

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
March 4, 2009**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, March 4, 2009, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Curt Bennett, Cathy Fagot, Steve Smith, Mark Yung, Rusty Sutton, Doug Heineman, Dora Vivas, and Nancy Evans. Eli Vazquez arrived at 5:35 p.m. City Officials present were Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, Building Inspector Tom Nelson and Secretary Pamela Berke. Also attending were Diane Adams, Housing Authority, Joe Pepplitsch, Greater Lex Corp., and Cory Cetak.

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
2-4-09** Minutes of the Regular Meeting held Wednesday, February 4, 2009, were presented to the Lexington Planning Commission for consideration and approval. Moved by Smith, seconded by Yung, to approve Minutes of the Regular meeting on Wednesday, February 4, 2009, as presented. Roll call. Voting “aye” were Sutton, Evans, Vivas, Heineman, Fagot, Yung, Smith, Bennett. Vazquez was absent from the vote. Motion carried.

PUBLIC HEARING: Chairperson Bennett opened the public hearing to consider a rezoning application by Greater Lexington Corporation on Block 3 Parkview Addition from R-3 Multiple Residential District to RP-3 Planned Residential District, as well as a preliminary and final plat of the Replat of Block 3 Parkview Addition. Pepplitsch appeared on behalf of the Greater Lexington Corporation (land owner) and explained the zoning change and replat is being requested to accommodate the Legend Oaks Housing project (10—2 unit townhouses for individuals 55+ years of age with mixed income levels) for the Lexington Housing Authority; as indicated in the preliminary/final Replat of Block 3, Parkview Addition as presented. The planned unit designation would allow the housing project to utilize 20 foot front and rear yard setbacks, as well as total lot areas below the

minimum lot requirements in the existing R-3 zone. The plats indicate a total of 21 housing lots in the area; however only 10 of the lots would be utilized in the first phase of the project. Diane Adams, Lexington Housing Authority executive director, noted that construction is anticipated to begin in July 2009 with occupation of the homes anticipated by February 2010. Resident Corey Cetak expressed concern about traffic at the proposed 18th and Adams Streets intersection. The public hearing was closed. Following discussion involving comprehensive plan compliance, rental guidelines, layout of the units and the streets, and traffic concerns, moved by Yung, seconded by Vivas, to recommend to the City Council approval of the rezoning application as presented. Roll call. Voting "aye" were Sutton, Smith, Evans, Vazquez, Heineman, Fagot, Vivas, Yung, Bennett. Motion carried.

Weinhold added that the preliminary plat should be considered a development plan to correspond with the requested RP-3 zoning of the area. Following discussion on the plats, moved by Smith, seconded by Yung, to recommend to the City Council approval of the Replat of Block 3, Parkview Addition, providing that adequate turning radius on the east end of 19th Street Place is ensured. Roll call. Voting "aye" were Sutton, Evans, Vivas, Vazquez, Heineman, Fagot, Yung, Smith, Bennett. Motion carried.

ROUNDTABLE:

Pepplitsch highlighted a few items for future meetings, including general training and review of commission duties and procedures, and answered questions on the current flood plain remapping process.

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