



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

**THURSDAY, FEBRUARY 6 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, February 6, 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, John Gahan, Michael Krzywicki, Kathleen Alexander, Gayle Malmquist, Harold Sargus and Deborah Dogba

**ABSENT:** Amanda Brewer, Josh Frey, and Michael Circo.

**STAFF PRESENT:** Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; 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 – Joint Workshop - December 5, 2024***

***Motion:*** Krzywicki moved, seconded by Sargus, to **approve** the December 5, 2024, Joint workshop minutes.

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

**3. Approval of Meeting Minutes – Planning Commission - December 19, 2024**

**Motion:** Krzywicki moved, seconded by Malmquist, to **approve** the December 19, 2024, minutes.

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

**4. Old Business**

There was no old business.

**5. New Business**

**A. Planned Unit Development – Lot 3 Southport East Replat Six; 8040 Eastport Parkway – Hausmann Holdings, LLC**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg introduced the PUD application by Hausmann for a new office building in Southport East. He reminded the Commission that the original PUD for this site was approved in 2007 and included a large portion of Southport East, and that any development proposal that deviates from the original site plan must obtain approval of a PUD amendment. Solberg explained that the building design is going through the design review process currently, then will submit for building permit assuming the PUD is approved.

Commissioner Krzywicki asked the applicant if there were any issues outstanding that have not been resolved. Joe Dethlefs with TD2, representing the applicant, explained that he does not see any outstanding issues. Commissioner Sargus asked when the applicant hopes to occupy the building. Dethlefs explained that the applicant's intention is to begin construction this summer with hopes of occupying the building in the summer of 2026.

Chair Alexander opened the Public Hearing.

**Public Hearing:**

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

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

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

Commissioner Coghlan asked if there would need to be any road closures during construction. Dethlefs explained that he did not think it would be necessary. Commissioner Sargus asked how many employees would occupy the building once it is fully operational. Dethlefs did not know for certain, but estimated it would be around 75 employees.

**Recommendation:**

*Krzywicki* moved, seconded by *Coghlan* to recommend approval to the City Council the PUD Site Plan Amendment for an office development on Lot 3 Southport East Replat Six, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

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

**B. Zoning Map Amendment – Lots 29 and 30 Brook Valley II Business Park; 8720 S 114<sup>th</sup> Street and 11412 Centennial Road; Falewitch & Sons**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg explained that the next 2 agenda items were associated with the same application. The first item adopts the PUD Zoning Overlay, and the second adopts the PUD site plan and ordinance. He explained that in October staff received a sign permit application for a tenant in a multi-tenant building on lot 29 Brook Valley Business Park II that operates as a child autism services center. Solberg further explained that the use was not currently allowed in the I-2 heavy industrial zoning district. At the same time, staff discovered that the same user was already in operation on Lot 30 to the south. Through a series of meetings and site visits, staff concluded that the uses can be compatible with the other uses in those buildings if some of the more intensive industrial uses allowed in the heavy industrial zoning district can be prohibited for these

two properties, which are more commercial in nature. This PUD would allow for the child autism services center, and prohibit several of the more intensive industrial uses.

Commissioner Sargus asked how long the business had been operating. The applicant explained that they have been operating in that location since 2021. Sargus asked in the 4 years they have been operating if there have been any issues. The applicant stated that there have not been any issues so far and that they have a fenced off area for the kids to play. They said that the number of children who are just dropped off, and not just there meeting with the parents, is limited.

Chair Alexander opened the Public Hearing.

**Public Hearing:**

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

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| <b>RESULT:</b>      | <b>Motion carried 6-1-0</b>                                |
| <b>MOTION BY:</b>   | Coghlan  |
| <b>SECONDED BY:</b> | Gahan  |
| <b>AYES:</b>        | Coghlan, Gahan, Krzywicki, Alexander, Malmquist, and Dogba |
| <b>NAYS:</b>        | None   |
| <b>ABSTAINED:</b>   | Sargus   |
| <b>ABSENT:</b>      | Brewer, Frey and Circo                                     |

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

**Recommendation:**

Malmquist moved, seconded by Coghlan to recommend approval to the City Council the Zoning Map Amendment to add a PUD zoning overlay over the Falewitch Business Park PUD area as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

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| <b>RESULT:</b>      | <b>Motion carried 6-1-0</b>                                |
| <b>MOTION BY:</b>   | Malmquist  |
| <b>SECONDED BY:</b> | Coghlan  |
| <b>AYES:</b>        | Coghlan, Gahan, Krzywicki, Alexander, Malmquist, and Dogba |
| <b>NAYS:</b>        | None   |
| <b>ABSTAINED:</b>   | Sargus   |
| <b>ABSENT:</b>      | Brewer, Frey and Circo                                     |

C. **Planned Unit Development – Lots 29 and 30 Brook Valley II Business Park; 8720 S 114<sup>th</sup> Street and 11412 Centennial Road; Falewitch & Sons**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg explained this is the second part of the application which adopts the PUD site plan and ordinance.

