

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
December 7, 2022**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, December 7, 2022, 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, Cameron Smith, Kristi Moyer, Jared Jacob, Barb Margritz, Curtis Roemmich, and Jeremy Kaiser. Jeff Tappan and Ellie Quintero were absent. City Officials present were City Manager Joe Pepplitsch, Community Development Director Bill Brecks, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Barb Hodges and Secretary Pamela Baruth. The press was represented by Clipper-Herald and KRVN.

NOTICE: Notice of the meeting was given in advance. 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 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 11-2-2022: Minutes of the Regular Meeting held Wednesday, November 2, 2022, were presented to the Commission for consideration. Moved by Kaiser, seconded by Moyer, to approve Minutes as presented. Roll call. Voting “aye” were Roemmich, Jacob, Margritz, Smith, Moyer, Kaiser, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the proposed Northwest Trail Addition. Pepplitsch reviewed the plat layout. There were no public comments, and the public hearing was closed. Following discussion, moved by Smith, seconded by Jacob, to recommend city council approval of the Northwest Trail Addition. Roll call. Voting “aye” were Moyer, Margritz, Kaiser, Roemmich, Jacob, Smith, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the annexation of the Northwest Trail Addition. Pepplitsch noted the annexation would bring the city-owned property into the corporate limits. There were no public comments, and the public hearing was closed. Following discussion, moved by Roemmich, seconded by Moyer, to recommend city council approval of the annexation of Northwest Trail Addition. Roll call. Voting “aye” were Jacob, Margritz, Kaiser, Smith, Moyer, Roemmich, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the proposed Wesleyan Addition Second Replat. Pepplitsch explained the layout of the replat. It was noted that a duplicate signature block would need to be deleted on the final plat. There were no public comments, and the public hearing was closed. Following discussion, moved by Smith, seconded by Kaiser, to recommend city council approval of the Wesleyan Addition Second Replat with

corrections. Roll call. Voting “aye” were Moyer, Jacob, Margritz, Roemmich, Kaiser, Smith, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the proposed Wycoff Addition. Pepplitsch explained the plat layout and future plans for residential and commercial uses. There were no public comments, and the public hearing was closed. Following discussion, moved by Roemmich, seconded by Kaiser, to recommend city council approval of the Wycoff Addition. Roll call. Voting “aye” were Moyer, Jacob, Margritz, Smith, Kaiser, Roemmich, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the annexation of the Wycoff Addition. Pepplitsch explained this addition is included in Redevelopment Area #6 and would be part of the corporate limits for future development. There were no public comments, and the public hearing was closed. Following discussion, moved by Smith, seconded by Jacob, to recommend city council approval of the annexation of the Wycoff Addition. Roll call. Voting “aye” were Moyer, Margritz, Roemmich, Kaiser, Jacob, Smith, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the proposed redevelopment plan amendment including the Vintage Rows Redevelopment project. Pepplitsch explained the project would include 35 senior housing units and associated amenities. There were no public comments, and the public hearing was closed. Resolution No. 2022-07 was presented. Following discussion, moved by Worthing, seconded by Kaiser, to approve Resolution No. 2022-07. Roll call. Voting “aye” were Moyer, Jacob, Margritz, Roemmich, Smith, Kaiser, Worthing. Motion carried.

RESOLUTION NO. 2022-07

(Redevelopment Plan Amendment—Vintage Rows Redevelopment Project)

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

RECITALS

A. 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**”).

B. The Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2155 of the Act.

C. 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.

D. The City adopted the General Redevelopment Plan for Redevelopment Area #6 (the “**Redevelopment Area**”) on November 8, 2022, pursuant to Resolution No. 2022-25 (the “**Redevelopment Plan**”).

E. The Agency has prepared a proposed Amendment to the Redevelopment Plan (the “**Redevelopment Plan Amendment**”), a copy of which is attached hereto as **Exhibit A**. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Plan Amendment to the Planning Commission of the City of Lexington, Nebraska (the “**Planning Commission**”) for recommendations with respect to the proposed Redevelopment Plan Amendment.

F. On December 7, 2022, a meeting of the Planning Commission was held at the Lexington City Council Chambers, 406 E 7th Street in Lexington, Nebraska in order to conduct a public hearing on the question of whether Redevelopment Plan Amendment should be recommended to the City Council and ultimately adopted and approved by the City Council.

G. A notice of public hearing was published for at least two (2) consecutive weeks, the last of which was at least ten (10) days prior to the time and date of the public hearing, which notice of public hearing described the time, date, place and purpose of the hearing.

H. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

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 Amendment:

1. The Planning Commission has reviewed the Redevelopment Plan Amendment as to its conformity with the general plan for the development of the City as a whole and finds that the Redevelopment Plan Amendment 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 Amendment is blighted and substandard as defined in the Act.

3. The Planning Commission finds that the Redevelopment Plan Amendment, if implemented will help eliminate blight and substandard conditions in the Redevelopment Area.

BE IT FURTHER RESOLVED, that the Planning Commission recommends the adoption and approval of the Redevelopment Plan Amendment, with such amendments, additions and deletions as are deemed necessary by the Agency.

PASSED AND APPROVED this 7th day of December, 2022.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the rezoning of Lots 1, 2, 3, and 4, Block 1, South Lexington First Subdivision from R-3 High Density Residential to C-3 Highway Commercial. Peplitsch explained the proposed zoning class would align with current development in the area, and not be harmful to the area. There were no public comments, and the public hearing was closed. Following discussion, moved by Smith, seconded by Moyer, to recommend city council approval of the rezoning of Lots 1, 2, 3, and 4, Block 1, South Lexington First Subdivision, from R-3 to C-3. Roll call. Voting “aye” were Jacob, Margritz, Kaiser, Roemmich, Moyer, Smith, Worthing. Motion carried.

ROUNDTABLE: Peplitsch reported on potential projects at future meetings.

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