

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
February 3, 2010**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 3, 2010, 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, Dora Vivas, Nancy Evans, Mark Yung, and Ellie Vazquez. Doug Heineman and Rusty Sutton were absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Building Inspector Bill Brecks and Secretary Pamela Berke. The press was represented by the Kearney Hub. Dana Peterson, Don E. Price, Dave Smith, and Don 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  
11-4-09** Minutes of the Regular Meeting held Wednesday, November 4, 2009, were presented to the Lexington Planning Commission for consideration and approval. Moved by Fagot, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were Yung, Vazquez, Vivas, Evans, Smith, Fagot, Bennett. Motion carried.

**RECOGNITION OF MEMBERS:** Burnside recognized the reappointment of Curt Bennett and Cathy Fagot to the Commission for another 3 year term.

**ELECTION OF CHAIR:** Chairman Bennett opened nominations for the Chairperson for 2010. Moved by Smith, seconded by Vivas, to nominate and appoint Cathy Fagot as Chair of the Lexington Planning Commission for 2010. Nominations were closed. Roll call. Voting “aye” were Evans,

Vazquez, Yung, Fagot, Vivas, Smith, Bennett. Motion carried.

**ELECTION OF  
VICE-CHAIR:**

Chairman Fagot opened nominations for Vice-Chairperson for 2010. Moved by Smith, seconded by Yung, to nominate and appoint Heineman as Vice-Chairperson. Nominations were closed. Roll call. Voting “aye” were Evans, Vivas, Vazquez, Bennett, Smith, Yung, Fagot. Motion carried.

**BD OF ADJUSTMENT  
REPRESENTATIVE:**

Chairman Fagot opened nominations for a representative to the Board of Adjustment. Smith requested that he not be reappointed due to a work conflict. Moved by Evans, seconded by Vivas, to nominate and appoint Bennett as the representative to the Board of Adjustment. Roll call. Voting “aye” were Vazquez, Yung, Smith, Vivas, Evans, Fagot. Bennett abstained. Motion carried.

**SECRETARY:**

Chairman Fagot requested consideration for Secretary for the 2010 Planning Commission. Moved by Smith, seconded by Vivas, to nominate and appoint Pamela Berke as Secretary of the Planning Commission for 2010. Roll call. Voting “aye” were Yung, Evans, Vazquez, Bennett, Vivas, Smith, Fagot. Motion carried.

**PUBLIC HEARING:**

Chairman Fagot opened a public hearing to discuss the special use permit application by Don E. Price for Price’s Third Addition for a mobile home court development. Burnside gave a brief overview of the actions taken to date on this application. Dana Peterson, Miller and Associates, outlined what improvements have been completed in adjoining properties as required by past agreements and future plans for this area. The intent is to develop the property into an expansion of the current mobile home park, as close to current regulations as possible. He reiterated that a 100 foot buffer between Price’s Third and Lockhart Addition has been included as part of the green space requirement in the code. Pepplitsch reviewed the intent of making all of the roadways within the new and old areas private drives and requiring hard surfacing within a reasonable amount of time to bring the entire mobile home park closer to current standards. He noted that a paving improvement district for an area to the north has been created and may allow an opportunity for the owners to pave portions of the mobile home park in conjunction with that district. He also outlined public utilities in the area.

Don Mins, resident of the Lockhart Subdivision, expressed his concern regarding the incomplete paving improvement requirements. Burnside also read a letter from Jan Yoakum, resident of the Lockhart Subdivision, expressing his concerns regarding the special use permit for the mobile home court expansion, including devaluation of homes, noise and tree division line. Price noted that he has removed a row of trees recently due to maturity and crowding, but intends to replace these in the buffer area.

The public hearing was closed. Burnside reviewed a draft special use permit agreement and highlighted proposed exceptions. Yung expressed his appreciation of city staff in taking an initiative to look at the mobile home court as a whole and incorporate current code requirements as part of any agreement. Following discussion, moved by Bennett, seconded by Smith, to forward a recommendation of approval to the City Council of the special use permit application as presented. Roll call. Voting "aye" were Yung, Evans, Vivas, Vazquez, Smith, Bennett, Fagot. Motion carried.

**1 & 6 YR STREET PLAN:** Pepplitsch reviewed a draft of the 2010 1&6 Year Street Improvement Plan and welcomed Commission comment and input. Following review and discussion, no formal action was taken.

**ROUNDTABLE:** Burnside reminded Commission members of the NPZA Conference in Grand Island and asked if anyone is interested in attending to contact Berke for registration.

**ADJOURNMENT:** There being no further business to come before the Lexington Planning Commission, Chairman Fagot declared the meeting adjourned.

Respectfully submitted,  
Pamela Berke  
Planning Commission Secretary