**Public Hearing:**

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

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

**Recommendation:**

Coghlan moved, seconded by Malmquist to recommend approval to the City Council the PUD site plan and ordinance for the Falewitch Business Park PUD as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

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| <b>RESULT:</b>      | <b>Motion carried 6-1-0</b>                                |
| <b>MOTION BY:</b>   | Coghlan  |
| <b>SECONDED BY:</b> | Malmquist  |
| <b>AYES:</b>        | Coghlan, Gahan, Krzywicki, Alexander, Malmquist, and Dogba |
| <b>NAYS:</b>        | None   |
| <b>ABSTAINED:</b>   | Sargus   |
| <b>ABSENT:</b>      | Brewer, Frey and Circo                                     |

D. **Planned Unit Development Amendment – Lots 3 and 4 Brook Valley Corporate Park; 10946 Harry Watanabe Parkway; Alff Construction, LLC**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg explained that the next 2 agenda items are related to the same development proposal. This first application amends the PUD site plan, and the second is a conditional use permit to allow for outdoor storage. Solberg explained that the applicant seeks to construct a building on Lot 4, and utilize Lot 3 for outdoor storage. He stated that the original PUD for these properties was adopted in 2013 and only one building has

been constructed to date. The applicant explained that the outdoor storage would be limited and would be used for brine tanks in the winter as a large part of their business is snow removal. He stated that the building would include 5,000 square feet of office and 20,000 square feet of warehouse to store their trucks and equipment.

Member Gahan asked for clarification on what a Knox Box is. The applicant explained that it is a box that emergency responders have access to in order to open the gate in case of emergency.

**Public Hearing:**

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

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

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

**Recommendation:**

Sargus moved, seconded by Malmquist to recommend approval to the City Council the PUD Site Plan Amendment, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

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

**E. Conditional Use Permit for Outdoor Storage – Lots 3 and 4 Brook Valley Corporate Park; 10946 Harry Watanabe Parkway; Alff Construction, LLC**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg introduced this application for a conditional use permit to allow for outdoor storage. He explained that this will require paving the storage area, and installing fencing and landscaping for screening.

**Public Hearing:**

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

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

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

**Recommendation:**

Krzywicki moved, seconded by Coghlan to recommend approval to the City Council the Conditional Use Permit for Outdoor Storage, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

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

**F. Subdivision Regulation Amendments – Section 2.03, 3.02, 3.03, 3.04, 3.05, 3.08, and Article 10**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg explained that the City is seeking to modernize its process and allow for digital submission and review of planning and zoning applications. He explained that the subdivision regulations specify that applications must be submitted in paper and the number of copies that are required. These changes will allow for the City to receive and review applications digitally. Solberg further explained that staff is working with a software provider to set up an online portal where applicants can submit, in addition to a provider for a review software for staff to utilize to make comments, both of which are intended to be implemented this spring and summer.

Commissioner Krzywicki asked if final plats will still need to be printed to be finalized. Solberg explained that the final step, printing on mylars to collect signatures and deliver to the Register of Deeds, will need to continue, but that these changes will greatly reduce the number of copies that need to be printed. Krzywicki asked if there will be a time when that final step can be done online. Solberg explained it could be possible in the future as Sarpy County is also working to digitize many of their processes.

Commissioner Sargus asked if other city processes have been digitized. Solberg explained that several processes and file storage systems have been digitized. He gave examples of the Laserfiche system and how the Planning Commission packets used to be printed and hand-delivered, but now that is digital.

**Public Hearing:**

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

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

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

**Recommendation:**

Coghlan moved, seconded by Malmquist to recommend approval to the City Council the Subdivision Regulation Amendments of Sections 2.03, 3.02, 3.03, 3.04, 3.05, 3.08, and Article 10

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

#### **G. Zoning Ordinance Amendments – Section 2.04, Article 6, Section 7.15, and Article 8**

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg explained that staff routinely propose updates to the zoning ordinance and the City's regulations as the needs are uncovered due to inconsistencies or changing community priorities. He described what is included in this batch of updates; changes to section 2.04 clarify the definition for carports; changes in article 6 allow for administrative extensions of conditional use permits when nothing has changed, as there have been many circumstances where CUPs expire before the start of the use due to delays in financing, construction, etc.; changes to section 7.15 clarify that the screening for solar panel installations on commercial buildings with flat roofs shall be evaluated from person-perspective view rather than elevation view, which gives a little more flexibility in the placement of solar panel arrays; and finally changes to article 8 clean up and clarify the operations of the Board of Adjustment to better align with state statutes, as proposed by the City Attorney.

#### **Public Hearing:**

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

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

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

#### **Recommendation:**

Krzywicki moved, seconded by Malmquist to recommend approval to the City Council for Zoning Ordinance Amendments for Section 2.04, Article 6, Section 7.15, and Article 8.

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

**6. *Nominating Committee Formation***

Members Malmquist, Krzywicki and Gahan volunteered to serve on the nominating committee.

**7. *Comments from the Floor***

**8. *Comments from the Planning Commission***

Commissioner Krzywicki asked about updates in city staff, including the City Clerk and City Administrator. Staff confirmed that Rachel Carl has been appointed City Clerk with the retirement of Pam Buethe, and that Rita Ramirez, Assistant City Administrator is serving as Interim City Administrator while we go through the hiring process for the next City Administrator.

**9. *Comments from Staff***

Solberg mentioned that the 2025 Nebraska Planning Conference was coming up in March.

**10. *Adjournment***

Chairman Alexander adjourned the meeting at 7:41 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