

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

A Regular Meeting of the Lexington Planning Commission was held Wednesday, September 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, Curtis Roemmich, Jeff Tappan, Cameron Smith, Kristi Moyer, Barb Margritz, Ellie Quintero, and Jeremy Kaiser. Jared Jacob was absent. City Officials present were City Manager Joe Peplitsch, Community Development Director Bill Brecks, City Attorney Brian Copley, Assistant City Manager Dennis Burnside, Finance Director Barb Hodges 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 8-3-2022:** Minutes of the Regular Meeting held Wednesday, August 3, 2022, 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 Smith, Tappan, Quintero, Roemmich, Margritz, Moyer, Kaiser, Worthing. Motion carried.

**PUBLIC HEARING:** Chair Worthing opened a public hearing to consider a Conditional Use Permit Application from Crossroads Center Inc. for property located at 907 West 8<sup>th</sup> St for a temporary shelter for the homeless. Brecks gave an overview of the property history and current use. Daniel Buller, Crossroads Mission Avenue Executive Director, appeared before the board to explain the mission of Crossroads, their facilities, programs, and funding sources. He explained, that in working with the Food Bank of the Heartland and Lexington individuals utilizing their facilities in other cities, the board felt a need for a similar facility in Lexington with similar programs. He noted the sale of the property is contingent upon securing a conditional use permit. During public comments, Larry Thornburg asked about the number of veterans served by the programs, and average length of stay and rules for the guests. Richard Woehrle, Woehrle Trucking, was concerned about the occupancy rate and overuse of the facility. Joe Staroska, Weathercraft, stated that he was concerned that his business would need to change their schedule if noise became an issue with the facility. Jeff Walker, property owner, stated he was concerned about the security of his property and parking issues in the area. Jo Woehrle, Woehrle Trucking, voiced her concerns of security of their property and asked if there would be an increase in police presence if the facility was approved. Pam Trampe, BHA Real Estate, felt there is a dire need for this type of housing in the area. Mr. Buller addressed each citizen’s concern. There being no more public comments, the public hearing was closed. Following discussion, moved by

Roemmich, seconded by Worthing, based on Section 6.08 Standards related to conditional use permits, to recommend approval to the city council of the application as presented. Roll call. Voting “aye” were Moyer, Margritz, Kaiser, Quintero, Tappan, Roemmich, Worthing. Smith abstained. Motion carried.

**PUBLIC HEARING:** Chair Worthing opened a public hearing to consider a rezoning application for the property located at 907 West 8<sup>th</sup> Street from R-1 Single Family Residential to R-3 High Density Residential. There were no public comments, and the public hearing was closed. Following discussion, moved by Roemmich, seconded by Moyer, to recommend approval to the city council for the rezoning request. Roll call. Voting “aye” were Tappan, Quintero, Kaiser, Margritz, Moyer, Roemmich, Worthing. Smith abstained. Motion carried.

**PUBLIC HEARING:** Consideration of a subdivision application by Stewart Properties LLC/Bill Stewart is tabled until a future meeting.

**PUBLIC HEARING:** Consideration of an application to rezone the proposed W.A.S Second Subdivision is tabled until a future meeting.

**PUBLIC HEARING:** Consideration of a subdivision application from the Community Development Agency of Lexington NE is tabled until a future meeting.

**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