



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

**THURSDAY, MARCH 20 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, March 20, 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, Michael Krzywicki, Josh Frey, Kathleen Alexander, Gayle Malmquist, Harold Sargus and Deborah Dogba

**ABSENT:** Patrick Coghlan, 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 - February 6, 2025**

***Motion:*** Sargus moved, seconded by Malmquist, to approve the February 6, 2025, minutes pending the corrections to ensure Krzywicki's name is spelled correctly in the minutes.

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

**3. Old Business**

There was no old business.

#### 4. New Business

##### A. Replat Reapproval – Willow Creek Replat Four – Krishna, LLC

**Staff Report – Cale Brodersen, Associate City Planner:** Brodersen explained that the Planning Commission reviewed this replat along with the Conditional Use Permit for the Bear Creek Apartments this past fall, and that this extension is being brought for their review as the Final Plat expired 90 days after the City Council approval. He mentioned that the applicant was working with their lender to get their final approval, and that process took longer than the 90 day time limit to have the plat recorded which is noted in La Vista's Subdivision Regulations. Brodersen pointed out one small change in the plat that adjusts the property line slightly to keep the property with the existing apartment building at a certain size, which was a requirement of their lender.

**Recommendation:**

Frey moved, seconded by Malmquist to recommend approval to the City Council the Replat Reapproval – Willow Creek Replat Four – Krishna, LLC

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

##### B. Proposed Comprehensive Development Plan Amendment to Adopt and Incorporate the Sarpy County and Cities Wastewater Agency Master Plan into the Comprehensive Development Plan

**Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg explained the history of the Sarpy County and Cities Wastewater Agency and their work to oversee the construction and operation of the sanitary sewer system to serve the southern portion of Sarpy County. He explained that this agency completed their master plan, and each of the cities and the County, as members of the agency, will be adopting this master plan into their respective comprehensive plans.

Chair Alexander opened the Public Hearing.

**Public Hearing:**

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

<b>RESULT:</b>	<b>Motion carried 7-0-0</b>
<b>MOTION BY:</b>	Frey
<b>SECONDED BY:</b>	Sargus

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

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

**Recommendation:**

Krzywicki moved, seconded by Frey to recommend approval to the City Council the Proposed Comprehensive Development Plan Amendment to Adopt and Incorporate the Sarpy County and Cities Wastewater Agency Master Plan into the Comprehensive Development Plan

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

**5. 2025 Election of Officers**

Nominating Committee members Malmquist, Krzywicki and Gahan nominated the existing slate of officers to serve an additional term. Each member of the existing slate consented to this nomination.

**Recommendation:**

Malmquist moved, seconded by Krzywicki to elect Kathleen Alexander for Chair, Josh Frey for Vice Chair, and Patrick Coghlan for Secretary.

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

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

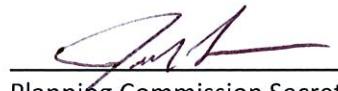
7. ***Comments from the Planning Commission***

8. ***Comments from Staff***

9. ***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



Date