

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
February 7, 2024**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 7, 2024, 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, Cam Smith, Roque Gonzalez, Barb Margritz, Kristi Moyer, Jeremy Kaiser, Jeff Tappan, and Curtis Roemmich. Jared Jacob was absent. City Officials present were Community Development Director Bill Brecks, Assistant City Manager Dennis Burnside, 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 1-10-2024: Minutes of the Regular Meeting held Wednesday, January 10, 2024, 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 Gonzalez, Margritz, Smith, Roemmich, Tappan, Moyer, Kaiser, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider an Application for Conditional Use Permit by Alejandro Pinedo for a restaurant/bar to be located at 405 East Pacific St. Brecks explained the inclusion of a bar requires the CUP agreement and details for occupancy and parking spots are being discussed. There were no public comments, and the public hearing was closed. Following discussion moved by Smith, seconded by Kaiser, to recommend to the City Council approval of the Application to Conditional Use Permit by Alejandro as presented. Roll call. Voting “aye” were Margritz, Gonzalez, Moyer, Tappan, Roemmich, Kaiser, Smith, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider an amendment to Section 5.13.06 of the Lexington Zoning Code. Brecks noted that the height restrictions would increase from the current maximum height of buildings of 35 feet to 60 feet in a C-3 Highway Commercial District. There were no public comments, and the public hearing was closed. Following discussion, moved by Roemmich, seconded by Moyer, to recommend approval of the amendment to C-3 zoning code as presented. Roll call. Voting “aye” were Smith, Tappan, Gonzalez, Kaiser, Margritz, Moyer, Roemmich, Worthing. Motion carried.

ROUNDTABLE: There were no items for discussion.

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