

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
November 2, 2016**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, November 2, 2016, 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, Steve Smith, Jeremy Kaiser, Ellie Quintero, Keevin Hardiman, Seth McFarland, Sadie Worthing, Derek Haines, and Curt Bennett. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Development Services Director Bill Brecks and Secretary Pamela Baruth.

**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 Heineman who 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 10-5-16:** Minutes of the Regular Meeting held Wednesday, October 5, 2016, were presented. Moved by Bennett, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were Haines, Worthing McFarland, Quintero, Kaiser, Smith, Bennett, Heineman. Motion carried. Hardiman was absent from the vote.

**REZONING APPLICATION:** Heineman opened a public hearing to consider an application for rezoning by Ronald L. and Cindy G. Masten for property located at 190 West River Road from A-1 Agricultural to R-1 Single Family Residential. Luke Simpson, counsel for the property owners, noted the property owners plan to sell one lot and retain one lot. He stated that most of the lots zoned as A-1 are actually used as R-1. The public hearing was closed. Following discussion, moved by Smith, seconded by McFarland, to recommend to the City Council approval of the application for rezoning as presented. Roll call. Voting “aye” were Kaiser, Quintero, Worthing, Haines, Bennett, McFarland, Smith, Heineman. Motion carried. Hardiman was absent from the vote.

**SUBDIVISION APPLICATION:** Brecks reviewed a subdivision plat entitled “Masten First Subdivision” by Ronald L. and Cindy G. Masten. Discussion included concern of access to property located south of a sand pit associated with the land. Following discussion, moved by Smith, seconded by McFarland, to recommend City Council approval of “Masten First Subdivision” with the stipulation of dividing Lot 1 on the plat so the south lot line bisects the sand pit east and west, or as an alternative, providing a proper easement granted over Lot 2 for access to the south portion of Lot 1 on the plat. Roll call. Voting “aye” were Kaiser, Quintero, Hardiman, Worthing, Haines, Bennett, McFarland, Smith, Heineman. Motion carried.

**ROUNDTABLE:** There were no items for discussion.

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

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary