



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
JULY 15, 2013

The City of La Vista Planning Commission held a meeting on Monday, July 15, 2013, in the Community Center, 8116 Park View Boulevard. Chairman Krzywicki called the meeting to order at 7:00 p.m. with the following members present: Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller. Members absent were: Circo and Nielsen. Also in attendance were Ann Birch, Community Development Director, Christopher Solberg, City Planner and Tom McKeon, City Attorney.

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 9, 2013

- A. *Malmquist* moved, seconded by *Tom Miller*, to approve the May 9, 2013, minutes as submitted. **Ayes:** *Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller.* **Nays:** None. **Abstain:** None. **Absent:** *Circo and Nielsen.*
Motion Carried. (7-0)

3. Old Business

None.

4. New Business

A. Public Hearing regarding the proposed 84th Street Redevelopment Plan.

- i. **Staff Report:** Solberg explained we are taking the Redevelopment Plan to the City Council tomorrow night for approval. Council approval of the Redevelopment Plan has been on hold pending Council review and approval of the park master plan. Final edits were made to the Redevelopment Plan since the initial draft brought to the Planning Commission late last year. These changes were refinement of estimated costs for the approved civic center park per the approved master park plan; and additional detail in Section 6 regarding property acquisition in the vicinity of the vacant Wal-Mart to carry out the Redevelopment Plan. We are bringing the Redevelopment Plan to the Planning Commission for final review and recommendation before taking it to City Council for approval. Solberg noted a Comprehensive Plan amendment also is being proposed to incorporate the approved Redevelopment Plan and thereby ensure the necessary consistency of the two. He further explained a recommendation of the Redevelopment Plan tonight

would be subject to the Council amending the Comprehensive Plan to incorporate the final Redevelopment Plan.

Solberg stated there is a handout on the desks that updates pages 8, 22, and 27 through 29, of the Redevelopment Plan for changes that were made after the packet was mailed.

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

There was no one present to speak on this item.

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

Krzywicki asked the Commissioners if there were any comments, questions, discussion or a recommendation on this item. He explained that according to the agenda, a motion should entertain a recommendation subject to the Comprehensive Plan amendment.

Gahan stated that he has the sense the owner of the property identified in the Plan for potential acquisition is not very engaged in wanting to assist the city in development of this site and asked what could be done if the owner of the property refused to assist us with this development.

McKeon responded that the question was premature. The purpose of this meeting is to discuss the Redevelopment Plan, which as a first step merely identifies properties that might be needed to implement the Plan.

Gahan asked if we go through this process and begin actual work to turn the golf course into a park, might the owner of the property be more interested in cooperating with the City for potential redevelopment.

McKeon stated that might be a possibility.

Lowell Miller asked about the projected timeline, noting it being 4 years now since the initial Vision 84 study was conducted. He referred to a recent newspaper article expressing frustration with perceived lack of action and that the identified property might be holding this up.

McKeon responded, as the Mayor indicated in the article, that this Plan has a longer term horizon and could take 15, 20 or more years to fully implement. A first step is to have the Redevelopment Plan in place that allows us then to go to the property owner and have some discussions.

Malmquist asked if the Certificate of the Planning Commission was something the Chairman would sign after the motion.

Solberg answered yes.

- iv. **Recommendation:** Malmquist moved, seconded by Lowell Miller, to recommend to the Community Development Agency and the governing body of the City of La Vista the Redevelopment Plan as in conformity with the Comprehensive Plan, subject to City Council adoption of the proposed amendment to the Comprehensive Plan to incorporate the Redevelopment into the Comprehensive Plan. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller. **Nays:** None. **Abstain:** None. **Absent:** Circo and Nielsen. **Motion Carried.** (7-0)

B. Public Hearing regarding Comprehensive Plan amendment to incorporate proposed 84th Street Redevelopment Plan

- i. **Staff Report:** Solberg explained, as noted in his comments for Agenda Item 4A, it is necessary to incorporate the Redevelopment Plan into the Comprehensive Plan as an amendment.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Lowell Miller, to open the public hearing. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller. **Nays:** None. **Abstain:** None. **Absent:** Circo and Nielsen. **Motion Carried.** (7-0)

There was no one present to speak on this item.

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

There was no further discussion.

- iv. **Recommendation:** Malmquist moved, seconded by Lowell Miller, after review of the Comprehensive Plan and discussion by the Planning Commission, to recommend incorporating the Redevelopment Plan as approved by the City Council into the Comprehensive Plan as presented. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller. **Nays:** None. **Abstain:** None. **Absent:** Circo and Nielsen. **Motion Carried.** (7-0)

C. Public Hearing regarding amendments to the City of La Vista Comprehensive Plan - Future Land Use Map

- i. **Staff Report:** Solberg explained that items 4C and 4D, after opening the public hearing, should be continued to the next meeting due to some additional changes which need to be made to the maps.
- ii. **Public Hearing Opened:** Tom Miller moved, seconded by Andsager, to open the public hearing. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander

and Lowell Miller. **Nays:** None. **Abstain:** None. **Absent:** Circo and Nielsen. **Motion Carried.** (7-0)

There was no one present to speak on this item.

- iii. **Public Hearing Continued:** Gahan moved, seconded by Malmquist, to continue the public hearing to the August 15, 2013, meeting. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller. **Nays:** None. **Abstain:** None. **Absent:** Circo and Nielsen. **Motion Carried.** (7-0)

D. Public Hearing regarding amendments to the Official Zoning Map

- i. **Staff Report:** Solberg explained the staff request during the previous agenda item.
- ii. **Public Hearing Opened:** Malmquist moved, seconded by Tom Miller, to open the public hearing. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller. **Nays:** None. **Abstain:** None. **Absent:** Circo and Nielsen. **Motion Carried.** (7-0)

There was no one present to speak on this item.

- iii. **Public Hearing Continued:** Gahan moved, seconded by Alexander, to continue the public hearing to the August 15, 2013, meeting. **Ayes:** Tom Miller, Krzywicki, Malmquist, Gahan, Andsager, Alexander and Lowell Miller. **Nays:** None. **Abstain:** None. **Absent:** Circo and Nielsen. **Motion Carried.** (7-0)

5. Comments from the Floor

None.

6. Comments from the Planning Commission

None.

7. Adjournment

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

Secretary

Chairman

Approval Date