CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
November 4, 2026

A Regular Meeting of the Lexington Planning Commission was held Wednesday, November 4, 2026, in the Council Chambers at Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present at roll call were Pam Baruth, Jeff Tappan, Cam Smith, Roque Gonzalez, Sadie Worthing and Kristi Moyer. Commissioners Curtis Roemmich, Barb Margritz and Steph Novoa were absent. City Officials present were City Manager Joe Pepplitsch and Secretary Bill Brecks. The press was represented by the Clipper-Herald and KRVN.

NOTICE: Notice of the meeting was given in advance by publication in the October 3, 2026, edition of 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 Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska.

MINUTES–MEETING 7/1/2026: Minutes of the Regular Meeting held July 1, 2026, were presented to the Commission for consideration and approval. Moved by Moyer, seconded by Gonzalez, to approve Minutes as presented. Roll call. Voting "aye" were Baruth, Gonzalez, Tappan, Moyer, Smith and Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider a final plat of the proposed South Industrial First Addition. Pepplitsch reviewed the plat. Following discussion, Worthing closed the public hearing. Motion by Smith to recommend approval of the South Industrial First Addition to the City Council, seconded by Moyer. Roll call. Voting "aye" were Baruth, Gonzalez, Tappan, Moyer, Smith and Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider the annexation of the proposed South Industrial First Addition. Pepplitsch reviewed the annexation of the addition and adjacent property. Following discussion, Worthing closed the public hearing. Motion by Smith recommend approval of the annexation to the City Council, seconded by Moyer. Roll call. Voting "aye" were Baruth, Gonzalez, Tappan, Moyer, Smith and Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider the amendment of Redevelopment Area #1 and the declaration or re-declaration of said area as blighted and substandard. Pepplitsch reviewed a memorandum from Hanna:Keelan Associates regarding the proposed amendment and explained the resolution presented. Following Discussion, Worthing closed the public hearing. Motion by Baruth to recommend approval of the resolution, seconded by Smith. Roll call. Voting "aye" were Baruth, Gonzalez, Tappan, Moyer, Smith and Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider approval of an official zoning map of the City of Lexington and amendment to the extraterritorial zoning jurisdiction (ETJ) boundary. Pepplitsch and Brecks reviewed the zoning map and ETJ boundary. Following discussion, Worthing closed the public hearing. Motion by Smith to recommend adoption of the official zoning map and ETJ boundary amendment, seconded by Moyer. Roll call. Voting "aye" were Baruth, Gonzalez, Tappan, Moyer, Smith and Worthing. Motion carried.

ROUNDTABLE: Pepplitsch indicated that public hearings will be scheduled in the coming months to consider declaring existing blighted and substandard areas as extremely blighted areas and the community benefits of such designations.

ADJOURNMENT: There being no further business to come before the Lexington Planning Commission, Chair Worthing declared the meeting adjourned.

Respectfully submitted,
Bill Brecks
Secretary