

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
February 2, 2022**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 2, 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, Jared Jacob, Jeremy Kaiser, Barb Margritz, Jeff Tappan and Kristi Moyer. Ellie Quintero, Curtis Roemmich, and Cameron Smith were absent. City Officials present were City Manager Joe Peplitsch, 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 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 12-1-2021: Minutes of the Regular Meeting held Wednesday, December 1, 2021, were presented to the Commission for consideration and approval. Moved by Kaiser, seconded by Moyer, to approve Minutes as presented. Roll call. Voting “aye” were Margritz, Jacob, Tappan, Moyer, Kaiser, Worthing. Motion carried.

RECOGNIZATION OF APPOINTMENTS/REAPPOINTMENTS: The board recognized Jeremy Kaiser and Jared Jacob who were reappointed to serve on the Planning Commission for another term, and welcomed Jeff Tappan who replaced Nic Van Cura.

ELECTION OF OFFICERS: Moved by Kaiser, seconded by Margritz, to re-elect Worthing as Chair, Smith as Vice-Chair and Board of Adjustment representative, and Baruth as Secretary for 2022. Roll call. Voting “aye” were Moyer, Jacob, Tappan, Margritz, Kaiser, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider the amendment of Redevelopment Area #1 in the City of Lexington NE and the declaration or re-declaration of said area as blighted and substandard. Peplitsch reviewed the re-evaluation of Redevelopment Area #1, the suggested additions and deletions of land parcels, and the past and current blight and substandard conditions. There were no public comments and the public hearing was closed. Resolution No. 2022-01 was presented. Following discussion, moved by Kaiser, seconded by Jacob, to approve Resolution No. 2022-01. Roll call. Voting “aye” were Moyer, Margritz, Tappan, Jacob, Kaiser, Worthing. Motion carried.

RESOLUTION NO. 2022 - 01

A RESOLUTION OF THE PLANNING COMMISSION OF LEXINGTON, NEBRASKA, MAKING A RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, WITH RESPECT TO THE AMENDMENT OF REDEVELOPMENT AREA #1 OF THE CITY OF LEXINGTON, NEBRASKA, AND THE DECLARATION OR RE-DECLARATION OF SAID AREA AS BLIGHTED AND SUBSTANDARD, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, on January 14, 2003, pursuant to Resolution No. 03-01, the City Council of the City of Lexington, Nebraska (the "City") declared an area of the City of Lexington, Nebraska to be blighted and substandard and in need of redevelopment, which area is identified as Redevelopment Area #1;

WHEREAS, the City desires to add one (1) parcel to Redevelopment Area #1 (the "New Parcel"), which is identified and legally described on Exhibit "A" attached hereto;

WHEREAS, the City desires to remove fifteen (15) parcels from Redevelopment Area #1 (the "Subject Parcels"), which are identified and legally described on Exhibit "B" attached hereto;

WHEREAS, the City has submitted to the Lexington Planning Commission for review and recommendation, the question of whether Redevelopment Area #1 should be amended by adding the New Parcel and removing the Subject Parcels, as depicted on the map attached hereto as Exhibit "C" (the "Amendment"), pursuant to the Community Development Law, Neb. Rev. Stat. § 18-2101 et seq., as amended (the "Act");

WHEREAS, the City has also submitted to the Lexington Planning Commission for review and recommendation, the question of whether Redevelopment Area #1, as amended by the Amendment (the "Revised Redevelopment Area #1"), should be declared or re-declared blighted and substandard and in need of redevelopment, as defined in and pursuant to the Act;

WHEREAS, Hanna:Keelan Associates, P.C. ("Hanna:Keelan") prepared a Blight/Substandard Determination Study in December, 2002 for Redevelopment Area #1 (the "2002 Study"). A copy of the 2002 Study is on file with the City Clerk;

WHEREAS, Hanna:Keelan has prepared an analysis dated December 29, 2021 (the "2021 Analysis") on whether the Revised Redevelopment Area #1 would remain blighted and substandard, as documented in the 2002 Study. A copy of the 2021 Analysis is on file with the City Clerk;

WHEREAS, the Notice of Public Hearing relating to the question of whether the Amendment to Redevelopment Area #1 should be recommended to the City Council and ultimately adopted and approved by the City, and the question of whether the Revised Redevelopment Area #1 is blighted and substandard and in need of redevelopment, was provided in conformity with Sections 18-2109 and 18-2115.01 of the Act; and

WHEREAS, the Planning Commission has reviewed the 2021 Analysis and the blight and substandard requirements set forth in the Act and has duly considered all statements made and material submitted related to the submitted questions.

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

1. That the Planning Commission recommends approval of the Amendment to Redevelopment Area #1 pursuant to the Act.
2. That the Planning Commission recommends that the Revised Redevelopment Area #1 be declared or re-declared blighted and substandard and in need of redevelopment.
3. That the conditions set forth in the 2021 Analysis demonstrate sufficient evidence that the Revised Redevelopment Area #1 would remain a blighted and substandard area within the meaning of the Act.
4. That any Resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provision of this Resolution is/are hereby repealed.

PASSED AND APPROVED, this 2nd day of February, 2022.

ROUNDTABLE: Peplitsch reported on current and potential projects to come before the Commission in 2022.

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