

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
December 2, 2015**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, December 2, 2015, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Doug Heineman, Cathy Fagot, Steve Smith, Ellie Quintero, Curt Bennett, and Seth McFarland. Keevin Hardiman, Nancy Evans and Rusty Sutton were absent. City officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, City Attorney Brian Copley and Secretary Pamela Baruth.

NOTICE: Notice of the meeting was given in advance, thereof by posting in the following locations: Lexington City Hall, Dawson County Courthouse, Homestead Bank, Great Western Bank, Pinnacle Bank. 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 Heineman. Heineman 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 10-7-2015: Minutes of the Regular Meeting held Wednesday, October 7, 2015, were presented. Moved by Fagot, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Quintero, Smith, Fagot, Heineman. Motion carried. McFarland was absent from the vote.

PUBLIC HEARING: Heineman opened a public hearing to consider proposed amendments to the Lexington Zoning Ordinance, specifically to Sections 5.12.02, 5.12.03, 5.13.02, and 5.13.03. Brian Copley, City Attorney, explained that following the Planning Commission meeting on November 4, he reviewed the zoning code, specifically as it relates to permitted and conditional uses in the C-2 and C-3 districts. Mr. Copley explained that he was concerned that certain permitted uses may present issues related to parking, traffic flow, or lack of relationship to trade or business, as well as being contrary to the future land use plans for the C-2 and C-3 district, similar to the applicant at the prior Planning Commission. With the potential for those issues, Mr. Copley advised the Planning Commission it would be prudent to add an additional level scrutiny to certain permitted uses. This level of scrutiny could be achieved by amending the highlighted portions on the proposed Ordinances. Such highlighted portions would become conditional uses. Following discussion the public hearing was closed. Moved by Fagot, seconded by Bennett, to recommend to the Council, approval of the proposed amendments to the Zoning Ordinance as presented. Roll call. Voting “aye” were Smith, McFarland, Quintero, Bennett, Fagot, Heineman. Motion carried.

ROUNDTABLE: Peplitsch gave an update on various projects. Fagot announced this would be her last meeting of the Planning Commission and thanked the City for the opportunity to serve on the board for the last 12 years.

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

Respectfully submitted,
Pamela Baruth
Planning Commission Secretary