission:

Recorder

Planning Commission Chair

Approval Date