

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
September 10, 2014**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, September 10, 2014, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Seth McFarland, Cathy Fagot, Ellie Quintero, Keevin Hardiman, Nancy Evans, Steve Smith, Rusty Sutton, and Curt Bennett. Doug Heineman was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, and Secretary Pamela Baruth. The media was represented by Kearney Hub.

**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 McFarland. McFarland informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska.

**MINUTES – MEETING 8-6-2014:** Minutes of the Regular Meeting held Wednesday, August 6, 2014, were presented to the Commission for consideration and approval. Moved by Fagot, seconded by Evans, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Sutton, Smith, Hardiman, Quintero, Evans, Fagot, McFarland. Motion carried.

**PUBLIC HEARING:** McFarland opened a public hearing to consider a rezoning application and a conditional use permit application by Horvath Towers III LLC for property located on South Adams Street. Kevin Tracy, legal counsel from Fraser Stryker, explained that Horvath Towers intends to construct a 165 foot monopole telecommunication tower and facilities in a 100’x100’ area on property currently zoned C-3 Highway Commercial and surrounded by A-1 Agriculture. Discussion included allowable uses in A-1 versus A-2 zones, additional area to be rezoned, access road, landscaping, and a request by the Airport Manager to reduce the height of the monopole by 10 feet. Also considered was a conditional use permit application to construct the monopole and telecommunication facilities. A draft agreement will be forwarded to Horvath Towers for consideration. There being no more public comments, the public hearing was closed. Moved by Bennett, seconded by Smith, to recommend to the City Council approval of the Rezoning Application from C-3 to A-1 and to recommend approval of the Conditional Use Permit to construct telecommunication facilities as presented. Roll call. Voting “aye” were Fagot, Quintero, Hardiman, Evans, Sutton, Smith, Bennett, McFarland. Motion carried.

**PUBLIC HEARING:** McFarland opened a public hearing to consider a Conditional Use Permit Application by Horvath Towers III LLC to construct a wireless telecommunication facility to include a 135 foot monopole tower on property located in an A-2 Transitional Agriculture zone off North Highway 21. Kevin Tracy reviewed the plans by Horvath for this project. Discussion included ingress and egress road, and a request by the Airport Manager to reduce the height by 5 feet. A draft agreement will be forwarded to Horvath Towers for consideration. There being no other public comments, the public hearing was closed. Moved by Smith, seconded by Bennett, to

recommend approval to the City Council of the application as presented. Roll call. Voting “aye” were Sutton, Evans, Hardiman, Quintero, Fagot, Bennett, Smith, McFarland. Motion carried.

**ROUNDTABLE:** Burnside gave an update on the 6<sup>th</sup>/Grant to Taft Street Improvement project and traffic control upon completion of the project.

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

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary