



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

**THURSDAY, JUNE 5 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, June 5, 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:** Michael Krzywicki, Josh Frey, Kathleen Alexander, Gayle Malmquist, and Harold Sargus.

**ABSENT:** Amanda Brewer, Patrick Coghlan, Deborah Dogba, John Gahan, and Michael Circo.

**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 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 - March 20, 2025***

***Motion:*** Krzywicki moved, seconded by Malmquist, to **approve** the March 20, 2025, minutes.

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

**3. *Approval of Meeting Minutes – Planning Commission & Board of Adjustment Joint Work Session - May 15, 2025***

**Motion:** Malmquist moved, seconded by Krzywicki, to **approve** the May 15, 2025 meeting minutes.

<b>RESULT:</b>	<b>Motion carried 4-0-1</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Krzywicki
<b>AYES:</b>	Krzywicki, Frey, Malmquist, and Sargus
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	Alexander
<b>ABSENT:</b>	Coghlan, Gahan, Circo, Brewer, and Dogba

#### 4. Old Business

Commission member Sargus referenced the May 15<sup>th</sup> training and asked staff if it would be possible to organize regular joint meetings of the Planning Commission and City Council. Bruce Fountain responded that he would explore that opportunity.

#### 5. New Business

##### 5A. Replat – Schaefer’s First Addition Replat One – Heritage Condominiums, Inc.

**Staff Report – Cale Brodersen, Associate City Planner:** Brodersen explained that this replat application is to split the existing property into three, allowing the owner to sell the vacant parcels on either side of the Heritage Condos for future development. Brodersen mentioned that the application that the Planning Commission recently reviewed for a Conditional Use Permit for a 16-bed assisted living facility was for the western-most parcel related to this replat application.

Sargus asked for clarification about the comment in the staff report pertaining to an additional access point. Brodersen identified on a map where there is a secondary access drive that the applicant is requesting being opened up behind the Casey’s and Sonic that would lead to 72<sup>nd</sup> Street. He explained that the existing subdivision agreement states that this access drive may be opened up with granted permission from City Council.

Krzywicki asked if the two access points would be sufficient for the additional traffic related to the future development. Brodersen confirmed that these two access points would be more than sufficient to accommodate the future development, due to the limited size of the property and the type of development that is permitted for these locations.

##### Recommendation:

Sargus moved, seconded by Malmquist to recommend approval to the City Council the Replat Schaefer’s First Addition Replat One for the reasons identified in the staff report and discussed at the meeting.

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

**6. *Comments from the Floor***

There were no comments offered from members of the public.

**7. *Comments from the Planning Commission***

Krzywicki asked if there has been any movement or development on the property behind Cabela's in Southport. Bruce Fountain mentioned that the future land use map designation was altered in the Future Land Use Plan and Comprehensive to allow for potential mixed-use development, but that no applications have been received. Sargus asked if there was any feedback on how La Vista days went. Fountain mentioned that the La Vista Days Festival had a very large turnout and was well received.

**8. *Comments from Staff***

There were no comments from staff.

**9. *Adjournment***

Chairman Alexander adjourned the meeting at 6:48 p.m.

Reviewed by Planning Commission:

---

Planning Commission Secretary

---

Planning Commission Chair

---

Date