

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
October 1, 2008**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 1, 2008, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Curt Bennett, Rusty Sutton, Toby Owens, Ellie Vazquez, Cathy Fagot, Dora Vivas, Mark Yung, and Steve Smith. Jim Hain was absent. City Officials present were Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, City Manager Joe Pepplitsch, Chief Building Inspector Tom Nelson, and Secretary Pamela Berke. Dana Peterson, Don Price, John and PJ Knapple, Sharon Andersen, and Don and Linda Mins were also in attendance.

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 Curt Bennett. 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
5-7-2008** Minutes of the Regular Meeting held Wednesday, May 7, 2008, were presented to the Lexington Planning Commission for consideration and approval. Moved by Fagot, seconded by Yung, to approve Minutes of the Regular meeting on Wednesday, May 7, 2008, as presented. Roll call. Voting “aye” were Sutton, Smith, Owens, Vivas, Vazquez, Yung, Fagot, Bennett. Motion carried.

PUBLIC HEARING: Chairman Bennett opened a Public Hearing to consider a rezoning application by Thomas R. Nelson for property located at 75861 Road 432, Lexington, from A-1 Agriculture to R-1 Single Family Residence. Nelson stated that there are plans to build another residence on the land with its own septic and water well. There being no other comments, the public hearing was closed. Following

discussion, moved by Yung, seconded by Fagot, to approve the rezoning application by Thomas R Nelson for property at 75851 Road 432, from A-1 to R-1. Roll call. Voting “aye” were Sutton, Smith, Owens, Vivas, Vazquez, Fagot, Yung, Bennett. Motion carried.

SUBDIVISION:

Nelson requested the plat be approved as a final plat of the Nelson Subdivision. Following discussion, moved by Smith, seconded by Yung, to approve the Nelson Subdivision as a final plat. Roll call. Voting “aye” were Sutton, Owens, Fagot, Vivas, Vazquez, Yung, Smith, Bennett. Motion carried.

PUBLIC HEARING:

Bennett opened the public hearing for the Commission to consider a rezoning application by Don E. Price for property located at SE ¼ Section 6, Township 9 N, Range 21 W, from R-1 Single Family Residence to R-4 Mobile Home Dwelling District. Dana Petersen, Tagge Engineering, presented a slide show outlining Price’s plans to expand the mobile home park, which requires a rezoning of the area. Price noted that three of the 20 lots from Price’s Second Addition are still open. He has sold the mobile home park with an option to sell Block 3 of Price’s Second. An update of the drainage work that is currently being done was also given by Petersen.

John Knapple, 508 Jamel Road, expressed several concerns regarding the expansion of a mobile home park in that area. He gave a brief summary of the development of the area over the past 10 years, noting that a paving and drainage plan was to be completed in phases as the area grew. He stated no paving has been completed and questioned whether any drainage plan has been completed. He expressed concerns regarding narrow streets, traffic, fire and tornado danger, lack of safe area for children, and graffiti and gang activity. He referred to the adopted comprehensive plan completed by Hanna:Keelan which suggests the area be zoned as multi-family. He reiterated that he believes the mobile home park has grown too big.

Sharon Andersen agreed with Knapple regarding the size of the mobile home park, traffic safety issues, the safety of the children in the area, and the need for parks in that area of the town.

Linda Mins, 405 Jamel Road, expressed her disappointment in the growth of the mobile home park.

Mick Weaver, 500 Jamel Road, had questions regarding the ownership of land between the proposed subdivision and Walnut Street and plans for the area. The public hearing was closed.

Commission members requested clarifications on drainage issues, the comprehensive plan, code requirements on recreational space in a mobile home park, police and fire access, and other issues. Pepplitsch explained how the drainage in this area ties in with the drainage to the south of the area. Yung commented that he heard and understood the concerns of the neighbors regarding trash, children safety, etc, but he felt the decision to rezone should be based on the comprehensive plan and that the best place for a mobile home park expansion is near a mobile home park. Some specific items regarding these issues may be stipulated in the subdivision agreement, if approved. Pepplitsch noted that Price's Second Addition was annexed into the city limits and Price's Third Addition, if approved, could be annexed upon request.

Following discussion, moved by Yung, seconded by Fagot, to recommend to City council approval of the rezoning application by Don E. Price to change from R-1 Single Family Residence to R-4 Mobile Home Dwelling District. Roll call. Voting "aye" were Sutton, Smith, Owens, Vazquez, Fagot, Yung, Bennett. Vivas was absent from the vote. Motion carried.

SUBDIVISION:

Discussion regarding the subdivision was held in conjunction with the rezoning application. Yung and Fagot expressed a desire to see specific items regarding paving, drainage issues, and recreational space be incorporated in the subdivision agreement if approved. Petersen continued with his presentation regarding optional layouts of the subdivision. He noted that no set number has been decided regarding trailer spaces but that it would most likely be 19. Price indicated that he intends to begin construction of utility improvements as soon as possible. Pepplitsch reported that he was not aware of any issues regarding access to the trailers by the police or fire departments. Weinhold requested clarification of the utility easement on the west edge of Price's Third Addition. After reviewing

the plat of the adjoining Lockhart Subdivision, it was noted that there is a 20 foot utility easement on the east edge of that subdivision, which abuts the proposed Price's Third Addition. It was also noted that there is no dedicated drainage easement in this area. Regarding green space, Burnside noted that the Lexington City Code requires 300 square feet for each trailer space in the subdivision. Following discussion, moved by Smith, seconded by Owens, to recommend to the City Council approval of the preliminary plat with an additional 15 feet, for a total of 25 feet, be added to the easement on the west edge of Block 1 for utilities and the existing tree line. Yung expressed his desire for the concerns of the citizens regarding paving, drainage, and recreational space voiced at this meeting to be passed along to the City Council. Following discussion, Smith amended the motion to recommend to the City council approval of the subdivision as a final plat with the concerns of the citizens also be passed to the council for consideration. Owens seconded. Roll call. Voting "aye" were Yung, Sutton, Vazquez, Fagot, Owens, Smith, Bennett. Vivas was absent from the vote. Motion carried.

ROUNDTABLE:

Owens commented that the recommendations are forwarded to the City Council who has the final decision which might not be in line with the recommendation of the Planning Commission. Yung questioned the need for the Planning Commission.

ADJOURNMENT:

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

Respectfully submitted,
Pamela Berke
Planning Commission Secretary