



**MEETING MINUTES**  
**CITY OF LA VISTA PLANNING COMMISSION**  
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128  
P: (402) 593-6400

**THURSDAY, JUNE 20 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, June 6, 2024, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notices 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. The following Planning Commission members were present and absent:

**PRESENT:** Gayle Malmquist, Amanda Brewer, Kathleen Alexander, Michael Kryzwicki, Harold Sargus, Patrick Coghlan, Debra Dogba and Josh Frey

**ABSENT:** Mike Circo and John Gahan

**STAFF PRESENT:** Bruce Fountain, Community Development Director; Lydia McCasland, Permit Technician; Pat Dowse, City Engineer; and Chris Solberg, Deputy Community Development Director

**1. Call to Order**

The meeting was called to order by Chairperson Alexander at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes from June 6, 2024**

***Motion:*** Malmquist moved, seconded by Frey, to **approve** the June 6, 2024, minutes.

<b>RESULT:</b>	<b>Motion carried 8-0-0</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Malmquist, Alexander, Frey, Kryzwicki, Brewer, Coghlan, Sargus, and Dogba
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Circo, Gahan

**3. Old Business**

There was no old business for discussion.

#### 4. New Business

**A. Planned Unit Development Amendment – Lot 2 Southport East Replat Two – Located approximately southeast of the corner of Southport Parkway and Giles Road – CPM-SFI Southport, LLC**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg explained the application for a Planned Unit Development (PUD) site plan amendment for Lot 2 Southport East Replat Two. He explained how this PUD has been before the Planning Commission two other times in the past few years as they have been through several different layout iterations based upon commercial interest in the property. He discussed how staff believes this is the best overall plan for the site, especially from a traffic and parking standpoint. He described the cross-parking easement that exists between this property and the adjoining hotel property, and disclosed that the adjoining property owner has submitted a letter of consent, showing their approval of the site plan amendment. Solberg stated that staff recommend approval of the PUD site plan amendment.

Joe Dethlefs, the engineer from TD2 for the project presented the project and the plans to construct a Chipotle restaurant on the southeastern end of the parcel, with a future restaurant and retail building on the northwest side of the property. Dethlefs discussed how the stormwater detention and treatment would be handled by underground chambers. He then showed the preliminary building elevations for the Chipotle restaurant.

Sargus asked when they anticipate construction to begin. Dethlefs replied they are currently looking to begin construction as soon as possible with an opening date likely in early 2025.

Krzywicki asked if the Chipotle is planned for drive-through and carry-out only, or if it would include dine-in seating. Dethlefs confirmed there would be inside dining as well. Krzywicki asked staff why there were different parking requirements for restaurants with drive throughs, and without drive throughs. Fountain replied that restaurants with drive-throughs typically have fewer dine-in customers as compared to restaurants that only offer dine-in options.

Brewer asked staff about the origins of the cross-parking agreement with the adjacent hotel, and if that is something that staff or the applicant arranged. Solberg stated that the agreement was executed years ago by the property owners when the properties were originally platted and the hotel was preparing for development. Brewer then asked if that was a temporary or a permanent agreement. Solberg confirmed it was a permanent agreement.

Chair Alexander opened the Public Hearing.

**Public Hearing:**

As no members of the public came forward, Sargus moved, seconded by Frey, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 8-0-0</b>
<b>MOTION BY:</b>	Sargus
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Malmquist, Alexander, Krzywicki, Brewer, Frey, Sargus, Coghlan, and
<b>NAYS:</b>	Dogba
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	None
	Circo, Gahan,

**Chair Alexander stated that the motion to close the Public Hearing was approved.**

**Recommendation:**

- B.** Malmquist moved, seconded by Frey to recommend approval of the **Planned Unit Development Amendment – Lot 2 Southport East Replat Two – Located approximately southeast of the corner of Southport Parkway and Giles Road – CPM-SFI Southport, LLC**

<b>RESULT:</b>	<b>Motion carried 8-0-0</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Malmquist, Sargus, Dogba, Alexander, Frey, Krzywicki, Brewer, and
<b>NAYS:</b>	Coghlan
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	None
	Circo, Gahan,

**5. Comments from the Floor**

No comments were made.

**6. Comments from the Planning Commission**

**7. Comments from the Staff**

We will not be having a meeting on July 4<sup>th</sup>. The next meeting will be July 18<sup>th</sup>.

**8. Adjournment**

Chairman Alexander adjourned the meeting at 7:00 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