



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, JUNE 26 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, June 26, 2025, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notices 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. The following Planning Commission members were present and absent:

PRESENT: Patrick Coghlan, Amanda Brewer, John Gahan, Michael Krzywicki, Kathleen Alexander, Gayle Malmquist, and Deborah Dogba.

ABSENT: Josh Frey, Harold Sargus and Michael Circo.

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Lydia McCasland, Permit Technician.

1. Call to Order

The meeting was called to order by Chairperson Alexander at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – Planning Commission - June 5, 2025

Motion: Malmquist moved, seconded by Gahan, to approve the June 5, 2025, minutes.

RESULT:	Motion carried 5-0-2
MOTION BY:	Malmquist
SECONDED BY:	Gahan
AYES:	Coghlan, Brewer, Gahan, Krzywicki, Alexander, Malmquist, and Dogba
NAYS:	None
ABSTAINED:	Brewer, Dogba
ABSENT:	Circo, Sargus, and Frey

3. Old Business

There was no old business.

4. New Business

A. Conditional Use Permit for Animal Specialty Services – Lot 254 Val Verde; 9835 Giles Road – Pawlished Salon

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg let the commissioners know that Cale Brodersen had prepared the report as he himself (Chris) had a conflict of interest as the applicant knows and works with his (Chris') wife. Solberg explained the application for the conditional use permit which would allow for the operation of an animal specialty services establishment in the tenant bay located in the Val Verde commercial strip center. Specifically, he stated that they want to operate a pet grooming facility for dogs and cats in a 1,200 square foot tenant bay. He mentioned that there would not be any outdoor kennels or dog runs and that all activities would take place inside the facility.

Member Krzywicki asked about the store hours listed in the conditional use permit. Specifically he noticed that it states they would not be open on Saturday, Sunday or Monday, and wonders if they decide to change those hours would they need to apply for an amendment. Solberg explained that this change would be minor enough that staff could administratively approve the change to the conditional use permit.

Chair Alexander opened the Public Hearing.

Public Hearing:

No members of the public spoke on this item. Coghlan moved, seconded by Dogba, to close the public hearing.

RESULT:	Motion carried 7-0-0
MOTION BY:	Coghlan
SECONDED BY:	Dogba
AYES:	Coghlan, Brewer, Gahan, Krzywicki, Alexander, Malmquist, and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo, Sargus, and Frey

Chair Alexander stated that the motion to close the Public Hearing was approved.

Recommendation:

- A. Krzywicki moved, seconded by Coghlan to recommend approval to the City Council the Conditional Use Permit for Animal Specialty Services – Lot 254 Val Verde; 9835 Giles Road – Pawlished Salon

RESULT:	Motion carried 7-0-0
MOTION BY:	Krzywicki
SECONDED BY:	Coghlan
AYES:	Coghlan, Brewer, Gahan, Krzywicki, Alexander, Malmquist, and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo, Sargus, and Frey

B. Conditional Use Permit for Indoor Recreation Facility – Lot 2 Brook Valley II Business Park Replat Three, located northeast of the intersection of Cary Street and S. 117th Street – Pick Up Sticks Properties, LLC

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg informed the commissioners the applicant requested to postpone the public hearing and review for this item after the drafting of the agenda, as they chose to also submit an application for a rezoning of the subject property from a commercial zone to an industrial zone. Solberg mentioned that staff will bring back the application for review and public hearing at such time that the rezoning is also brought forth for review and public hearing.

5. *Comments from the Floor*

There were no comments offered from members of the public.

6. *Comments from the Planning Commission*

Brewer wanted the commissioners to know that her employer Habitat for Humanity received a grant to help with homeowners making repairs to their homes and requested that they please spread the word to residents. Habitat for Humanity will also be building 25 new homes at 72nd and Capehart road over the next year for new homeowners to receive assistance. They will also be purchasing homes in La Vista as they become available to turn from rentals to owner-occupied homes.

7. *Comments from Staff*

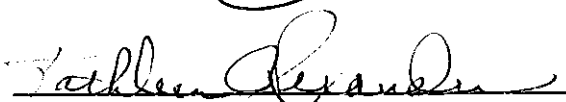
There were no comments from staff.

8. *Adjournment*

Chairman Alexander adjourned the meeting at 6:8 p.m.

Reviewed by Planning Commission:


Planning Commission Secretary


Planning Commission Chair

7-17-2025
Date