

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

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

**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 10-5-2022:** Minutes of the Regular Meeting held Wednesday, October 5, 2022, were presented to the Commission for consideration. Moved by Moyer, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were Tappan, Jacob, Quintero, Smith, Moyer, Worthing. Motion carried.

**PUBLIC HEARING:** Chair Worthing opened a public hearing to consider a proposed replat of Block 1, Beans Second Subdivision, being South Lexington First Subdivision. Peplitsch reviewed the plat layout including right-of-way, easements, streets, and potential future uses. There were no public comments, and the public hearing was closed. Following discussion, moved by Smith, seconded by Jacob, to recommend approval of the South Lexington First Subdivision plat to the city council as presented. Roll call. Voting “aye” were Moyer, Tappan, Quintero, Jacob, Smith, Worthing. Motion carried.

**PUBLIC HEARING:** Chair Worthing opened a public hearing to consider a general Redevelopment Plan for Redevelopment Area #6. Peplitsch stated the General Plan meets all criteria for public improvement availability for future development. He also noted the proposed plan meets future land use outlined in the Lexington Comprehensive Plan. There were no public comments, and the public hearing was closed. Resolution No. 2022-06 was presented for consideration. Following discussion, moved by Smith, seconded by Worthing, to approve Resolution No. 2022-06 as presented. Roll call. Voting “aye” were Tappan, Quintero, Jacob, Moyer, Smith, Worthing. Motion carried.

**RESOLUTION NO. 2022-06**

**RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT**

**PLAN OF THE CITY OF LEXINGTON, NEBRASKA; AND APPROVAL OF RELATED ACTIONS**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA:**

**Recitals:**

a. Pursuant to and in furtherance of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), a redevelopment plan (the “**Redevelopment Plan**”), has been prepared and submitted to the Planning Commission for the purpose of redeveloping the Redevelopment Area legally described in **Exhibit A** and in the form attached hereto as **Exhibit B**; and

b. The City has previously 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; and

c. This Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City.

d. On the date hereof the Commission held a public hearing to obtain comments on the Redevelopment Plan with notice as required by the Act;

**Resolved that:**

1. The Commission hereby recommends approval of the Redevelopment Plan with such changes and revisions as are deemed appropriate by the Agency.

2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

3. This resolution shall be in full force and effect from and after its passage as provided by law.

**DATED:** November 2, 2022.

**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