

CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
October 7, 2009

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 7, 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, Nancy Evans, Doug Heineman, Dora Vivas and Ellie Vazquez. Rusty Sutton and Mark Yung were absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, Building Inspector Bill Brecks and Secretary Pamela Berke. William and Jan Noble, Bob Sankey, Dave Fairbanks, and Dave and Garlan Muirhead 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
9-2-09**

Minutes of the Regular Meeting held Wednesday, September 2, 2009, were presented to the Lexington Planning Commission for consideration and approval. Moved by Fagot, seconded by Smith, to approve Minutes of the Regular meeting on Wednesday, September 2, 2009, as presented. Roll call. Voting “aye” were Heineman, Vazquez, Vivas, Evans, Smith, Fagot, Bennett. Motion carried.

PUBLIC HEARING:

Chairman Bennett opened a public hearing to consider an application to rezone portions of Northwest Third Addition. Peplitsch, on behalf of the City of Lexington and Greater Lex Corp, presented an application to rezone the addition from Agricultural to Residential, with Blocks 1-7 being R-1 Single Residential and Block 8 being R-3 Multi Family Residential. He noted that the intent of Block 8 would be a

planned development at some point but because there is no plan currently in place, that rezoning could be done at a later date. He also explained that infrastructure in the area would be done in phases and may be funded by the New Neighborhood grant recently received by the City of Lexington. He addressed concerns from citizens regarding low income housing being included in the area and increased traffic. There being no other discussion, the public hearing was closed.

Moved by Smith, seconded by Fagot, to recommend approval of the rezoning application for Northwest Third Addition with Blocks 1-7 to R-1 and Block 8 to R-3. Roll call. Voting "aye" were Heineman, Vivas, Vazquez, Evans, Fagot, Smith, Bennett. Motion carried.

PUBLIC HEARING:

Chairman Bennett opened a public hearing to discuss the annexation of a portion of Northwest Third Addition not currently in corporate limits. Pepplitsch explained that as the Northwest Third Addition is a replat of two additions and additional property, portions of the area were not originally included within the corporate limits. Following discussion, the public hearing was closed. Moved by Evans, seconded by Heineman, to recommend approval of the annexation of the Northwest Third Addition into the corporate limits. Roll call. Voting "aye" were Smith, Vivas, Vazquez, Fagot, Heineman, Evans, Bennett. Motion carried.

SUBDIVISION:

Dave Muirhead, Secretary of Dawson County Agricultural Society, presented a subdivision application for the Dawson County Ag Society Subdivision. The entity is purchasing the former Dawson Public Power District warehouse property and plans to split it into 3 lots to be used as additional parking and access to the fairgrounds and as storage. It is anticipated that one lot will be sold. Discussion included access issues, utility easements, and authorizations to sign the dedication on the plat mylar. Following discussion, the public hearing was closed. Moved by Fagot, seconded by Vivas, to recommend approval of the subdivision application for the Dawson County Ag Society Subdivision. Voting "aye" were Heineman, Vazquez, Evans, Smith, Vivas, Fagot, Bennett. Motion carried.

ROUNDTABLE:

Burnside had information on the Nebraska Planning and Zoning Association Fall workshop in Hastings in

November. Anyone interested should contact him or Pam Berke by October 26.

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