



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

**PLANNING COMMISSION MINUTES**  
**DECEMBER 11, 2014-7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, December 11, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman John Gahan called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, John Gahan, Harold Sargus, Mike Circo, Kevin Wetuski, and Jody Andsager. Members absent were: Tom Miller, Kathleen Alexander, and Jackie Hill. Also in attendance were Christopher Solberg, City Planner; 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 Gahan at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – October 16, 2014**

*Malmquist* moved, seconded by *Krzywicki* to approve the October 16, 2014 minutes as submitted. **Ayes:** *Krzywicki, Malmquist, Gahan, Wetuski, Circo and Andsager*. **Nays:** *None*. **Abstain:** *Sargus*. **Absent:** *Alexander, Miller, and Hill*. **Motion Carried:** (6-1-0)

**3. Old Business**

**A. Public Hearing for Amendment to the Southport West PUD Ordinance**

- i. **Staff Report:** Solberg states staff is recommending continuation of the Southport West PUD Ordinance due to changes needing to be finalized and that additional comments are needed from the developer.
- ii. **Public Hearing:** Continued from December 11, 2014 meeting.
- iii. **Recommendation:** *Krzywicki* moved, seconded by *Circo* to recommend continue the public hearing to the next meeting. **Ayes:** *Wetuski, Circo, Sargus, Krzywicki, Malmquist, Gahan, and Andsager*. **Nays:** *None*. **Abstain:** *None*. **Absent:** *Miller, Alexander, and Hill*. **Motion Carried:** (7-0)

**4. New Business**

**A. Public Hearing for Conditional Use Permit for Waldinger Corporation**

- i. **Staff Report:** Solberg explained that Bell Avenue Properties, Inc. is requesting a CUP to allow for outdoor storage of materials on a gravel surface. The proposed storage

area is a triangular area in the southwest corner of the property that would be fenced and would allow for additional screening along the east fencing line along the property. Staff is recommending approving the CUP for an outdoor storage with gravel surface.

ii. **Public Hearing Opened:** Krzywicki moved, seconded by Sargus to open the public hearing. **Ayes:** Wetuski, Circo, Sargus, Krzywicki, Malmquist, Gahan, and Andsager. **Nays:** None. **Abstain:** None. **Absent:** Miller, Alexander, and Lowell Miller. **Motion Carried.** (7-0)

The applicant was not present, nor were there any members of public at the meeting.

Gahan reminded the Planning Commission this CUP was proposed previously and that the last time this came up the biggest issues were with the dust.

Solberg explained that per the new conditions, no motorized vehicles are allowed to be parked in that area and that the slats that will be going into the fence should help with the dust roll out.

Sargus asked about hazardous materials being stored there.

Solberg said that it will be storage for raw materials.

Krzywicki asked about there being a general statement about maintenance and landscaping, but nothing specific to weeds being maintained.

Solberg said that there is nothing specifically stated, but can be added to conditions. He mentioned that slats will prevent grass from being seen.

Wetuski asked about fence height.

Solberg stated that height was not mentioned, but there are no minimum height requirements, just maximum. He mentioned that fence height minimum can be added to conditions.

iii. **Public Hearing Closed:** Krzywicki moved, seconded by Malmquist to close the public hearing. **Ayes:** Wetuski, Circo, Sargus, Krzywicki, Malmquist, Gahan, and Andsager. **Nays:** None. **Abstain:** None. **Absent:** Miller, Alexander, and Hill. **Motion Carried.** (7-0)

iv. **Recommendation:** Krzywicki moved, seconded by Wetuski to recommend approval of the CUP with the conditions that grounds are maintained to take care of weeds and the fence be at a 6' minimum height. **Ayes:** Wetuski, Circo, Sargus, Krzywicki, Malmquist, Gahan, and Andsager. **Nays:** None. **Abstain:** None. **Absent:** Miller, Alexander, and Hill. **Motion Carried.** (7-0)

## 5. Adoption of the 2015 City of La Vista Review Schedule

i. **Staff Report:** Solberg stated the 2015 Review schedule is similar to last year's where the meetings are the third Thursday of the month, with the exception of December, which is the second week. Recommended approval of Review Schedule.

ii. **Recommendation:** Krzywicki moved, seconded by Circo to recommend approval with changes to correct the meeting dates in February and December 2015. **Ayes:** *Wetuski, Circo, Sargus, Krzywicki, Malmquist, Gahan, and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Miller, Alexander, and Hill.* **Motion Carried.** (7-0)

## 6. Comments from the Floor

None.

## 7. Comments from Planning Commission

None.

## 8. Comments from Staff

Solberg mentioned that Comprehensive Plan has started. He talked about handing out candy canes with cards talking about the plan. Solberg also mentioned contest about people taking pictures of what they like about La Vista and the winner will receive award. The pictures will be used within the Comprehensive Plan as well.

Solberg mentioned that from January 28-30<sup>th</sup> there will be stake holder meetings in regards to the Comprehensive Plan. Commissioners will be sent notices to participate in interviews to provide comments about the plan. There will also be advisory groups that they can participate in to provide comments about the plan.

## 9. Adjournment

Circo moved, seconded by Malmquist to adjourn. **Ayes:** *Wetuski, Circo, Sargus, Krzywicki, Malmquist, Gahan, and Andsager.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Miller, Alexander, and Hill.* **Motion Carried:** (7-0).

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chairperson

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Approval Date