



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
JUNE 17, 2010

The City of La Vista Planning Commission held a regular meeting on Thursday, June 17, 2010, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Krzywicki called the meeting to order at 7 p.m. with the following members present: Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller. Members absent were: Nielson and Circo. Also in attendance were Ann Birch, Community Development Director, Christopher Solberg, City Planner and John Kottmann, Assistant Public Works Director/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 7:02 p.m. Copies of the agenda and staff report were made available to the public. It was noted that Commissioner Miller, alternate, would be participating in the vote.

2. Approval of Meeting Minutes – May 20, 2010

- a. Hewitt moved, seconded by Alexander to approve the May 20, 2010 minutes as submitted. **Ayes:** Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Nielson and Circo. **Motion Carried.** (8-0)

3. Old Business

- a. **None.**

4. New Business

A. Public Hearing and Recommendation – Conditional Use Permit

Omaha Metro Gymnastics requests a conditional use permit for property located on Lot 6, Papio Valley 1 Business Park, located in the NE ¼ of Section 19, Township 14N, Range 12E of the 6th P.M. Sarpy County, Nebraska.

- i. **Staff Report:** Solberg stated the applicant was requesting an expansion of Omaha Metro Gymnastics which would provide for additional square footage for an indoor recreational facility as conditionally permitted in the I-2 District. Staff recommended approval of the Conditional Use Permit with the following conditions:

- a. The proposed storm sewer and parking lot needs to be completed prior to the issuance of the Certificate of Occupancy.
- b. The landscaped area in front of the reconstructed parking lot should be made compatible in appearance to the parking lot in front of the adjoining building to the east on Lot 6, Papio Valley 1 Business Park, to comply with the Gateway Corridor criteria.

- ii. **Open Public Hearing:** Hewitt moved, seconded by Andsager to open the public hearing. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

Mr. Larry Jobeun came forward on behalf of the applicant, Elite Builders, and stated the recommendation of the Planning Staff was reviewed and found the recommendation acceptable.

No one else came forward.

Close Public Hearing: Kramolisch moved, seconded by Hewitt to close the public hearing. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

- iii. **Recommendation:** Hewitt moved, seconded by Malmquist, to approve the Conditional Use Permit for Omaha Metro Gymnastics with the two conditions being completed prior to issuance of the Certificate of Occupancy. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

This item will be on the City Council agenda of July 20, 2010.

B. Public Hearing and Recommendation – Conditional Use Permit
Gateway Collision and Repair Center, LLC requests a conditional use permit for property located on Lot 47, Brook Valley Business Park, located in Section 17, Township 14N, Range 12E of the 6th P.M. Sarpy County, Nebraska.

- i. **Staff Report:** Solberg stated the applicant was requesting a Conditional Use Permit for the development of an automotive repair services facility as conditionally permitted in the I-1 District. Staff recommended approval of the Conditional Use Permit.
- ii. **Open Public Hearing:** Malmquist moved, seconded by Alexander to open the public hearing. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

Mr. Bob Torson came forward and discussed the applicant's intentions and acknowledged that certain aesthetics and operational standards would be enforced. He indicated Mr. and Mrs. Toscano provided architectural details and are experienced operators committed to having a first class appearance.

Commissioner Hewitt questioned if all cars would be inside the building in the evening.

Mr. Torson stated that not all cars would be kept in the building. The cars that would be left outside would have a low wall to provide a buffer from the road.

Mr. Toscano came forward and stated he would be the owner/operator of the collision repair center. He indicated they would be able to do all car services in one location.

Chairman Krzywicki questioned if the public was notified.

Solberg stated the public was notified within 300 feet of the proposed project.

Commissioner Kramolisch questioned if trees would be planted.

Mr. Torson stated they would plant the minimum tree requirement.

Solberg stated there was a one (1) tree per forty (40) feet requirement in the industrial area and that the applicant would meet that requirement.

Commissioner Miller questioned Mr. Toscano's license.

Mr. Toscano stated he has a dealership license and that there would not be any parked cars or advertising to sell the cars.

Commissioner Hewitt questioned if it would be possible to limit the amount of cars with the Conditional Use Permit.

Mr. Toscano indicated he did not have a problem with limiting the amount of cars on the Conditional Use Permit.

No one else came forward.

Close Public Hearing: Kramolisch moved, seconded by Miller to close the public hearing. **Ayes:** Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller. **Nays:** None. **Abstain:** None. **Absent:** Nielson and Circo.
Motion Carried. (8-0)

- iii. **Recommendation:** Hewitt moved, seconded by Malmquist, to approve the Conditional Use Permit for Gateway Collision and Repair Center, LLC as submitted. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

This item will be on the City Council agenda of July 20, 2010.

**C. Public Hearing and Recommendation –
Amendment to the City of La Vista Zoning Ordinance, Section 7.12 Fences.**

- i. **Staff Report:** Solberg stated Community Development staff was proposing to increase the height limit of fencing in the Industrial District from six (6) feet to eight (8) feet which would allow for increased security without requiring a Conditional Use Permit. Staff recommended approval of the amendments to Section 7.12 of the Zoning Regulations regarding fence height in Industrial Districts.
- ii. **Open Public Hearing:** Malmquist moved, seconded by Andsager to open the public hearing. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

No one else came forward.

Close Public Hearing: Hewitt moved, seconded by Kramolisch to close the public hearing. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

- iii. **Recommendation:** Malmquist moved, seconded by Gahan to approve the amendment to Section 7.12 of the Zoning Regulations regarding fence height in Industrial Districts. **Ayes:** *Kramolisch, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

This item will be on the City Council agenda of July 20, 2010.

**D. Public Hearing and Recommendation –
Amendment to Section 150 of the La Vista Municipal Code and adoption of the 2006 I-Codes.**

- i. **Staff Report:** Ms. Birch recommended to table the item as the Chief Building Official's memo was not complete.

ii. **Open Public Hearing:** Hewitt moved, seconded by Malmquist to open the public hearing. **Ayes:** *Kramolich, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

No one else came forward.

iii. **Recommendation:** Hewitt moved, seconded by Alexander, to continue the item to July 15, 2010. **Ayes:** *Kramolich, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Solberg introduced Ms. Alfaro as the new Community Development Secretary.

Ms. Birch informed the Planning Commission the Crestview Housing Conditional Use Permit was approved by City Council.

7. Adjournment

Hewitt moved, seconded by Alexander, to adjourn. **Ayes:** *Kramolich, Hewitt, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Miller.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielson and Circo.* **Motion Carried.** (8-0)

Reviewed by Planning Commission:

Recorder

Planning Commission Chair

Approval Date