



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

THURSDAY, JULY 17 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, July 17, 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, Kathleen Alexander, Gayle Malmquist, Harold Sargus, and Deborah Dogba.

ABSENT: Josh Frey, Patrick Coghlan and Michael Circo.

STAFF PRESENT: 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 - June 26, 2025

Motion: Krzywicki moved, seconded by Gahan, to **approve** the June 26, 2025, minutes.

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

3. Old Business

There was no old business.

4. New Business

A. Zoning Map Amendment – Lot 2 Brook Valley II Business Park Replat Three, located northeast of the intersection of Cary Street and S. 117th Street – Pick Up Sticks Properties, LLC

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg Introduced the agenda item and the applicants. The applicants are seeking to build a multi-tenant industrial building with space for an indoor recreation facility for Beyond All Stars competitive cheerleading. The building would also include a bay for the property owner’s contractor business. In order to allow for the contractor business to locate in this location, they are required to rezone the property. Solberg informed the Commission that the properties to the east and west of this property are already zoned I-1 Light Industrial, and the property and to the South is zoned I-2 Heavy Industrial, so this application to rezone to I-1 would be appropriate and match the character of the surrounding properties. Solberg stated that staff recommends approval of the zoning map amendment for Lot 2 Brook Valley 2 Business Park Replat 3 to rezone the property from C-3 Highway Commercial Office Park District and Gateway Corridor Overlay District to I-1 Light Industrial District and Gateway Corridor Overlay District as the request is consistent with the comprehensive plan and zoning ordinance.

Chair Alexander opened the Public Hearing.

Public Hearing:

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

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

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 zoning map amendment for Lot 2 Brook Valley 2 Business Park Replat 3 to rezone the property from C-3 Highway Commercial Office Park District and Gateway Corridor Overlay District to I-1 Light Industrial District and Gateway Corridor Overlay District as the request is consistent with the comprehensive plan and zoning ordinance.

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

B. Conditional Use Permit for Indoor Recreation Facility – Lot 2 Brook Valley II Business Park Replat Three, located northeast of the intersection of Cary Street and S. 117th Street – Pick Up Sticks Properties, LLC

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg introduced the second part of the process, the Conditional Use Permit (CUP), which applies to all indoor recreational facilities within this industrial zoning district. He stated that staff recommends approval of the Conditional Use Permit for Lot 2 Brook Valley 2 Business Park Replat 3, for an indoor recreation facility, as the request is consistent with La Vista’s Comprehensive Plan and Zoning Ordinance.

Commissioner Gahan referenced an email noting concerns about parking and asked for clarification regarding the “4 to 1” parking rule. Solberg explained that, based on the parking requirements outlined in Section 7.06 of the Zoning Ordinance, the minimum off street parking stall requirement for indoor recreational facilities is to provide one stall for every building occupant. This parking requirement is tied to the maximum occupancy permitted through the Conditional Use Permit.

Commissioner Brewer inquired about the applicant’s businesses in Lincoln. The applicant responded that they currently own a roofing company, operate a consulting business for insurance companies, and also rent construction equipment.

Commissioner Gahan asked whether events would be held at this property. The applicant clarified that it would serve strictly as a practice facility. Practices would be scheduled on a rotating basis, and although attendance rates are high, participants would not be arriving or leaving simultaneously.

Commissioner Krzywicki asked how traffic flow would be managed during drop-off and pick-up times, specifically whether vehicles would be stacked out onto public roadways. The applicant explained that the site would operate with a one-way traffic pattern and drop-off and pick-up times would be staggered to prevent congestion.

Chair Alexander opened the Public Hearing.

Public Hearing:

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

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

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

Recommendation:

Malmquist moved, seconded by *Sargus* to recommend approval to the City Council the Conditional Use Permit for Lot 2 Brook Valley 2 Business Park Replat 3, for an indoor recreation facility, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

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

5. *Comments from the Floor*

There were no comments offered from members of the public.

6. *Comments from the Planning Commission*

Commissioner Sargus inquired whether staff had discussed the possibility of holding joint meetings between the City Council and the Planning Commission throughout the year. Solberg informed the Commissioners that this has not yet been advanced, but the topic will be introduced during the upcoming strategic planning session, which is typically held within the first three months of the year.

Commissioner Krzywicki noted a tree limb overhanging the street along Park View Boulevard. In response, Solberg demonstrated the City's new online Customer Relationship Management (CRM) system, SeeClickFix. This application allows residents to report concerns directly to the City. Reports are automatically routed to the appropriate department for resolution. Users can enter their issue into the application and may also upload photos to assist with tracking and follow-up.

7. *Comments from Staff*

There were no comments from staff.

8. *Adjournment*

Chairman Alexander adjourned the meeting at 7:08 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date