

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
November 6, 2024**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, November 6, 2024, in the Council Chambers at Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Sadie Worthing, Barb Margritz, Jeremy Kaiser, Curtis Roemmich, Roque Gonzalez, Kristi Moyer, and Jeff Tappan. Jared Jacob and Cameron Smith were absent. City Officials present were City Manager Joe Pepplitsch, 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 Chair 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 Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska.

MINUTES–MEETING 8-7-2024: Minutes of the Regular Meeting held Wednesday, August 7, 2024, were presented for Commission consideration. Moved by Kaiser, seconded by Moyer, to approve the minutes as presented. Roll call. Voting “aye” were Margritz, Roemmich, Gonzalez, Tappan, Moyer, Kaiser, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider an Application for Rezoning submitted by Josue Figueroa-Ruiz for property located at 75227 Drive 434 from A-1 Agricultural to R-1 Single Family Residential. Brecks stated a proposed lot split requires a zoning change to meet code requirements. There were no public comments, and the public hearing was closed. Following discussion, moved by Roemmich, seconded by Kaier, to recommend to City Council approval of the Application for Rezoning for property at 75227 Drive 434 as presented. Roll call. Voting “aye” were Moyer, Tappan, Gonzalez, Margritz, Kaiser, Roemmich, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider an application for a Conditional Use Permit by M Squared Ag LLC for use of Agricultural Services on Lot 2, Northeast Second Addition. Pepplitsch reviewed a plan to swap properties between CDA for housing development and the developer for construction of a seed warehouse, agricultural services, and office space. There were no public comments, and the public hearing was closed. Following discussion, moved by Kaiser, seconded by Tappan, to recommend to City Council approval of an application for a Conditional Use Permit as presented. Roll call. Voting “aye” were Roemmich, Moyer, Margritz, Gonzalez, Tappan, Kaiser, Worthing. Motion carried.

PUBLIC HEARING: Chair Worthing opened a public hearing to consider a proposed replat of Replat of Lot 1, of the Replat of the Northwest 4th Addition. Pepplitsch explained the purpose of the repat was to dedicate new street right-of-way to the City of Lexington. He also noted the title will need to be corrected before final filing. There were no public comments, and the public hearing was closed. Following discussion, moved by Roemmich, seconded by Moyer, to recommend to City Council approval of a proposed replat of Replat of Lot 1, of the Replat of the Northwest 4th Addition with identified corrections. Roll call. Voting “aye” were Tappan, Gonzalez, Kaiser, Margritz, Moyer, Roemmich, Worthing. Motion carried.

ROUNDTABLE: Next meeting will be on December 4, 2024.

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