

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
October 3, 2012**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 3, 2012, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commission members present were Seth McFarland, Cathy Fagot, Ellie Vazquez, Dora Vivas, Nancy Evans, Steve Smith, Rusty Sutton, and Curt Bennett. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, Building Inspectors Bill Brecks and Mark Yung, City Attorney Will Weinhold and Secretary Pamela Berke. The media was represented by Kearney Hub. Also in attendance were Kent Schroeder and many interested citizens.

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 Chair Seth McFarland. The Chair 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
9-5-2012** Minutes of the Regular Meeting held Wednesday, September 5, 2012, were presented to the Lexington Planning Commission for consideration. Moved by Bennett, seconded by Fagot, to approve Minutes as presented. Roll call. Voting “aye” were Sutton, Smith, Evans, Vivas, Vazquez, Fagot, Bennett, McFarland. Motion carried.

**MINUTES-WORKSHOP
9-20-2012** Minutes of the Comprehensive Plan Workshop held Thursday, September 20, 2012, were presented for Commission consideration. Moved by Smith, seconded by Vivas, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Sutton, Evans, Vazquez, Fagot, Vivas, Smith, McFarland. Motion carried.

PUBLIC HEARING:

Chair McFarland continued a public hearing from September 5, 2012 to consider a rezoning application by Kent Schroeder for property located at the corner of Cherokee Road and Polk Street from R-1 Single Family Residential to R-2 Two Family Residential. Mr. Schroeder explained that he would like to construct a duplex to house an employee and other young professionals. He gave a brief history of the property and presented conceptual plans for the intended duplex. He noted that the duplex would be constructed to face both Cherokee Road and Polk Street due to setback limitations. He stated that the duplex would not degrade the character of the neighborhood or add any more traffic than a single family dwelling. He also noted that there would not be excessive spot zoning in the area with only one lot available for the R-2 designation.

Those who spoke in opposition of the rezoning included Vance Bricker, Ron Teten, Nancy Hundley, Larry and Sharon Steinberger, and Brent Frauen. They cited concerns related to traffic visibility, single family character of neighborhood, and unnecessary spot zoning. Following opposition statements, Mr. Schroeder made a few additional comments in support of his application.

The public hearing was closed. Planning Commission members discussed the issue. Following the discussion, moved by Fagot, seconded by Evans, to recommend to the City Council denial of the rezoning application. Roll call. Voting "aye" were Bennett, Sutton, Smith, Vivas, Vazquez, Evans, Fagot, McFarland. Motion carried.

ROUNDTABLE:

Pepplitsch encouraged commission members to participate in the Think Big website which is part of the Comprehensive Plan update, and promote to other community members.

ADJOURNMENT:

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

Respectfully submitted,
Pamela Berke
Planning Commission Secretary