

CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
September 2, 2009

A Regular Meeting of the Lexington Planning Commission was held Wednesday, September 2, 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, and Mark Yung. Rusty Sutton, Doug Heineman, Dora Vivas and Ellie Vazquez were absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, and Secretary Pamela Berke. Don Price, Dave Smith, and Dana Peterson, Miller & Associates, 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 8-5-09 Minutes of the Regular Meeting held Wednesday, August 5, 2009, 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 5, 2009, as presented. Roll call. Voting “aye” were Yung, Evans, Fagot, Smith, Bennett. Motion carried.

SUBDIVISION: Pepplitsch reviewed the final plat of Northwest Third Addition. He noted the issues regarding the maintenance in the alley in Block 2 would be addressed in the subdivision agreement. Placement of the pedestrian/bike trail was also discussed. Following more discussion, moved by Smith, seconded by Fagot, to recommend approval of the final plat to the City Council with amendment of lots 1-8 inclusive, Block 2 to provide adequate alley access for lot 3, and

expansion of the turn radius of the alley in Block 2. Roll call. Voting “aye” were Yung, Evans, Fagot, Smith, Bennett. Motion carried.

SUBDIVISION

Pepplitsch reviewed a preliminary and final plat of Price’s Third Addition and gave a brief history of subdivision proposals associated with the property. Dana Peterson, Miller & Associates, highlighted the revisions from previously proposed plat of the addition. The proposal indicates the property would be subdivided and annexed into the corporate limits of the city, with no dedicated roadways. Following subdivision and annexation, a change in zoning and a special use permit for the property will be sought to develop 18 mobile home park spaces to be incorporated into Price’s Court, with private roadways and a green space buffer between single family residential uses to the west. Dave Smith, representing Price, noted that Price and City staff have been working closely to meet all requirements and codes for such development, and indicated that the desire is to bring the mobile home park as close to current code standards as possible. Pepplitsch noted the Don Price is working towards completion of Price’s First Addition infrastructure improvements to the north, and believed the overall development plan for the area appears acceptable. Following discussion, moved by Smith, seconded by Yung, to recommend approval of the preliminary and final plat of Price’s Third Addition to the City Council, with needed amendments to the dedication and approval portion of the final plat. Roll call. Voting “aye” were Fagot, Evans, Yung, Smith, Bennett. Motion carried.

ROUNDTABLE:

Pepplitsch gave an update on several current projects and possible future agenda items.

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