

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
July 11, 2007**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, July 11, 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, and Ellie Vazquez. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, Building Inspector Tom R. Nelson, City Attorney Will Weinhold and Secretary Pamela Berke.

**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 E. 7<sup>th</sup> Street, Lexington, Nebraska.

**NEW MEMBER:** The Commission welcomed Ellie Vazquez as a commission member who was recently appointed by the City Council.

**MINUTES – MEETING  
6-05-2007** Minutes of the Regular Meeting held Tuesday, June 5, 2007, was presented to the Lexington Planning Commission for consideration and approval. Moved by Smith, seconded by Bennett, to approve Minutes of the Regular meeting on Tuesday, June 5, 2007, as presented. Roll call. Voting “aye” were Fagot, Vazquez, Bennett, Smith, Owens. Motion carried.

**REDEVELOPMENT  
PLAN AREA # 5:** Pepplitsch presented a Redevelopment Plan for Redevelopment Area #5. Following review and discussion, Resolution No. 07-02 was read. Motion by Smith, seconded by Bennett, to approve Resolution No. 07-02 and forward it to the City Council for their consideration. Roll

call. Voting "aye" were Fagot, Vazquez, Bennett, Smith, Owens. Motion carried.

LEXINGTON PLANNING COMMISSION

**RESOLUTION NO. 07-02**

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

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Redevelopment Authority of the City of Lexington, Nebraska (the "Authority") pursuant to Sections 18-2101 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 adopted a resolution declaring an area in the southern portion of the City of Lexington (Redevelopment Area #5) as blighted and substandard in accordance with Section 18-2103 of the Act, after notice and hearing, as required by law

WHEREAS, the Authority has published notice inviting proposals for Redevelopment Contracts for consideration by the Authority pursuant to Section 18-2111 of the Act;

WHEREAS, the Authority has submitted a proposed Redevelopment Plan, attached hereto as Exhibit A, to this Planning Commission of the City of Lexington for recommendations with respect to the proposed Redevelopment Plan;

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

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan:

1. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole; and
2. The Planning Commission confirms that the area described in the Redevelopment Plan is blighted and substandard as defined in the Nebraska Community Development Law.
3. The Planning Commission finds that the Redevelopment Plan, if implemented, will help eliminate blight and substandard conditions in the area affected by the Plan.
4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan, attached hereto as Exhibit A, with such amendments, additions and deletions as are deemed necessary by the Authority.

PASSED AND APPROVED by the Lexington Planning Commission this 11th day of July, 2007.

LEXINGTON PLANNING COMMISSION

Steven Smith  
Commission Member

Eli Vazquez  
Commission Member

Tobin Owens  
Commission Member

Curtis W. Bennett  
Commission Member

M. Catherine Fagot  
Commission Member

**PUBLIC HEARING - REZONE APPLICATION:** Chairman Owens opened a public hearing on the rezoning application submitted by Artemio Lopez to change the zoning of his residence at 211 West 5<sup>th</sup> Street from C-3 to R-2. Burnside reviewed the zoning map of that area and

the application intention. The public hearing was closed. Following discussion and as Mr. Lopez was not in attendance, motion by Bennett, seconded by Smith, to deny rezoning request at this time. Roll call. Voting “aye” were Fagot, Vazquez, Smith, Bennett, Owens. Motion carried.

**ROUNDTABLE:**

Pepplitsch gave an update on available lots within the city.

**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