



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

**THURSDAY, AUGUST 1 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, August 1, 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:** Kathleen Alexander, Patrick Coghlan, Debra Dogba, John Gahan, and Josh Frey.

**ABSENT:** Mike Circo, Gayle Malmquist, Harold Sargus, Michael Kryzwicki, and Amanda Brewer.

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

**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 from June 20, 2024**

**Motion:** Frey moved, seconded by Coghlan, to **approve** the June 20, 2024, minutes.

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

**3. Old Business**

- A. Planned Unit Development – Bear Creek Apartments – Lot 3B Willow Creek Replat II & Former ROW & Lot 240B EXC N 20FT Willow Creek Replat, located approximately southwest of the corner of Harrison Street and S. 144th Street – Krishna, LLC**

**Staff Report – Cale Brodersen, Associate City Planner:** Brodersen explained that the applications for Planning Commission review are for a Planned Unit Development (PUD), a Conditional Use Permit (CUP), and a Replat related to the Bear Creek Apartments that were tabled by the Planning Commission earlier in the year. Brodersen explained that in order to address the concerns of the Planning Commission regarding maintenance of the existing Bear Creek Apartments facility, the applicant proposed introducing a condition in the CUP that will require them to adhere to the City’s Rental Inspection Program, which would not normally apply to multi-family complexes outside of the city limits. Staff support this change and recommend approval. Brodersen introduced the Attorney for Krishna, LLC, Jim Lang.

Lang introduced the owners and the engineer for the project. Lang delivered a presentation noting the owner’s plan for renovating existing apartment units as they become available, in addition to the owner’s willingness to take part in the Rental Inspection Program. Lang introduced Trevor Veskna, the engineer working on the project, who discussed the planned construction phasing for the project.

**Public Hearing:**

As no members of the public came forward, Frey moved, seconded by Gahan, to close the public hearing.

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

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

**Recommendation:**

Gahan moved, seconded by Frey to recommend approval of the Planned Unit Development for the Bear Creek Apartments

<b>RESULT:</b>	<b>Motion carried 5-0-0</b>
<b>MOTION BY:</b>	Gahan
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Coghlan, Gahan, Frey, Alexander, and Dogba

<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Circo, Malmquist, Sargus, Brewer, and Krzywicki

**B. Replat – Willow Creek Replat Four – Krishna, LLC**

**Staff Report – Cale Brodersen, Associate City Planner:** Brodersen explained this application would combine the various parcels and redraw the property lines to produce 2 legal lots, one for the existing complex and one for the proposed new building.

**Recommendation:**

Gahan moved, seconded by Coghlan to recommend approval of the Replat for Willow Creek Replat Four.

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

**C. Conditional Use Permit for Multiple Family Dwellings – Bear Creek Apartments – Lot 3B Willow Creek Replat II & Former ROW & Lot 240B EXC N 20FT Willow Creek Replat, located approximately southwest of the corner of Harrison Street and S. 144th Street – Krishna, LLC.**

**Staff Report – Cale Brodersen, Associate City Planner:** Brodersen explained the various additional requirements added to the CUP since the last Planning Commission review.

Chair Alexander opened the Public Hearing.

**Public Hearing:**

As no members of the public came forward, Coghlan moved, seconded by Frey, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 5-0-0</b>
<b>MOTION BY:</b>	Coghlan
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Coghlan, Gahan, Frey, Alexander, and Dogba
<b>NAYS:</b>	None

<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Circo, Malmquist, Sargus, Brewer, and Krzywicki

**Recommendation:**

Gahan moved, seconded by Coghlan to recommend approval of the Conditional Use Permit for Multiple Family Dwellings for the Bear Creek Apartments.

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

**4. New Business**

**A. Conditional Use Permit – Birdies Indoor Golf, Games & Events – 8019 S. 83<sup>rd</sup> Avenue – Sara Gamon**

**Staff Report – Cale Brodersen, Associate City Planner:** Brodersen explained that this application is for a CUP to operate a recreational establishment in a 1,600 square foot tenant bay northwest of 84<sup>th</sup> Street and Giles Road. Brodersen introduced the owners Sara & Luis Gamon who presented their operations plan to operate a private rental space containing a golf simulator and other arcade-style games

Coghlan asked to clarify that the facility could be rented 24 hours a day. Gamon replied that yes it could be, but the space will be monitored with security technology at all times. Gahan asked about the plan to give renters a digital code to get them in the door and if that would cause any issues. Gamon said there would be a unique code generated for each reservation so after a reservation is over, users would no longer be able to access the facility. Gahan asked who their target market is. Sara explained that their target market is sports teams, church groups, schools, families, and the like.

Chair Alexander opened the Public Hearing.

**Public Hearing:**

As no members of the public came forward, Frey moved, seconded by Coghlan, to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 5-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Coghlan

<b>AYES:</b>	Coghlan, Gahan, Frey, Alexander, and Dogba
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Circo, Malmquist, Sargus, Brewer, and Krzywicki

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

**Recommendation:**

Frey moved, seconded by Dogba to recommend approval of the Conditional Use Permit for Birdies Indoor Golf, Games & Events

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

**5. Comments from the Floor**

No comments were made.

**6. Comments from the Planning Commission**

**7. Comments from the Staff**

**8. Adjournment**

Chairman Alexander adjourned the meeting at 7:00 p.m.

Reviewed by Planning Commission:



Planning Commission Secretary



Planning Commission Chair

10-3-24  
Date