

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
May 1, 2024**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, May 1, 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, Jeff Tappan, Barb Margritz, Kristi Moyer, Jeremy Kaiser, and Curtis Roemmich. Jared Jacob was absent. City Officials present were City Manager Joe Peplitsch, 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 3-6-2024:** Minutes of the Regular Meeting held Wednesday, March 6, 2024, were presented to the Commission for consideration and approval. Moved by Kaiser, seconded by Gonzalez, to approve Minutes as presented. Roll call. Voting “aye” were Roemmich, Moyer, Margritz, Tappan, Smith, Gonzalez, Kaiser, Worthing. Motion carried.

**PUBLIC HEARING:** Worthing opened a public hearing to consider a redevelopment plan for the Hank’s C Store project in Redevelopment Area #1 and its conformance with the comprehensive development plan. Peplitsch reviewed the plan for a convenience and fuel store in the C-3 Highway Commercial zone. He noted the developer has requested TIF funding for site acquisition costs. There were no public comments, and the public hearing was closed. Resolution No. 2024-02 was presented. Moved by Smith, seconded by Roemmich, to approve Resolution No. 2024-02. Roll call. Voting “aye” were Gonzalez, Margritz, Kaiser, Roemmich, Smith, Worthing. Tappan and Moyer abstained from the vote. Motion carries.

**RESOLUTION NO. 2024-02**

**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 (the “**Commission**”) by the Community Development Agency of the City of **Lexington**, Nebraska and TSTB, LLC, 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 Comprehensive Plan for the development of the City.

d. On the date of this resolution, the Commission held a public hearing and received public comment on the Redevelopment Plan. Public notice of the hearing was provided in strict accordance with the provisions of the Act.

**Resolved that:**

1. The Commission hereby recommends approval of the Redevelopment Plan.

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:** May 1, 2024.

**ROUNDTABLE:** Peplitsch and Brecks reported on current and future projects.

**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