



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
SEPTEMBER 3RD, 2020 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, September 3rd, 2020 in the La Vista Community Center Gymnasium. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Josh Frey, Harold Sargus, Jason Dale, and Patrick Coghlan. Members absent were: Mike Circo. Also, in attendance were Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; and Pat Dowse, 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 Wetuski 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – August 6, 2020

Malmquist moved, seconded by *Krzywicki*, to approve the August 6th minutes. **Ayes: Krzywicki, Gahan, Wetuski, Coghlan, Dale, Alexander, Frey, and Malmquist. Nays: None. Abstain: Sargus. Absent: Circo. Motion Carried, (8-0-1)**

3. Old Business

None.

4. New Business

A. Planned Unit Development Amendment-Lots 1 through 4 Echo Hills Replat Four – West Management, LLC

- i. **Staff Report – Cale Brodersen:** Brodersen stated that applicant, West Management, LLC, is looking for an amendment to an existing planned unit development site plan for Lots 1 through 4 Echo Hills Replat Four. He mentioned that earlier in the year, the Planning Commission reviewed several items for the Echo Hills Development, and that the current planned unit development site plan was approved by Council on February 4, 2020. However, in the last couple of months, as the design of the buildings on Lots 1 and 2 have progressed, they have run into some architectural constraints that bring them back today with this request to amend the site plan

specifically as it relates to the provided off-street parking. This request is for a small reduction in the number of parking stalls on several of the lots, which still meet the city's minimum requirements through the Zoning Ordinance, and for a change in the configuration and dimensions of the parking stalls in the underground parking garage in apartment building number three. Staff recommends approval of the Planned Unit Development Site Plan Amendment, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

ii. **Public Hearing: Wetuski opened the Public Hearing.**

Wetuski closed the Public Hearing as no members of the public came forward.

Malmquist brought up that the dimensions for the compact stalls weren't included in La Vista's Zoning Ordinance and asked if this is something that will be amended into the Zoning Ordinance in the future with specifications for space size.

Solberg said there will be a full-scale update to the Zoning Ordinance in the future, depending on funding, and this is an area that would likely get reviewed in that process.

iii. **Recommendation:** Gahan moved, seconded by Dale, to recommend approval of the Planned Unit Development Site Plan Amendment, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance. **Ayes: Krzywicki, Gahan, Wetuski, Coghlan, Dale, Sargus, Alexander, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Circo. Motion Carried, (9-0)**

B. Conditional Use Permit Amendment – 8802 S 121st St. – The Waldinger Corporation

i. **Staff Report-Cale Brodersen:** Brodersen stated that the applicant, The Waldinger Corporation, is looking for an amendment to an existing Conditional Use Permit for Lot 2 Papio Valley 2 Business Park Replat 1. Their original existing Conditional Use Permit was issued in 2015 and allows for outdoor storage in the I-2 Heavy Industrial district. It's the only district where outdoor storage may be permitted, but it does require a Conditional Use Permit and there has been a request from the applicant to increase the area where outdoor storage is permitted on their site. Brodersen said that the applicant has worked with city staff to identify some additional site improvements to help screen the outdoor storage from the road. These improvements include a screened fence along the eastern edge of the property, and some additional evergreen trees. Staff recommends approval of the Conditional Use Permit Amendment for Lot 2 Papio Valley 2 Business Park Replat 1, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

ii. **Public Hearing: Wetuski opened Public Hearing.**

Wetuski closed the Public Hearing as no members of the public came forward.

Krzywicki asked what the percentage increase for outdoor storage was going to be.

Brodersen said that he didn't believe that had been calculated.

Solberg said though it had not been calculated yet, he thought it was about one-third.

Brodersen said that he didn't think it was even that much, but that the original area was all fenced in as shown on the site plan, and that there are some areas by the loading docks where some materials were starting to pile up, so this amendment is a result from staff reaching out requiring them to come into compliance.

Malmquist mentioned that the staff report showed that the applicant had applied for the Conditional Use Permit in February of 2020 and asked why it has taken so long for this to be brought forward.

Brodersen said that there were some lags because there was some back and forth from city staff about trees and if more could be added to the area. He said that there was a delay in communication, due to COVID-19 issues. He said that coming up with an agreement on the additional screening also caused delays.

iii. **Recommendation-** Sargus moved, seconded by Frey, to recommend approval of the Conditional Use Permit Amendment for Lot 2 Papio Valley 2 Business Park Replat 1, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance. **Ayes: Krzywicki, Gahan, Wetuski, Coghlan, Dale, Alexander, Frey, Sargus and Malmquist. Nays: None. Abstain: None. Absent: Circo. Motion Carried, (9-0)**

C. Conditional Use Permit – 7303 S 85th Street – Giandonoto, LLC

i. **Staff Report – Cale Brodersen:** Brodersen state that the applicant, Giandinoto, LLC, is requesting a Conditional Use Permit for a private carwash on lot 16A3B Park View Heights. He said that the intention for this use is to wash cars in preparation for their sale off-site. He said that the applicant owns La Vista Auto Plex, adjacent to this lot, which is a legally non-confirming use because they were there before the Zoning Amendment took place which does not allow for auto sales in that area. He said that many of the conditions in the Conditional Use Permit ensure that the auto sales use is not expanded onto this lot. Staff recommends approval of the

Conditional Use Permit for Lot 16A3B Park View Heights, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

ii. **Public Hearing: Wetuski opened the Public Hearing.**

Wetuski closed the Public Hearing as no members of the public came forward.

Krzywicki mentioned that when a normal carwash is approved for a permit, they must ensure that wastewater is not allowed to flow off of the site onto other properties. Does the same apply to this private carwash?

Solberg said it will go through the sanitary sewer system.

Dowse said that staff asked a lot of questions of the applicant regarding the treatment of waste from the site and confirmed that water will go into the sanitary sewer and will not be allowed to flow off-site.

Brodersen said that the applicant estimates washing only 4 cars per day, so it would be a small amount of water that would be treated on-site and will go through the floor drains, which were included in the building permits for the improvements.

iii. **Recommendation:** Gahan moved, seconded by Alexander, to recommend for approval the Conditional Use Permit for Lot 16A3B Park View Heights, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

Ayes: Krzywicki, Gahan, Wetuski, Coghlan, Dale, Alexander, Sargus, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Circo. Motion Carried, (9-0)

5. Comments from the Floor

No members of the public were present.

6. Comments from the Planning Commission

None

7. Comments from the Staff

Fountain thanked the commission for wading through this process of getting back together for in-person meetings. He said that there has been some discussion about moving back to the [council] chambers. He said that they will be asking commissioners to definitely wear masks during the meetings, and that Solberg may move to the front so that the commissioners will have more space. He said that the October 1st meeting will be in the Rec Center and if there is a

second meeting in October, that will hopefully be in the chambers. Fountain said that council is supposed to be having more discussion at their September 15th meeting.

8. Adjournment

Wetuski adjourned the meeting at 6:48 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date