



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

THURSDAY, SEPTEMBER 18 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, September 18, 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: Amanda Brewer, Michael Krzywicki, Josh Frey, Michael Circo, Gayle Malmquist, and Harold Sargus,

ABSENT: Kathleen Alexander, Patrick Coghlan, John Gahan, and Deborah Dogba.

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen Associate City Planner, Pat Dowse, City Engineer; and Lydia McCasland, Permit Technician.

1. Call to Order

The meeting was called to order by Vice-Chairperson Frey 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 - July 17, 2025

Motion: Malmquist moved, seconded by Krzywicki, to **approve** the July 17, 2025, minutes.

RESULT:	Motion carried 5-0-1
MOTION BY:	Malmquist
SECONDED BY:	Krzywicki
AYES:	Brewer, Krzywicki, Frey, Malmquist, and Sargus,
NAYS:	None
ABSTAINED:	Circo
ABSENT:	Coghlan, Gahan, Alexander and Dogba

3. Old Business

There was no old business.

4. New Business

A. Conditional Use Permit for Equipment Rental and Outdoor Storage – 9229 S. 97th Street – Contractor Solutions of Nebraska

Staff Report – Cale Brodersen, Associate City Planner: Brodersen introduced the agenda item and explained the history of the subject property. He stated that the applicants are seeking a conditional use permit to allow for them to operate their equipment rental facility with outdoor storage, which will require the paving of a portion of the site to reduce the likelihood of dust and gravel/dirt track out onto public streets. He stated that the applicant and property owner were not aware of the conditional use permit requirement when they began operating, but that they have been working diligently with city staff to obtain their conditional use permit and bring the site into compliance.

Commissioner Circo inquired about whether the applicant had any excavating equipment stored on site. The applicant responded that the only heavy equipment on-site is a forklift with rubber wheels to assist in loading the shoring equipment onto vehicles.

Commissioner Frey asked what type of screening material would be used. The owner explained they were considering fence slats made of a rubber-like material, which would be more durable when mowing around the fence.

Commissioner Sargus requested clarification on the details of roller-compacted concrete. Owner Randazzo explained that it is a drier mix, which allows it to be compacted by machine rather than placed wet which requires extensive tooling and forming, which has higher labor costs.

Commissioner Frey asked if there would be a designated area for equipment cleaning. The applicant responded that frequent washing is not anticipated since the equipment primarily operates in soil and there is not an expectation by customers that it will be clean and free of soil. However, on the east side of the building they would leave an area of crushed rock to wash anything that requires it. Additionally, the owner will comply with the stormwater management requirements, which may require a detention basin where runoff would be directed to in order to keep it from public roadways or other properties.

Vice-Chair Frey opened the Public Hearing.

Public Hearing:

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

RESULT:	Motion carried 6-0-0
MOTION BY:	Sargus
SECONDED BY:	Circo
AYES:	Brewer, Krzywicki, Frey, Circo, Malmquist, and Sargus
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghlan, Gahan, Alexander, and Dogba

Vice-Chair Frey stated that the motion to close the Public Hearing was approved.

Recommendation:

Krzywicki moved, seconded by Malmquist to recommend approval to the City Council the Conditional Use Permit for Lot 8 Crossroads Addition and Tax Lot 10B Ex RO 21-14-12 for equipment rental and outdoor storage, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

RESULT:	Motion carried 6-0-0
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Brewer, Krzywicki, Frey, Circo, Malmquist, and Sargus
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghlan, Gahan, Alexander, and Dogba

B. Discussion of Proposed Amendments to the Southport West Design Guidelines

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg began the discussion on the proposed amendments to the Southport West design guidelines. He explained that Southport West was originally envisioned as a commercial and office-oriented development, and over time, it has largely developed in that manner. However, in 2022, the City updated its future land use plan, placing greater emphasis on mixed-use development throughout the community. As part of this update, the southwest area was designated as “urban commercial,” which contemplates both vertical and horizontal forms of mixed-use development. Accordingly, the design guidelines now need to reflect the potential inclusion of residential development.

Commissioner Frey asked whether there are requirements regarding the amount of outdoor space provided per residential unit in such developments. Solberg responded that the current guidelines do not establish a specific standard, but staff works closely with developers to ensure an appropriate balance of green space is incorporated into projects.

Commissioner Circo asked if high-rise condominiums were anticipated and whether there are height limitations. Solberg clarified that the property is zoned C-3, which does allow for taller buildings if a developer wanted to pursue them.

Commissioner Frey expressed concern about accommodating residents in higher-density areas, specifically regarding where individuals could walk their pets if outdoor space is not included as a development feature. He noted that without such provisions, residents may lack suitable areas nearby. Solberg acknowledged the concern and suggested that additional language could be considered in this section of the guidelines, as well as within the Planned Unit Development (PUD) ordinance, to better address these needs.

Commissioner Brewer asked whether the guidelines were intentionally written to be broad. Solberg explained that the flexibility is deliberate, as past regulations were often too restrictive, resulting in difficulties for development and the need to make frequent amendments. By drafting broader guidelines, staff can better accommodate a variety of projects.

5. Comments from the Floor

There were no comments offered from members of the public.

6. Comments from the Planning Commission

Commissioner Krzywicki inquired whether staff had received any updates regarding the proposed hotel near Smash Park. Fountain explained that he had been in communication with the property owner over the past couple of weeks, and they remain interested in the project but uncertain about timing.

Commissioner Frey asked about the progress of the hotel planned for City Centre. Fountain reported that the project is currently under plan review. Commissioner Frey also inquired about activity in the City Centre bays. Staff shared that Let It Fly has opened and that a salon will be opening soon.

Commissioner Circo asked for an update on Tommy's Car Wash. Staff reported that building permits have been issued and city inspectors are scheduled to begin inspections next week.

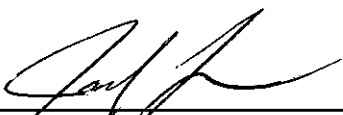
7. Comments from Staff

Solberg informed the commissioners that each year the City covers the cost for Planning Commission and Board of Adjustment members to attend the NPZA Fall Workshop. He noted that this practice will continue and that information regarding the upcoming workshop will be shared once it becomes available.

8. Adjournment

Vice-Chairman Frey adjourned the meeting at 7:31 p.m.

Reviewed by Planning Commission:



Planning Commission Secretary



Planning Commission Chair

10-16-25
Date