



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

**PLANNING COMMISSION MINUTES**  
**FEBRUARY 20, 2014**

The City of La Vista Planning Commission held a meeting on Thursday, February 20, 2014, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Mike Krzywicki called the meeting to order at 7:00 p.m. with the following members present: Lowell Miller, Mike Krzywicki, Gayle Malmquist, John Gahan and Kathleen Alexander. Members absent were: Mike Circo, Jody Andsager and Tom Miller. Also in attendance were Christopher Solberg, City Planner, Court Barber, Planning Intern, Greg Goldman, Street Superintendent and John Kottmann, 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 Chairman Krzywicki at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – December 19, 2013**

- a. Malmquist moved, seconded by Alexander to approve the December 19, 2013 minutes as submitted. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)

**3. 2014 Election of Officers**

- a. Krzywicki requested this item be moved to the end of the meeting.

**4. Old Business**

**5. New Business**

**A. Public Hearing for an Amendment to Conditional Use Permit – Casey's General Stores Inc.**

- i. **Staff Report:** Solberg explained the request to amend the Conditional Use Permit (CUP) for Casey's General Store at 96<sup>th</sup> and Giles is to allow the store to remain open 24 hours per day. Malmquist asked about the landscaping situation and Solberg explained the staff recommendation is to approve the amendment to the CUP on condition that the store's landscaping is brought into compliance with the site plan. Solberg also noted that Casey's management had already agreed to comply with the request, therefore staff recommends approval.

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Alexander to open the public hearing. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)

Two representatives from Casey's General Stores Inc. were present to answer questions. No comments were made.

- iii. **Public Hearing Closed:** Malmquist moved, seconded by Alexander to close the public hearing. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)
- iv. **Recommendation:** Gahan moved, seconded by Malmquist to recommend approval of the application by Casey's General Stores Inc. on condition that they comply with the landscape plan within six months. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)

#### B. Public Hearing on the One & Six Year Road Plan

- i. **Staff Report:** Goldman delivered a presentation on the One & Six Year Road Plan. Krzywicki asked about the project at 66<sup>th</sup> and Giles. Kottmann provided a more detailed explanation of the project, noting that it uses federal funding, so may take a while. Project design is supposed to be finished in 2017 with work beginning in 2019, although Kottmann sees this as too optimistic for a federal project. Staff recommends approval.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Gahan to open the public hearing. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)
- No comments were made.
- iii. **Public Hearing Closed:** Malmquist moved, seconded by Alexander to close the public hearing. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)
- iv. **Recommendation:** Malmquist moved, seconded by Gahan to recommend approval of the One & Six Year Road Plan. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)

#### C. Annual Review of the Comprehensive Plan

- i. **Staff Report:** Solberg reviewed the current status of the Comprehensive Plan as well as the status of its upcoming rewrite. He noted recent changes to the zoning and future land use maps and changes to the annexation plan.

**D. Public Hearing for an Amendment to the City of La Vista Comprehensive Plan – Chapter 9 Annexation Plan**

- i. **Staff Report:** Solberg explained the changes to the plan, specifically the removal of recently annexed areas; Cimarron Woods is now planned to be annexed within 1-5 years; and Bella La Vista is now planned to be annexed within 5-10 years. Lowell Miller asked about how these numbers are determined. Solberg discussed the related aspects such as planning justification, debt to valuation and outstanding public works issues. Krzywicki asked if yearly valuations were looked at when updating the annexation plan to which Solberg answered yes.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Lowell Miller to open the public hearing. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0) No comments were made.
- iii. **Public Hearing Closed:** Malmquist moved, seconded by Lowell Miller to close the public hearing. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)
- iv. **Recommendation:** Gahan moved, seconded by Malmquist to recommend approval of the Amendment to the City of La Vista Comprehensive Plan – Chapter 9 Annexation Plan. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)

Krzywicki suggested moving the election of officers for 2014 to the next meeting due to the absence of Circo, who had expressed interest in the past in running for chairman. Malmquist moved, seconded by Lowell Miller to postpone the election of officers until the next meeting. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)

**6. Comments from the Floor**

None.

**7. Comments from the Planning Commission**

Malmquist informed the commission of a joint land use study consultant selection committee she is part of.

Gahan asked if the shrinking single-family housing lot availability is good or bad for the city. Solberg replied that there are factors that lean both ways, like more time to focus on commercial permits, maintaining current stock, as well as the Rental Inspection Program, but less potential for new single-family housing permit processing and inspection requests.

**8. Comments from Staff**

Solberg showed the commission an award won by La Vista for the Civic Center Park Master Plan.

Solberg informed the commission that the March Planning Commission meeting will be on the 27<sup>th</sup> as opposed to the 20<sup>th</sup> due to NPZA.

Solberg pointed out the NPZA sign-up sheets included in the commissioners' packets and informed them that the City has budgeted to send all Planning Commission members to the conference.

Solberg informed the commission that updates to their Unified Development Ordinance books will be provided after the meeting.

## 7. Adjournment

*Gahan* moved, seconded by *Alexander* to adjourn. **Ayes:** Lowell Miller, Krzywicki, Malmquist, Gahan and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Circo, Andsager and Tom Miller. **Motion Carried.** (5-0)

Reviewed by Planning Commission:



Planning Commission Secretary

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Planning Commission Chairperson

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Approval Date