

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
July 12, 2023**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, July 12, 2023, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Cameron Smith, Jeremy Kaiser, Jeff Tappan, Roque Gonzalez, Curtis Roemmich, Kristi Moyer, and Jared Jacob. Sadie Worthing and Barb Margritz were absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, Community Development Director Bill Brecks, Finance Director Barb Hodges, City Attorney Brian Copley, and Secretary Pamela Baruth. The press was represented by Clipper-Herald and NTV News.

**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 Smith 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 5-10-2023:** Minutes of the Regular Meeting held Wednesday, May 10, 2023, were presented to the Commission for consideration and approval. Moved by Moyer, seconded by Jacob, to approve Minutes as presented. Roll call. Voting “aye” were Tappan, Gonzalez, Roemmich, Kaiser, Jacob, Moyer, Smith. Motion carried.

**PUBLIC HEARING:** Smith opened a public hearing to consider an application for a Conditional Use Permit by Crossroads Center Inc. for a temporary shelter for the homeless at 1505 North Adams Street. Daniel Buller, Executive Director of Crossroads Mission Avenue, gave a review of plans for a transitional housing facility in the former Plum Creek Care Facility, stating a purchase agreement has been offered on the property. He shared a letter of support from Brian Levander, Board President, who could not attend the hearing. He stated that the mission, serving central Nebraska for 40 years, plans to develop the facility into an Emergency/Crisis and Long-Term Transitional center with programming. He gave statistics on who is served in what programs, and reviewed policies related to those served. He noted they would have a full staff to include a director, case managers, security, and support staff.

Public comments included:

Ann Young – Mental Health Practitioner. She states she is not in favor, stating that no feasibility study has been done in the last 2 years; that the facility would be near vulnerable populations at the school and the older citizen housing development; concerns regarding residents with mental health issues.

Thomas Downey – business and property owner. He stated he has concerns with the facility being

across the street from Lexington High School; acknowledges the needs for such types of facilities but not in that location; suggested getting community together to work on this issue.

Joda Araujo – neighbor at 1508 North Adams. She feels the proximity of such a facility to a school and property values going down should be considered.

Travis Maloley – business owner and school board member. He stated he is in support of the center’s mission but not in that location; feels children would be endangered and external factors at the facility could not be controlled.

Cody Scott – 1603 Independence. He states he is in favor of programs but feels the existing community needs to be protected, be free from harassment from facility residents, and current residents not leave Lexington because of declined property values; states the community should work together to create a list of citizens willing to house possible residents.

Jennifer Vigil – nurse at Lexington Regional Health Center. She states that the community does not have the facilities or the resources to accommodate a clientele such as this; states the facility needs to be returned to a long-term facility for the elderly.

Melanie Gomez – director of Parent Child Center. She stated their agency is contacted routinely for these types of needs by local people; feels this type of services are needed in the community.

Amy Tappan – resident. She feels there are resources available in the community and feels the location is not the right place.

Dana Thornburg – resident. She stated the facility should not be by the school but somewhere else.

Gary Flint – resident. He stated he is neither for or against this type of facility or their services but feels a “tough love” approach may be beneficial.

Jim Stone – resident. He stated he is against the whole project and should not be in Lexington; concerned about sexual offenders in the facility. Buller stated sex offenders are not served at their facilities.

Katie Maloley – preschool teacher. She realizes there is a need for this type of service but questions how the residents are separated within the facility. Buller stated that the facility would be set up with separate secure areas for men, women, and families.

Eric Bell – High School principal. He acknowledges the purpose and need of such a facility but not in that location.

The public hearing was closed. Smith stated that he reached out to the school systems in Kearney and Hastings to inquire about any issues with similar facilities. He said they stated few issues and have used the facilities for students in need. There being no additional discussion, moved by Kaiser, seconded by Roemmich, based on Section 6.08 Standards related to conditional use permits, and citing 6.08.01 specifically, to recommend to the City Council denial of the application by Crossroads Center Inc. for a temporary shelter at 1505 North Adams. Roll call.

Voting “aye” were Tappan, Gonzalez, Jacob, Moyer, Roemmich, Kaiser, Smith. Motion carried.

**PUBLIC HEARING:** Smith opened a public hearing to consider an application for a Conditional Use Permit by Nuridin Nur for two apartments (second level) at 618 North Washing Street. Brecks explained all codes would need to be met before the CUP would be issued. He also stated one apartment would be owner-occupied and the other renter-occupied. He noted there are no parking issues. There were no public comments and the public hearing was closed. Moved by Roemmich, seconded by Moyer, based on Section 6.08 Standards related to conditional use permits, to recommend to the City council approval of the application as presented. Roll call. Voting “aye” were Tappan, Gonzalez, Kaiser, Jacob, Moyer, Roemmich, Smith. Motion carried.

**PUBLIC HEARING:** Smith opened a public hearing to consider an application for a Rezoning submitted by Ramon Prado for property located at 811 North Washington Street from R-3 Multi-Family Residential to C-2 Commercial. Brecks note that a planned addition to the building requires a change in zoning that will bring the property into compliance with current zoning code. There were no public comments, and the public hearing was closed. Following discussion, moved by Moyer, seconded by Kaiser, to recommend to the City Council approval of the Rezoning Application as presented. Roll call. Voting “aye” were Tappan, Gonzalez, Roemmich, Jacob, Kaiser, Moyer, Smith. Motion carried.

**PUBLIC HEARING:** Smith opened a public hearing to consider an application for a Conditional Use Permit by Industrial Tower West LLC for cell tower replacement at 1709 North Erie Street. Brecks noted the conditional use permit for the current tower requires a new CUP if any changes in height are done. Rick Bailey, representative, noted there will be a change in height and material in the replacement tower. There were no public comments, and the public hearing was closed. Following discussion, moved by Kaiser, seconded by Jacob, based on Section 6.08 Standards related to conditional use permits, to recommend approval of the application as presented. Roll call. Voting “aye” were Moyer, Roemmich, Gonzalez, Tappan, Jacob, Kaiser, Smith. Motion carried.

**SUBDIVISION:** Smith opened a public hearing to consider a Subdivision entitled Northeast Second Addition, a replat of a portion of the Northeast First Addition. Peplitsch explained the subdivision, consisting of 2 tracts and easements, will begin the development of the area. Terry Jorgensen and Dan Cunningham asked questions regarding the further development along Cherokee Road. The public hearing was closed. Following discussion, moved by Roemmich, seconded by Kaiser, to recommend approval of the Northeast Second Addition as presented. Roll call. Voting “aye” were Moyer, Jacob, Gonzalez, Tappan, Kaiser, Roemmich, Smith. Motion carried.

**ROUNDTABLE:** There were no items for discussion.

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

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary