

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
January 8, 2025**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, January 8, 2025, 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, Jeremy Kaiser, Jeff Tappan, Stephanie Novoa, and Curtis Roemmich. Kristi Moyer 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 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 12-4-2024: Minutes of the Regular Meeting held Wednesday, December 4, 2024, were presented to the Commission for consideration and approval. Moved by Kaiser, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were Tappan, Gonzalez, Roemmich, Margritz, Novoa, Smith, Kaiser, Worthing. Motion carried.

RECOGNIZATION OF APPOINTMENTS/REAPPOINTMENTS: The board recognized Jeremy Kaiser and Jeff Tappan who were reappointed to serve on the Planning Commission for another term and welcomed Stephanie Novoa as a recently appointed board member.

ELECTION OF OFFICERS: Moved by Roemmich, seconded by Tappan, to re-elect Worthing as Chair, Smith as Vice-Chair and Board of Adjustment representative, and Baruth as Secretary for 2025. Roll call. Voting “aye” were Smith, Gonzalez, Kaiser, Margritz, Novoa, Tappan, Roemmich, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider an Application for Conditional Use Permit submitted by Obed Arreaga for a store-front church at 117 East 6th St. Brecks reviewed Section 6.08 Standards of the Zoning Code as it relates to this application. He noted there is no need for fire marshal inspection due to the size of the area, and parking would be sufficient. There were no public comments, and the public hearing was closed. Following discussion moved by Smith, seconded by Roemmich, to recommend to the City Council approval of the Application to for Conditional Use Permit as presented. Roll call. Voting “aye” were Tappan, Gonzalez, Kaiser, Margritz, Novoa, Roemmich, Smith, Worthing. Motion carried.

PLAN AMENDMENT: Worthing opened a public hearing to consider a redevelopment plan amendment for a workforce housing project in Redevelopment Area #1. He reviewed current and future land use maps in the Comprehensive Plan as they relate to the phased construction of single- and multi-family units in the South Lexington First Subdivision. There were no public comments, and the public hearing was closed. Resolution No. 2025-01 was presented for Board consideration. Following discussion, moved by Roemmich, seconded by Kaiser, to approve Resolution No. 2025-01 as presented. Roll call. Voting “aye” were Smith, Tappan, Gonzalez, Margritz, Novoa, Kaiser, Roemmich, Worthing. Motion carried.

RESOLUTION NO. 2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "Redevelopment Plan for the R. Perry Workforce Housing Redevelopment Project," TO THE MAYOR AND CITY COUNCIL OF THE CITY.

WHEREAS, pursuant to section 18-2112 of Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), a redevelopment plan entitled, "Redevelopment Plan for the R. Perry Workforce Housing Redevelopment Project" (the "Plan"), attached hereto and incorporated herein as Exhibit 1, setting forth certain redevelopment activities in the City of Lexington, Nebraska (the "City"), was submitted to the Planning Commission of the City for its review and recommendation; and

WHEREAS, on January 8, 2025, the Planning Commission held a duly noticed public hearing on the Plan; and

WHEREAS, pursuant to the Act, the Planning Commission reviewed the Plan for its conformity to the City's comprehensive plan for land use and development (the "Comprehensive Plan"); and

WHEREAS, after reviewing the Plan and conducting a public hearing, the Planning Commission determined that the Plan is in conformance with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY:

Section 1. Based upon the foregoing and the substantial evidence presented to the Planning Commission at the public hearing, the Planning Commission determines that the Plan conforms to and meets the objectives of the Comprehensive Plan of the City.

Section 2. The Planning Commission recommends approval and adoption of the Plan to the Mayor and City Council of the City.

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2025.

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