



CITY OF LA VISTA
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DRAFT

PLANNING COMMISSION MINUTES
JULY 21, 2011

The City of La Vista Planning Commission held a regular meeting on Thursday, July 21, 2011, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Krzywicki called the meeting to order at 7:00 p.m. with the following members present: Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander. Members absent were: Nielsen Circo, Hewitt and Miller. 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 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – May 19, 2011

- a. Gahan moved, seconded by Andsager to approve the May 19, 2011 minutes as submitted. **Ayes:** Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Nielsen, Circo, Hewitt and Miller
Motion Carried. (6-0)

3. Old Business

None.

4. New Business

A. Public Hearing regarding 2011-CUP-02 for Cimarron Terrace Phase II Conditional Use Permit located on the proposed Lot 1, Cimarron Woods Replat 3, Sarpy County, Nebraska.

- i. **Staff Report:** Solberg stated the original Planned Unit Development (PUD) called for fourteen (14) apartment buildings and a Clubhouse. The first Conditional Use Permit approved of five buildings including a Clubhouse that are currently under construction. This Conditional Use Permit allows for the construction of two additional buildings south of the eastern most buildings currently under construction. Staff recommends approval of a Conditional Use Permit for Lot 1, Cimarron Woods Replat Three, subject to satisfactory approval by the City's Design Review Architect and any final review comments by the City Attorney or City Engineer.

- ii. **Public Hearing Opened:** Malmquist moved, seconded by Ansager to open the public hearing. **Ayes:** *Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielsen, Circo, Hewitt and Miller* **Motion Carried.** (6-0)

Larry Jobeun came forward on behalf of the applicant and stated they reviewed the recommendation report by Planning Staff and find it generally acceptable with a couple of things to work out prior to the City Council meeting including an Amendment to the cross easement as they were not certain it was necessary and will discuss with staff before going to City Council. Larry Jobeun requested flexibility within the Conditional Use Permit regarding future development of phases. Larry Jobeun noted that enhancements were made to the exterior and interior including that engineered brick was used on the exterior, cast stone and limestone detail, fiber cement board instead of vinyl, the addition of a Storm Shelter, river rock instead of mulch, shingles were upgraded to thirty year shingles, increased the sod and irrigated areas and increased the size of caliper of trees that were planted. On the inside of the units they upgraded counter tops, added washer and dryers to the units, stainless steel appliances, crown molding throughout the unit, so it is a nicer project than what was originally approved.

Commissioner Gahan questioned if the water issues had been resolved.

Mr. Kottmann stated that the storm water detention areas that were required with this project have been graded, as built surveys will be required as part of the Certificate of Occupancy process.

Commissioner Kramolisch questioned the parking ratio.

Larry Jobeun stated the total number of parking spaces is different and meets the same ratio as the first phase which includes surface parking in addition to the garages.

Solberg stated the twenty-eight stalls represent more than half of the units, exceeding the requirements of the zoning ordinance.

- iii. **Public Hearing Closed:** Kramolisch moved, seconded by Malmquist to close the public hearing. **Ayes:** *Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielsen, Circo, Hewitt and Miller* **Motion Carried.** (6-0)

Recommendation: Malmquist moved, seconded by Gahan to recommend to approval of the Conditional Use Permit to City Council for Lot 1, Cimarron Woods Replat Three, subject to satisfactory approval by the City's Design Review Architect and any final review comments by the City Attorney or City Engineer. **Ayes:** *Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Nielsen, Circo, Hewitt and Miller* **Motion Carried.** (6-0)

B. Public Hearing regarding 2011-CUP-03 for a Conditional Use Permit for a Home Occupation, Gunsmith, located on Lot 24, Millard Highlands South II, Sarpy County, Nebraska

- i. **Staff Report:** Solberg stated the applicant has been required to resubmit required documentation in relation to this agenda item. The re-submittal requirements were not completed. Solberg requested to hold the public hearing and continue the recommendation to a future meeting.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Kramolisch to open the public hearing. **Ayes:** Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Nielsen, Circo, Hewitt and Miller
Motion Carried. (6-0)

None came forward.

- iii. **Public Hearing Continued:** Malmquist moved, seconded by Alexander to continue the public hearing to the August 18, 2011, Planning Commission meeting. **Ayes:** Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Nielsen, Circo, Hewitt and Miller
Motion Carried. (6-0)

5. Comments from the Floor
None.

6. Comments from the Planning Commission.

Solberg announced the death of Loretta McEneaney a long time Planning Commission and Board of Adjustment meeting. Solberg announced a correction to the August Planning Commission date.

7. Adjournment

Alexander moved, seconded by Kramolisch, to adjourn. **Ayes:** Kramolisch, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Nielsen, Circo, Hewitt and Miller
Motion Carried. (6-0)

Reviewed by Planning Commission:

Recorder

Planning Commission Chair

Approval Date