

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
February 1, 2017**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 1, 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, Jeremy Kaiser, Keevin Hardiman, Derek Haines, Cameron Smith, and Curt Bennett. Jeremy Kaiser and Keevin Hardiman 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 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 1-4-17:** Minutes of the Regular Meeting held Wednesday, January 4, 2017, were presented to the Commission for consideration and approval. Moved by Haines, seconded by Bennett, to approve Minutes as presented. Roll call. Voting “aye” were Quintero, Kaiser, Hardiman, Worthing, Smith, Bennett, Haines, Heineman. Motion carried.

**REDEVELOPMENT PLAN AMENDMENT:** A redevelopment plan amendment from the Community Development Agency for property located in Redevelopment Area #5 was presented. Peplitsch reviewed the amendment which consists of a housing development of approximately 280 housing units and associated public infrastructure and utility improvements. He noted the plan estimates a \$28 million investment in the community over three phased increments. The plan intends for the use of TIF to fund the eligible public improvements, and Tyson will provide support for the project area. Following discussion, Resolution No. 2017-01 was presented. Moved by Bennett, seconded by Kaiser, to approve Resolution No. 2017-01. Roll call. Voting “aye” were Smith, Hardiman, Haines, Quintero, Worthing, Kaiser, Bennett, Heineman. Motion carried.

**RESOLUTION NO. 2017-01**

A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO AN AMENDED REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF LEXINGTON PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of Lexington, Nebraska (the "Agency") pursuant to Chapter 18, Article 21, Section 18-210.01 of the Community Development Law, Reissue Revised Statutes of Nebraska, as amended (the

"Act");

WHEREAS, the Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2154 of the Act;

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the Agency has prepared a proposed Redevelopment Plan Amendment (the "Redevelopment Plan") a copy of which is attached hereto as Attachment A. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Plan to the Planning Commission of the City of Lexington for recommendations with respect to the proposed Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE LEXINGTON PLANNING COMMISSION, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan:

1. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole and finds that the Redevelopment Plan is consistent with and conforms to the general plan for development of the City as a whole.
2. The Planning Commission confirms that the area described in the Redevelopment Plan is blighted and substandard as defined in the Nebraska Community Development Law.
3. The Planning Commission finds that the Redevelopment Plan, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.
4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan attached hereto as Attachment A, with such immaterial amendments, additions and deletions as are deemed necessary by the Agency.

**PASSED AND APPROVED by the Lexington Planning Commission this 1st day of February, 2017.**

**SUBDIVISION:** Chairman Heineman opened a public hearing to consider a proposed subdivision plat titled "Southwest First Addition". Pepplitsch indicated that the property in question is currently owned by the City of Lexington and further reviewed the layout of blocks and streets, and answered questions from the Commission. Being no further public comment, the public hearing was closed. Following discussion, moved by Haines, seconded by Hardiman, to recommend approval of the final plat of "Southwest First Addition" to the City Council. Roll call. Voting "aye" were Smith, Kaiser, Quintero, Bennett, Worthing, Hardiman, Haines, Heineman. Motion carried.

**ANNEXATION:** Chairman Heineman opened a public hearing to consider the annexation the proposed Southwest First Addition. Pepplitsch indicated again that the City of Lexington was the

owner of the subdivision, is requesting the subdivision be included in the corporate limits of Lexington, and the City's public services and utilities are adequate to serve the area. Being no further public comments, the public hearing was closed. Moved by Kaiser, seconded by Worthing, to recommend approval of the annexation of the Southwest First Addition to the City Council. Roll call. Voting "aye" were Bennett, Quintero, Haines, Hardiman, Smith, Worthing, Kaiser, Heineman. Motion carried.

**ROUNDTABLE:** Peplitsch reported on upcoming agenda items for the Planning Commission.

**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