



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

**THURSDAY, OCTOBER 16 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, October 16, 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, John Gahan, Michael Krzywicki, Josh Frey, Kathleen Alexander, Michael Circo, and Gayle Malmquist

**ABSENT:** Patrick Coghlan, Harold Sargus, and Deborah Dogba

**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 – Planning Commission - September 18, 2025**

***Motion:*** Krzywicki moved, seconded by Frey, to **approve** the September 18, 2025, minutes.

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

**3. Old Business**

There was no old business.

**4. New Business**

#### A. Zoning Ordinance Amendments – Body Art Services - Sections 2.03 and 5.10

**Staff Report – Christopher Solberg, Deputy Community Development Director:** Solberg introduced the agenda item regarding a proposed zoning text amendment to permit body art services as an allowed use within the C-1 Shopping Center District. Solberg noted that staff had reviewed comparable zoning regulations in surrounding Sarpy County communities and found that similar uses are permitted within their respective commercial districts.

Commissioner Circo inquired about the applicant's anticipated staffing levels. Applicant Jennifer Simmons responded that she anticipates potentially adding two additional artists in the future but emphasized that any new hires would need to align with the studio's standards to ensure a consistent and high-quality client experience.

Chairperson Alexander opened the Public Hearing.

#### Public Hearing:

Dick Grube, Jennifer Simmons' previous landlord, came forward and expressed to the Commission that Simmons was a great tenant and he never had any issues with her or her business. He explained that the only reason she will not be able to stay in her current location is because he is selling the building to the school district. Frey moved, seconded by Brewer, to close the public hearing.

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

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

#### Recommendation:

- A. Krzywicki moved, seconded by Malmquist to recommend approval to the City Council Zoning Ordinance Amendments for Body Art Services to Sections 2.03 and 5.10

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

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

There were no comments offered from members of the public.

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

Commissioner Frey asked staff to remind him what is being built by the Casey's off 117<sup>th</sup> and Harrison. Solberg replied it is Emergency Dental.

**7. *Comments from Staff***

Solberg informed the Commission that the Nebraska Planning and Zoning Association Fall Workshop is approaching, and that Planning Commission and Board of Adjustment members will be registered to participate virtually on October 24th. Staff will distribute the workshop links to all participants once it becomes available.

Fountain also noted that October is recognized as National Community Planning Month, emphasizing the importance of thoughtful planning and community development efforts. Fountain added that the City Council has adopted an official proclamation acknowledging and expressing appreciation for the ongoing dedication and contributions of the Planning Commission in advancing the city's growth and development objectives.

Commissioner Brewer thanked Bruce Fountain for his help with the La Vista Rock the Block event.

**8. *Adjournment***

Chairperson Alexander adjourned the meeting at 6:55 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