



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

**THURSDAY, APRIL 4 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, April 4, 2024, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notice 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:** Gayle Malmquist, Harold Sargus, John Gahan, Josh Frey, Mike Circo, Debra Dogba, Amanda Brewer, Kathleen Alexander, and Michael Kryzwicki

**ABSENT:** Patrick Coghlan

**STAFF PRESENT:** Bruce Fountain Community Development Director; Cale Brodersen, Associate City Planner; Lydia McCasland, Permit Technician; and Pat Dowse, City Engineer

**Call to Order**

The meeting was called to order by Chair Alexander at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**1. Approval of Meeting Minutes from February 29, 2024**

***Motion:*** Kryzwicki moved, seconded by Circo, to **approve** the February 29, 2024, minutes.

<b>RESULT:</b>	<b>Motion carried 8-1-0</b>
<b>MOTION BY:</b>	Kryzwicki
<b>SECONDED BY:</b>	Circo
<b>AYES:</b>	Sargus, Malmquist, Circo, Gahan, Frey, Krzywicki, Dogba, Brewer,
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	Alexander
<b>ABSENT:</b>	Coghlan

**2. Old Business**

**3. New Business**

**A. Planned Unit Development – 14607 Chandler Road - AD Industrial Park – Fenton Construction**

i. **Staff Report – Staff Report – Cale Brodersen, Associate City Planner:** Brodersen stated that both applications on the agenda tonight are related to the same development proposal from Fenton Construction Inc. for the development of the AD Industrial Park. They are requesting approval of a Planned Unit Development and a Replat to create 6 separate lots for the construction of 6 industrial buildings. Brodersen reminded the Planning Commission members that these applications are related to the recent ETJ extension that the City performed, part of which included extending the City's zoning designations over the properties which reduced the intensity of permitted industrial development that was previously allowed for the property. Brodersen introduced Randy Kuszak, an engineer working on the project, and Victor Pelster representing the applicant.

**Chair Alexander opened the Public Hearing.**

ii. **Public Hearing:**

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

<b>RESULT:</b>	<b>Motion carried 9-0-0</b>
<b>MOTION BY:</b>	Kryzwicki
<b>SECONDED BY:</b>	Malmquist
<b>AYES:</b>	Sargus, Malmquist, Circo, Gahan, Frey, Dogba, Krzywicki, Alexander, Brewer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Coglan

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

iii. **Recommendation:** Malmquist moved, seconded by Frey to recommend approval of the Planned Unit Development for AD Industrial Park, contingent upon the approval of the Replat and Subdivision Agreement, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

<b>RESULT:</b>	<b>Motion carried 9-0-0</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Frey

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

**B. Replat – 14607 Chandler Road - AD Industrial Park – Fenton Construction**

i. **Staff Report — Cale Brodersen, Associate City Planner:** Brodersen stated staff recommends approval of the replat of Tax Lot 19, to be replatted as AD Industrial Park Lots 1-6, contingent upon approval of the Planned Unit Development and Subdivision Agreement, as the replat is consistent with La Vista's Subdivision Regulations.

Sargus asked how many feet were between the neighbors to the south of the development and the proposed buildings. Kuszak identified on the map that the creek separated the properties. Brodersen mentioned that it would be close to 500 feet. Frey asked if all the trees would stay near the creek on the development side. Kuszak confirmed that the trees would remain and help provide a natural sound and visual screening barrier.

ii. **Public Hearing**

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

<b>RESULT:</b>	<b>Motion carried 9-0-0</b>
<b>MOTION BY:</b>	Circo
<b>SECONDED BY:</b>	Dogba
<b>AYES:</b>	Sargus, Malmquist, Circo, Gahan, Frey, Dogba, Krzywicki, Alexander, Brewer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	Coghlan,
<b>ABSENT:</b>	

iii. **Recommendation:** Krywicki moved, seconded by Sargus to recommend **approval** of the replat of Tax Lot 19, to be replatted as AD Industrial Park Lots 1-6, contingent upon approval of the Planned Unit Development and Subdivision Agreement, as the replat is consistent with La Vista's Subdivision Regulations.

<b>RESULT:</b>	<b>Motion carried 9-0-0</b>
<b>MOTION BY:</b>	Kryzwicki
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Sargus, Malmquist, Circo, Gahan, Frey, Dogba, Krzywicki, Alexander, Brewer,
<b>NAYS:</b>	
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	None Coghlan,

**4. Comments from the Floor**

No comments were made.

**5. Comments from the Planning Commission**

Kryzwicki asked staff if they knew when Smash park would be opening. Fountain explained we do not have anything official, but we have heard they are hoping to open near the end of May. Sargus asked if we knew how much use the new soccer complex is getting. Fountain let them know that they are just getting ready to go for the new season, so we do not have numbers yet.

**6. Comments from the Staff**

Fountain let the commissioners know that there would be an event next council meeting to recognize national volunteer week.

Broderson gave an update on the Active Mobility Plan and the various public engagement efforts that are underway.

**7. Adjournment**

Chairman 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