

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
February 6, 2019**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 6, 2019, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Sadie Worthing, Ellie Quintero, Curtis Roemmich, Jared Jacob, Barb Margritz, Chris Denker, and Cameron Smith. Doug Heineman and Jeremy Kaiser were absent. City Officials present were Development Services Director Bill Brecks, Assistant City Manager Dennis Burnside, 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 Vice-Chair Worthing 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 11-7-18:** Minutes of the Regular Meeting held Wednesday, November 7, 2018, were presented to the Commission for consideration and approval. Moved by Smith, seconded by Jacob, to approve Minutes as presented. Roll call. Voting “aye” were Margritz, Roemmich, Quintero, Denker, Jacob, Smith, Worthing. Motion carried.

**RECOGNIZATION OF APPOINTMENTS/REAPPOINTMENTS:** The board recognized Jeremy Kaiser, Jared Jacob, and Chris Denker who were reappointed to serve on the Planning Commission for another term.

**ELECTION OF CHAIR:** Worthing opened nominations for the Chairperson for 2019. Moved by Smith, seconded by Jacob, to appoint Sadie Worthing as Chair of the Lexington Planning Commission for 2019. Roll call. Voting “aye” were Margritz, Roemmich, Quintero, Denker, Jacob, Smith, Worthing. Motion carried.

**ELECTION OF VICE–CHAIR:** Worthing opened nominations for Vice-Chairperson for 2019. Moved by Worthing, seconded by Denker, to nominate and appoint Cameron Smith as Vice-Chairperson. Roll call. Voting “aye” were Quintero, Margritz, Jacob, Roemmich, Smith, Denker, Worthing. Motion carried.

**BOARD OF ADJUSTMENT REPRESENTATIVE:** Worthing opened nominations for a representative to the Board of Adjustment for 2019. Moved by Worthing, seconded by Roemmich, to nominate and appoint Cameron Smith as the representative to the Board of Adjustment. Roll call. Voting “aye” were Smith, Jacob, Margritz, Quintero, Denker, Roemmich, Worthing. Motion carried.

**SECRETARY:** Worthing requested consideration for Secretary for 2019. Moved by Smith, seconded by Denker, to retain Pamela Baruth as Secretary of the Planning Commission for 2019. Roll call. Voting “aye” were Jacob, Margritz, Quintero, Roemmich, Denker, Smith, Worthing. Motion carried.

**PUBLIC HEARING:** Worthing opened a public hearing to consider an Application for Conditional Use Permit for a store-front church to be located at 503 North Washington. Brecks outlined the applicant’s plan for the property, noting that this would be a temporary location as there is a purchase agreement pending on a permanent location. He noted, with the current parking situation in the downtown area, parking requirements cannot be met. He stated the proposed plan for the worship area is 50-60 occupants. Copley noted that a draft conditional use permit would be prepared similar to other projects of this nature, and stated that a stop date could be included upon recommendation. He also noted that the application is inconsistent with the Downtown Revitalization plan and the land use plan in the current Comprehensive Plan. Keith Moore, representing Gladys Alverrenga, owner of 505 North Washington, stated that a fire suppression update may be needed depending on the occupancy rate. He noted that Ms. Alverrenga is not opposed to the application. Brecks asked for consideration of the Zoning Standards 6.08. There were no additional public comments. The public hearing was closed. Following discussion, moved by Smith, seconded by Roemmich, to forward a No Recommendation to the City Council for the Application for Conditional Use Permit for a store-front church to be located at 503 North Washington. Roll call. Voting “aye” were Jacob, Margritz, Quintero, Denker, Roemmich, Smith, Worthing. Motion carried.

**ROUNDTABLE:** Baruth reminded members about the NPZA Conference in March.

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

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary