



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

**THURSDAY, NOVEMBER 4, AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, November 4, 2021, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

**PRESENT:** Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Patrick Coghlan, Harold Sargus Jason Dale, Mike Circo, and Josh Frey.

**ABSENT:** Kevin Wetuski and Kathleen Alexander.

**STAFF PRESENT:** Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

**1. Call to Order**

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

**2. Approval of Meeting Minutes From August 5, 2021**

***Motion:*** *Malmquist* moved, seconded by *Krzywicki*, to **approve** the August 5th, 2021, minutes.

<b>RESULT:</b>	<b>Motion carried 6-0-2.</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Krzywicki
<b>AYES:</b>	Krzywicki, Gahan, Frey, Sargus, Coghlan, and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	Dale and Circo
<b>ABSENT:</b>	Wetuski and Alexander

### **3. Old Business**

None.

### **4. New Business**

#### **A. Conditional Use Permit – 14565 Portal Circle #103 – Indoor Recreational Facility – Connect Human Performance, LLC**

- i. Staff Report – Cale Brodersen, AICP:** Brodersen stated that the applicant, Connect Human Performance, LLC, is seeking a conditional use permit to operate an indoor recreation facility at 14565 Portal Circle #103. Brodersen showed the commission a map of where the facility will be located. He stated that the applicant will only be taking up one bay of the building and that the applicant is looking to operate an athletic performance training facility. The business would offer semi-private coaching lessons with up to 8 participants at any given time. Brodersen said that due to the limited number of people that will be in the facility, staff do not believe there would be a significant impact on surrounding businesses.

Staff recommends approval of the Conditional Use Permit for Connect Human Performance, LLC for Lot 1 Heimes Replat One, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

- ii. Applicant Presentation:** Mike Servais spoke on behalf of the applicant. He said that they are a sports performance company and have been operational since May of 2020. Servais said that they have been subleasing space in a physical therapy clinic for the last 18 months and are only able to use the space after hours. They need more space and availability, which is what the new location would provide. Servais offered to answer any questions the commission may have.

Circo asked if there were any other businesses in the building.

Servais said that he believed there was one other business there.

Circo asked what kind of training they provided.

Servais said that it's multifactorial and based on what type of athlete they are serving. He said that half of the space will be equipped with turf so athletes can complete their warmups as well as running and sprint work. The other half of the space will be traditional rubber flooring such as what would be in a weight room area. Servais said that classes will be capped at 8 people.

- iii. Public Hearing: Sargus Opened the Public Hearing**

**Sargus closed the Public Hearing as no members of the public came forward to speak.**

iv. **Recommendation:** *Circo* moved, seconded by *Krzywicki*, to recommend **approval** for the Conditional Use Permit for the indoor recreational facility at 14565 Portal Circle Bay #103, Connect Human Performance, LLC.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Circo
<b>SECONDED BY:</b>	Krzywicki
<b>AYES:</b>	Krzywicki, Gahan, Frey, Dale Circo, Sargus, Coghlan, and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Wetuski and Alexander

**B. Conditional Use Permit – 10620 Chandler Road, Ste. 1 – Animal Specialty Services – Nebraska Dog Trainers, LLC**

- i. **Staff Report – Cale Brodersen, AICP:** Brodersen stated Nebraska Dog Trainers, LLC, is requesting a conditional use permit to operate an animal specialty services facility. He then showed the commission a map indicating where the business is located. Brodersen said they are currently operating one on one obedience training lessons for dogs and with this conditional use permit, they would like to have daytime boarding services for up to 5 dogs. Owners would drop their dogs off in the morning, the dogs would be trained during the day, and then owners would pick them up at the end of the day.

Brodersen stated that they are working on getting a handicap parking stall put in to be in ADA compliance. He also mentioned an adjacent business owner sent in a letter with some concerns and after the letter was shared with the applicant, she went and spoke to the owner who submitted the letter and was able to address the concerns. Brodersen spoke with the neighboring business owner to confirm, and a follow-up letter was submitted to retract the original letter.

Staff recommends approval of the Conditional Use Permit for Nebraska Dog Trainers, LLC for Lot 243A Val Vista, contingent upon the installation of an ADA parking stall as noted in the staff report, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

- ii. **Applicant Presentation:** Lesley Thompson spoke on behalf of the applicant. She said that she has been operating her business since 2015. She moved to this current location in 2017 and was not aware that she needed a conditional use permit to operate. Thompson said that they have 7 full time trainers and that they specialize in obedience. They only do one on one training and never have any group sessions. They provide a 2-week program where the owner will drop the dog off, the trainer will take the dog home for 2 weeks for training and will then bring the dog back to the owner. They are now looking into doing day training where there would be no more than 5 dogs there during the day and would then go home at night.

Thompson said that with this proposed change, she contacted the City and found out what they were doing was not a permitted use and that they would need to obtain a conditional use permit to operate their business.

Gahan asked if there was an area for the dogs to go outside and run.

Thompson said that they do not take them out to run. She said there is a grassy area to the right of the building on the northeast corner of the property, and they will take the dogs out there for bathroom breaks.

Gahan confirmed that the dogs are always with a trainer and leashed.

Thompson said they are.

Sargus asked what the potential issue was that the neighbor had with her business.

Thompson said the neighbor was concerned that they were going to start a larger commercial boarding facility and thought there would be a lot of dogs there staying overnight and during the weekend.

Circo asked if the neighboring property owner minded the dogs having bathroom breaks in the grassy area.

Thompson said that the person who owns the building she's in also owns the grassy area the dogs use.

Frey asked what businesses were surrounding hers.

Thompson said the owner of both buildings is in her building and he does concrete work, there is also a business next to them, and the building behind them has pumper trucks.

**iii. Public Hearing: Sargus Opened the Public Hearing**

**Sargus closed the public hearing as no members of the public came forward to speak.**

**iv. Recommendation:** Krzywicki moved, seconded by Malmquist to recommend **approval** of the Conditional Use Permit for Nebraska Dog Trainers, LLC for Lot 243A Val Vista, contingent on the installation of an ADA parking stall as noted in the staff report, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Malmquist
<b>AYES:</b>	Krzywicki, Gahan, Frey, Circo Dale, Sargus, Coghlan, and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Wetuski and Alexander

### **C. Technology Update and Demonstration**

Solberg issued iPads to the Planning Commission and gave a demonstration on how to operate the iPads and locate the packets for use during meetings. Paper packets will not longer be distributed to the commission in order to cut down the amount of paper and staff time required to do so.

Fountain mentioned to the commission that if there was any particular part of the packet they would like to have printed out for better visibility, to let staff know and they would provide it to them.

### **5. Comments from the Floor**

**None.**

### **6. Comments from the Planning Commission**

Circo asked how the groundbreaking for the Astro Theatre went.

Solberg said that City Ventures hosted the ceremony and that it turned out very well. He said that they are pretty much done with the grading, but that there is a 45–60-day surcharge time now. He said that he believes they will be starting to dig footings in about a month or so. Solberg also stated that construction of Parking Garage 2 will hopefully be starting in February.

### **7. Comments from Staff**

Brodersen said that the next planning commission meeting will be November 18<sup>th</sup>.

### **8. Adjournment**

Sargus adjourned the meeting at 7:05 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date