

PLANNING COMMISSION
MAY 1, 2002

A Regular Meeting of the Lexington Planning Commission was held Wednesday, May 1, 2002 at the Lexington Municipal Building, 406 East 7th Street at 7:00 p.m. Commissioners present were Chairman Bill Grant, Jim Macias, Steve Smith, Charlene West, Nova Workman. Toby Owens arrived at 7:01 p.m. Margaret Nielsen, and Mark Yung were absent. City Officials present were City Manager Joe Peplitsch, City Attorney Willard Weinhold, Secretary Shirley Lewis. Chief Building Inspector Thomas R. Nelson arrived at 7:02 p.m. Citizens in attendance were Diana Hasselbring. The Press was represented by KRVN, and the Clipper Herald.

NOTICE: Notice of the meeting was given in advance, thereof by publication in the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. Notice of the meeting was simultaneously given to the Chairman and all Members of the Planning Commission. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

CALL TO ORDER: The meeting was called to order by Chairman Bill Grant.

MINUTES – REGULAR MEETING – 3-6-02: Minutes of the Regular Meeting held March 6, 2002 was presented to the Lexington Planning Commission for consideration and approval. Moved by West, seconded by Smith, to approve the Minutes from the Regular Meeting held March 6, 2002 as presented. Roll call. Unanimous “aye”. Motion carried.

STUDY REVIEW: Peplitsch addressed the Planning Commission, reviewing the Blight and Substandard Determination Study on Redevelopment Area #4.

RESOLUTION: Peplitsch requested the Planning Commission adopt a Resolution concerning review of Blight and Substandard Determination Study on Redevelopment Area #4. Following Peplitsch’s presentation, Resolution Number 02-02 was read by title. Moved by West, seconded by Owens, to recommend approval of Resolution Number 02-02, concerning review of Blight and Substandard Determination Study on Redevelopment Area #4. Roll call. Voting “aye” were Macias, Smith, Workman, Owens, West, Grant. Motion carried.

RESOLUTION NO. 02-02

A RESOLUTION FOR THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO A BLIGHT AND SUBSTANDARD STUDY FOR AN AREA IN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance passed and approved, created the Community Redevelopment Authority of the City of Lexington, Nebraska (the "Authority") pursuant to Sections 18-2110 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the City has submitted the question of whether an area is blighted and substandard for purposes or review and recommendation pursuant to Section 18-2109 of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following finding with respect to the Blight and Substandard Determination Study prepared for the City by the Hanna:Keelan firm.

1. The Planning Commission has reviewed the Study (attached as Exhibit 'A') as to its conformity with the general plan for the development of the City as a whole, and
2. The Planning Commission makes no other recommendation with regard to such study.

RESOLVED FURTHER, that any Resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from and after its passage, approval and publication as required by law. The provisions of this Resolution are separable, and invalidity of any phrase, clause or part of this Resolution shall not affect the validity of effectiveness of the remainder of this Resolution.

PASSED AND APPROVED by the Planning Commission of the City of Lexington, Nebraska, this 1st day of May, 2002.

PLANNING COMMISSION
CITY OF LEXINGTON, NEBRASKA

Steven H. Smith
Commission Member

Charlene A. West
Commission Member

Nova Workman
Commission Member

Toby Owens
Commission Member

William Grant
Commission Member

Jim Macias
Commission Member

Shirley Lewis
Deputy City Clerk

REZONING REQUEST: Chairman Grant opened the Public Hearing. Pepplichtsch addressed the Planning Commission requesting their approval of a Rezoning Request by the City of Lexington on property located at 900 East Walnut, Lexington, NE, from A-1 to M-2. Following Pepplichtsch's presentation, Diana Hasselbring, owner of property located at 808 E. Walnut, inquired about annexing her property into the Corporate Limits. Ms. Hasselbring was informed that she could apply to do this, but it would have to be a separate issue. Chairman Grant closed the Public Hearing. Moved by Macias, seconded by West, to recommend approval of a Rezoning Request by the City of Lexington on property located at 900 East Walnut, Lexington, NE, from A-1 to M-2. Roll call. Voting "aye" were Workman, Smith, Owens, West, Macias, Grant. Motion carried.

SUBDIVISION REQUEST:Pepplichtsch addressed the Planning Commission requesting their approval of a Subdivision Request by the City of Lexington. Following discussion, moved by Smith, seconded by Macias, to approve the Preliminary Plat as a Final, and recommend approval of the Final Plat to the City Council as the Lexington Industrial Addition. Roll call. Voting “aye” were Owens, Workman, West, Macias, Smith, Grant. Motion carried.

ADJOURNMENT: There being no further business to come before the Planning Commission, Chairman Grant declared the meeting adjourned.

Respectfully submitted,

Shirley Lewis
Secretary