



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

**THURSDAY, NOVEMBER 7 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, November 7, 2024, 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, John Gahan, Michael Kryzwicki, Mike Circo, and Gayle Malmquist, and Patrick Coghlan

**ABSENT:** Harold Sargus, Josh Frey, Kathleen Alexander, and Debra Dogba

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

**1. Call to Order**

The chair and vice chair were absent, so the Planning Commission members voted to name member Krzywicki acting chair for this meeting. The motion was made by Gahan, seconded by Malmquist, and the motion carried 6-0-0 with Coghlan, Brewer, Gahan, Krzywicki, Circo, and Malmquist voting aye. The meeting was called to order by Chairperson Kryzwicki at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes from October 17, 2024**

**Motion:** Circo moved, seconded by Malmquist, to **approve** the October 17, 2024, minutes.

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

**3. Old Business**

**A. Conditional Use Permit – Multiple Family Dwellings – Lot 2 Cimarron Woods Replat Three (southeast of the intersection of S. 99th Street and Josephine Street)**

**Staff Report – Chris Solberg, Deputy Community Development Director.**

Solberg explained some of the efforts the applicant took to address concerns introduced at the October 17<sup>th</sup> Planning Commission meeting. He reminded the Planning Commission about the revised traffic analysis that was conducted in 2021 that still concluded that traffic warrants were not yet met for a signal at the intersection of 99<sup>th</sup> street and Harrison Street. Solberg explained the history and limited number of rental complains that the Community Development Department has received since the inception of the Cimarron Terrace Apartments.

Solberg introduced Turner Lesnick, a representative of Pedcor Investments, who delivered a presentation addressing each of the concerns introduced at the last Planning Commission meeting, including maintenance, the tarps that were left on the roof of a building, the continuous operation of the pool, and the property maintenance staffing. The property currently has 4 full time staff including the manager, Leasing Rep, Maintenance Supervisor and Maintenance Tech. With the addition of the 3<sup>rd</sup> phase, they will add an additional Leasing Rep and Maintenance Tech.

Turner explained how Pedcor is held to higher standards regarding maintenance and routine inspection of the facility, compared to market rate apartment complexes, due to the requirements of NIFA, the department of Housing and Urban Development, their lender, and the City of La Vista that they must follow as a complex constructed using LIHTC funding.

**Public Hearing:**

Chair Kryzwicki opened the Public Hearing.

Resident Kristen Job voiced her concerns regarding maintenance of the existing facility and the owner's ability to properly maintain additional buildings.

Resident Matt Ottoman voiced his support for the project as a means to potentially help the traffic issue by tripping the warrants for a signal at 99<sup>th</sup> and Harrison.

Coghlan moved, seconded by Gahan, to close the public hearing.

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

**Recommendation:**

Malmquist moved, seconded by Gahan to recommend approval to the City Council of the Conditional Use Permit for Multiple Family Dwellings on Lot 2 Cimarron Woods Replat Three.

<b>RESULT:</b>	<b>Motion carried 5-1-0</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Gahan
<b>AYES:</b>	Coghlan, Brewer, Gahan, Kryzwicki, and Malmquist.
<b>NAYS:</b>	Circo
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Frey, Alexander, Sargus, and Dogba.

**4. New Business**

There was no new business.

**5. Comments from the Floor**

No comments were made.

**6. Comments from the Planning Commission**

No comments were made.

**7. Comments from the Staff**

Solberg told the planning commission they would not have a meeting November 21<sup>st</sup>, but they would have meetings on December 5<sup>th</sup> and 19<sup>th</sup>.

**8. Adjournment**

Chairman Kryzwicki adjourned the meeting at 7:10 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