

CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
August 1, 2007

A Regular Meeting of the Lexington Planning Commission was held Wednesday, August 1, 2007, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Chairman Toby Owens, Curt Bennett, Steve Smith, Cathy Fagot, Jim Macias, Jim Hain and Ellie Vazquez. City Officials present were Assistant City Manager Dennis Burnside, Building Inspector Tom R. Nelson, City Attorney Will Weinhold and Secretary Pamela Berke. Interested citizens included Michael Lonowski and Ruben Rivera.

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 Toby Owens. The Chairman informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington Municipal Building, located at 406 East 7th Street, Lexington, Nebraska.

**MINUTES – MEETING
7-11-2007**

Minutes of the Regular Meeting held Wednesday, July 11, 2007, was presented to the Lexington Planning Commission for consideration and approval. Moved by Bennett, seconded by Smith, to approve Minutes of the Regular meeting on Wednesday, July 11, 2007, as presented. Roll call. Voting “aye” were Vazquez, Fagot, Hain, Macias, Smith, Bennett, Owens. Motion carried.

PUBLIC HEARING:

Chairman Owens opened the Public Hearing to consider an application by Michael Lonowski, Black Diamond Auto, to rezone property at 403 West 5th, Lexington, from M-2 Heavy Industrial to M-1 Light Industrial. Mr. Lonowski appeared before the Commission to explain his request for rezoning. He stated, that as an auto body repair business, there are occasions when the repaired vehicles are sold through the shop. In order to do this, he must obtain a state

dealer's license and one of the requirements of that license does not allow dealerships in heavy industrial zones. Lonowski stated that auto sales would be ancillary to the auto body repair business. After reviewing the surrounding zoning area, Commission considered amending the application to change the zoning to C-3 in keeping with the surrounding area, and still allows for uses listed in the application. Ruben Rivera, of The Wax Shop, stated that he opposes the change in zoning as his business abuts the auto body shop and feels that congestion will be an ongoing issue. The Public Hearing was closed. Following discussion wherein Lonowski agreed to an amendment to his application, moved by Hain, seconded by Fagot, to recommend the rezoning request with the amendment that the application be changed to request rezoning from M-2 Heavy Industrial to C-3 Commercial, and forward the recommendation to the City Council for consideration. Roll call. Voting "aye" were Smith, Macias, Bennett, Vazquez, Fagot, Hain, Owens. Motion carried.

MOVING OF BUILDINGS:

Burnside reviewed proposed changes to Chapter 6 – Article III of the Lexington City Code which entails the moving of buildings in the City. Following the review and discussion, Staff was directed to make suggested changes to the draft, and to draft an ordinance revising Chapter 6 related to Moving of Buildings for council consideration. Motion by Smith, seconded by Hain, to recommend proposed changes to the City Code and forward these changes to City Council. Roll call. Voting "aye" were Vazquez, Fagot, Bennett, Macias, Hain, Smith, Owens. Motion carried.

ROUNDTABLE:

There were no items for Roundtable discussion.

ADJOURNMENT:

There being no further business to come before the Lexington Planning Commission, Chairman Owens declared the meeting adjourned.

Respectfully submitted,
Pamela Berke
Planning Commission Secretary