

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
April 5, 2017**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, April 5, 2017, 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, Sadie Worthing, Ellie Quintero, Jared Jacob, Derek Haines, Cameron Smith, Jeremy Kaiser, and Curt Bennett. Keevin Hardiman was absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, and City Attorney Brian Copley.

**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 3-1-17:** Minutes of the Regular Meeting held Wednesday, March 1, 2017, were presented to the Commission for consideration and approval. Moved by Bennett, seconded by Smith to approve the Minutes as presented. Roll call. Voting “aye” were Quintero, Jacob, Smith, Haines, Bennett, Worthing, Kaiser, Heineman. Motion carried.

**NORTHWEST SIXTH ADDITION:** Chairman Heineman opened a public hearing to consider the propose subdivision plat entitled Northwest Sixth Addition. Pepplitsch reviewed the plat indicating that the property involved is owned by the City and School District; the owners desired to divide the property along the currently platted portion of Independence Avenue into 15 single family housing lots which is compatible with abutting uses in the area. Following discussion and not further public comment, the public hearing was closed. Motion by Kaiser, seconded by Worthing, to recommend approval of the Northwest Sixth Subdivison to the City Council. Roll Call. Voting “aye” were Quintero, Jacob, Smith, Haines, Bennett, Worthing, Kaiser, Heineman. Motion carried.

**REZONE:** Chairman Heineman opened a public hearing to consider a rezoning application by the City of Lexington for Lots 1 through 8, Block 1, Northwest Sixth Addition. Pepplitsch indicated that the subject property is currently zoned A-2 Transitional Agriculture, and to meet the intended residential land use, a R-1 zone would be appropriate; he noted the R-1 zone would be consistent with surrounding land uses and compatible with the comprehensive development plan. Following discussion and no further public comment, the public hearing was closed. Moved by Bennett, seconded by Kaiser, to recommend approval of the rezoning application to the City Council. Roll call. Voting “aye” were Worthing, Quintero, Jacob, Smith, Haines, Kaiser, Bennett, Heineman. Motion carried.

**ROUNDTABLE:** Pepplitsch reported on upcoming agenda items for the Planning Commission, and progress on northwest and southwest housing areas.

**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