

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
October 3, 2007**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 3, 2007, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Chairman Toby Owens, Rusty Sutton, Steve Smith, Cathy Fagot, Jim Hain and Ellie Vazquez. Members Curt Bennett, Jim Macias, and Mark Yung were absent. 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 Tom Fagot, Gary Schultz, Dave Smith, and John Wightman.

**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  
8-1-2007** Minutes of the Regular Meeting held Wednesday, August 1, 2007, were presented to the Lexington Planning Commission for consideration and approval. Moved by Smith, seconded by Fagot, to approve Minutes of the Regular meeting on Wednesday, August 1, 2007, as presented. Roll call. Voting “aye” were Vazquez, Hain, Sutton, Fagot, Smith, Owens. Motion carried.

**PUBLIC HEARING:** Chairman Owens opened the Public Hearing to consider a request by Thomas G. and M. Catherine Fagot to rezone property at 1210 N. Johnson from R-3 Residential to C-3 Commercial. Dr Fagot appeared before the Commission to explain the reasoning behind the rezoning request. He explained that he is in the processing of purchasing the property at 1210 N Johnson and would like to use it as

storage for his current dental practice and possible parking when his practice expands within the next 3-4 years. The Public Hearing was closed. Commission member Cathy Fagot abstained from discussion due to conflict of interest. Following discussion, moved by Hain, seconded by Sutton, to recommend approval of request by Thomas G and M Catherine Fagot to rezone property at 1210 N Johnson, from R-3 Residential to C-3 Commercial and forward recommendation to City Council for consideration. Roll call. Voting “aye” were Vazquez, Smith, Sutton, Hain, Owens. Fagot abstained. Motion carried.

**SUBDIVISION PLAT APPLICATION:**

John Wightman, representing Kenneth and Angelina Beans, requested Commission consideration of a subdivision plat application for property at 1305 Plum Creek Parkway. He stated that the property is in the process of being sold as one lot, and will not need to be rezoned for purposes the purchasers are proposing. Dave Smith, representing Auto Haus, noted that there will be no need for dividing the lots as the purchaser will be using the whole lot in the future. He also noted that there are plans for a frontage road within future plans. Gary Schultz of Auto Haus was also available for questions. Moved by Smith, seconded by Hain, to recommend to City Council approval of subdivision plat as final plat with changes of 30’ easement on the west to 40’ easement on the west side and upon the execution of a subdivision agreement that includes driving access on the east through the paved drives from the K&K Subdivisions on the south, and assuring unobstructed two-way driving access from K&K through to a driveway to be established on Cattlemen’s Drive. Voting “aye” were Sutton, Hain, Vazquez, Fagot, Smith, Owens. Motion carried.

**MASTER TRAIL PLAN:**

Burnside presented an updated City Master Trail Plan developed by the Park Improvement Committee. He noted that Phase 1 along Highway 283 is currently in the bidding process. Additional trail into and around the Heartland Military Museum property was suggested. Following discussion, moved by Fagot, seconded by Hain, to recommend acceptance of the Master Trail Plan with the addition of trails within the Heartland Military Museum property and to forward recommendation to Council for consideration. Roll call. Voting “aye” were Vazquez, Smith, Sutton, Hain, Fagot, Owens. Motion carried.

**ROUNDTABLE:**

Burnside noted potential upcoming issues.

**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