



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION MINUTES**  
**DECEMBER 10, 2020 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, December 10, 2020 in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Mike Circo, Jason Dale, John Gahan, Kathleen Alexander, and Josh Frey. Members absent were: Patrick Coghlan and Harold Sargus. Also, in attendance were Chris Solberg, Deputy Community Development Director; Pat Dowse, City Engineer; and Meghan Engberg, Permit Technician.

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 – November 19, 2020**

*Gahan* moved, seconded by *Malmquist* to approve the November 19th minutes. **Ayes:** *Krzywicki, Dale, Wetuski, Circo, Frey, and Malmquist.* **Nays: None. Abstain: Gahan and Alexander.** **Absent: Coghlan and Sargus. Motion Carried, (6-0-2)**

**3. Old Business**

None.

**4. New Business**

**A. Preliminary Plat – Lot 1 I-80 Business Park 2<sup>nd</sup> Addition – Dorwill, LLC**

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Dorwill, LLC, is asking for a Preliminary Plat for Lot 1 I-80 Business Park 2<sup>nd</sup> Addition and 2 pieces of former DOT Right of Way near I-80 in the I-80 Business Park 2<sup>nd</sup> Addition Replat 1. This area is Northwest of the intersection of S. 118<sup>th</sup> St. and Harry Anderson Avenue.

Solberg said that this is the first step of many for them to develop the property. Staff recommends approval of the Preliminary Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup>

Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance.

Krzywicki asked if the location of the single entrance into the property would cause any issues in relation to the intersection.

Solberg said that he isn't sure of the distance, but it's the best location. They were requested to go from Harry Anderson Ave. and turn directly onto the property that way. He said that there probably isn't enough queuing down there off of 118<sup>th</sup> St. to cause concern about traffic coming in and out and entering into that queue.

Richard Essi, the applicant said that he is requesting the lots be combined and offered to answer any questions the Commission may have.

- ii. **Recommendation:** Gahan moved, seconded by Malmquist, to recommend approval of the Preliminary Plat for lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations and Zoning Ordinance. **Ayes: Krzywicki, Dale, Wetuski, Alexander, Dale, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Coghlan and Sargus. Motion Carried, (8-0)**

**B. Conditional Use Permit – 7423 S 139<sup>th</sup> St. – Black Sage Arms, LLC**

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Black Sage Arms, LLC, is requesting a Conditional Use Permit for a home occupation for a gunsmithing business on Lot 29 Stonybrook South, generally located at the intersection of S. 139<sup>th</sup> St. and Margo St. Staff recommends approval of the Conditional Use Permit for Lot 29 Stonybrook South, subject to any revisions deemed necessary by the City Attorney, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

- ii. **Public Hearing; Wetuski opened the Public Hearing.**

The applicant, Louis Wagner, spoke on behalf of his request. He said that he has been in business for 13 years selling various parts and pieces having to do with firearms. He said that he is currently working on his certification for gunsmithing. Wagner said that he does have the equipment at his home and that he is trying to take his hobby to the next level. He said that there will not be any signage or anything to detract from the neighborhood. Wagner also said that he has 3 active security cameras, one is monitored by ADT and he is working with the Fire Marshall to make sure everything is set up properly. He then invited the Commission to ask any questions they may have.

Malmquist asked how long he had been gunsmithing.

Wagner said that he is not currently gunsmithing because he is working towards getting his license, but he has about 30 years of experience with firearms. He said that he wants to teach new firearm owners how to care for them and use them properly.

Frey brought up that there was a neighbor that didn't sign and asked if there was a reason they didn't sign.

Wagner said that the neighbor didn't want to sign. He said that they didn't object to the business, they just didn't want their signature on there.

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

- iii. **Recommendation:** Frey moved, seconded by Alexander, to recommend approval of the Conditional Use Permit for Lot 29 Stonybrook South, subject to any revisions deemed necessary by the City Attorney, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance. **Ayes: Krzywicki, Dale, Wetuski, Alexander, Dale, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Coghlan and Sargus. Motion Carried, (8-0)**

**C. 2021 Review Schedule**

- i. **Recommendation:** Krzywicki moved, seconded by Malmquist to approve the 2021 Review Schedule as presented. **Ayes: Krzywicki, Dale, Wetuski, Alexander, Dale, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Coghlan and Sargus. Motion Carried, (8-0)**

**5. Comments from the Floor**

No members of the public were present.

**6. Comments from the Planning Commission**

Gahan asked about the grading work being done on the East side of 108<sup>th</sup> St.

Solberg said that Rotella's purchased the McKesson building, and they are adding on to it as well as creating an overpass between Rotella's and McKesson's with a conveyor belt inside of it. He said that the addition to the McKesson's building is for cold storage.

**7. Comments from the Staff**

Solberg thanked the Commission for adjusting to this whole process we are going through and to be prepared for more adjustments that may be coming down the road. He also said that Echo Hills is currently under construction and that the new Casey's off of Harrison just opened today.

**8. Adjournment**

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

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date