

**CITY OF LEXINGTON, NEBRASKA**  
**PLANNING COMMISSION**  
**June 5, 2024**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, June 5, 2024, 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, Roque Gonzalez, Jared Jacob, Kristi Moyer, and Jeremy Kaiser. Sadie Worthing, Jeff Tappan, Barb Margritz, and Curtis Roemmich were absent. City Officials present were Community Development Director Bill Brecks, Assistant City Manager Dennis Burnside, Finance Director Derek Haines, City Attorney Brian Copley, and Secretary Pamela Baruth. The press was represented by Clipper-Herald and KRVN.

**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 5-1-2024:** Minutes of the Regular Meeting held Wednesday, May 1, 2024, were presented to the Commission for consideration. Moved by Jacob, seconded by Moyer, to approve Minutes as presented. Roll call. Voting “aye” were Gonzalez, Kaiser, Moyer, Jacob, Smith. Motion carried.

**PUBLIC HEARING:** Smith opened a public hearing to consider an application by Industrial Tower West LLC for a conditional use permit to construct an 80-foot monopole communications tower in a C-3 Highway Commercial Zone at the southwest corner of Frontier Street and Plum Creek Parkway. Brecks noted a conditional use permit had been approved in 2020 but its expiration requires an updated permit. Chris Riha, Mountain Tower & Land LLC, gave an update on future plans for their properties. There were no public comments, and the public hearing was closed. Moved by Moyer, seconded by Gonzalez, to recommend approval to the City Council of the CUP application as presented. Roll call. Voting “aye” were Kaiser, Jacob, Gonzalez, Moyer, Smith. Motion carried.

**PUBLIC HEARING:** Smith opened a public hearing to consider a subdivision application by Rebecca Ouellette for property located at 43371 Road 757, proposed Johnson Subdivision. Brecks explained that the applicant needs to create a lot to separate the homestead from the farmland. He noted that a 10’ utility easement will be added to the west line of the subdivision for an existing pivot system. There were no public comments, and the public hearing was closed. Moved by Kaiser, seconded by Jacob, to recommend approval to the City Council of the Johnson Subdivision application and the final plat to include a 10’ utility easement on the west line. Roll call. Voting “aye” were Moyer, Gonzalez, Jacob, Kaiser, Smith. Motion carried.

**PUBLIC HEARING:** Smith opened a public hearing to consider a rezoning application for the proposed Lot 1, Johnson Subdivision from A-1 to R-1 Single Family Residential. Brecks stated this rezone is required to allow the creation of the proposed Johnson Subdivision and conforms to the current comprehensive plan. There were no public comments, and the public hearing was closed. Moved by Moyer, seconded by Kaiser, to recommend approval to the City Council of the rezoning application for the proposed Johnson Subdivision as presented. Roll call. Voting “aye” were Gonzalez, Jacob, Kaiser, Moyer, Smith. Motion carried.

**ROUNDTABLE:** Brecks reported a review of the comprehensive plan is scheduled for the next meeting which will be July 10 due to the holiday. Brecks also discussed the City's Stormwater Management Plan.

**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