

PLANNING COMMISSION
JANUARY 14, 1998

A Regular Meeting of the Lexington Planning Commission was held Wednesday, January 14, 1998 at 7:30 p.m. at the Municipal Building, 406 E. 7th Street. Commissioners present were Vice-Chairman Bill Grant, Toby Owens, Bill Pepper, Rob Waterman, Margaret Nielsen, Darlene Teetor, Charlene West, and Mark Yung. City Officials present were Assistant City Manager Joe Peplitsch, Chief Building Inspector Thomas Nelson, City Attorney Willard Weinhold, Administrative Assistant Shirley Lewis. Others present were Steve Smith. The press was represented by Dave Schroeder of KRVN.

CALL TO ORDER: The meeting was called to order by Vice-Chairman Bill Grant.

PRESENTATION OF MINUTES 11-5-97: The minutes from the November 5, 1997 meeting were presented for Planning Commission approval. Charlene West inquired about correction of Mr. Bauer's name on page four of the minutes. Mr. Bauer's name should read "Ryan" instead of "Randy". Commission member Bill Pepper made the motion to accept the minutes with the correction of Mr. Bauer's name. Margaret Nielsen seconded. Unanimous "aye". Motion carried.

INTRODUCTION OF NEW COMMISSION MEMBER: Vice-Chairman Bill Grant introduced Mr. Steve Smith as the newest member to the Lexington Planning Commission. Mr. Smith fills the vacancy recently acquired when Mr. Deloy Jahnke resigned because of health reasons.

ELECTION OF NEW OFFICERS: Assistant City Manager Joe Peplitsch informed the Commission that the positions of Chairman, Vice-Chairman, and a Board of Adjustments Member needed to be filled. He further stated that Mr. Mark Yung had been reappointed to the Commission for a new term. Vice Chairman Bill Grant informed the Commission that the Chairman of Vice also needed to be filled. Mr. Steve Smith then inquired as to what the Board of Adjustments was. Assistant City Manager Joe Peplitsch explained that it was an appeals from zoning and administrative decision making. Mr. Smith then inquired about who sat of this Board. Mr. Peplitsch explained that a member of the Planning Commission sits on the Board of Adjustments. After further discussion, Vice-Chairman Bill Grant

requested nominations for new officers. Darlene Teetor nominated Bill Grant as Chairman, and Mark Yung as Vice-Chairman. Bill Pepper seconded. Mr. Yung stated that he feels that there are some other people on the Commission that has more experience than he to be in the position of Vice-Chairman. Darlene Teetor moved that nominations cease. Charlene West seconded. Roll call. Voting "aye" were Smith, Owens, Pepper, Waterman, Nielsen, Teetor, West. Voting "nay" Yung. Voting "aye" only for Yung, was Grant.

Darlene Teetor moved that Mark Yung represent the Planning Commission on the Board of Adjustment. Charlene West seconded. Unanimous "aye". Motion carried.

Chairman Grant requested that a plaque be made and given to Mr. Deloy Jahnke, for his years of dedicated labor on the Planning Commission. Mr. Bill Pepper seconded the request.

Chairman Grant appointed Mr. Bill Pepper as Chairman of Vice. Mr. Grant stated that Mr. Jahnke and his wife would be invited to the annual banquet, and that he could possibly receive his plaque at that time.

**PUBLIC HEARING ON
ZONING CHANGE
REQUEST:**

Chairman Grant opened the public hearing and inquired if anyone was present to represent Fairbanks International Inc., and John & Carolyn Bailey. Building Inspector Thomas Nelson stated that the Bailey's live in Kearney, and were not present. The present zoning is A-1, and the requested zoning is M-1. The property is located at Hwy 30 and Road 435. Building Inspector Nelson explained that he had talked with Fairbanks, and they would like to use the land for display of used machinery. Currently there is dirt there. Mr. Nelson stated he thought that was being used to raise the grade. There are not any plans for any buildings to be built there at this time either. Mr. Yung inquired if all land owners have been notified. Mr. Nelson stated that they had, and no one had come forward stating anything against it. After further discussion, Darlene Teetor moved to recommend rezoning from A-1 to M-1. Mr. Mark

Yung commented about people not showing up to answer any questions that the Planning Commission may have. He stated that that irritates him when they fail to show up. Assistant City Manager informed the Commission that they could pass along to the Council that they gave no recommendation, due to the fact that there was lack of presentation at the public hearing. City Attorney Willard Weinhold stated that he isn't sure that the title is passed. Chairman Grant said that the Commission doesn't know who owns the property, and the people who are attempting to purchase it aren't in attendance. He doesn't know if the Commission can make a recommendation. Mr. Peplitsch stated that the Bailey's own it either way. Darlene Teetor requested that her motion be retracted. After further discussion, Chairman Grant closed the public hearing. Charlene West moved to pass the rezoning request, (from A-1 to M-1 at Hwy. 30 and Road 435 by Fairbanks International and John & Carolyn Bailey), on to the City Council with no recommendation, due to the lack of proper representation. Steve Smith seconded. Roll call. Voting "aye" were Smith, Owens, Pepper, Waterman, Nielsen, Grant Teetor, West, Yung. Motion carried.

**ROUND-TABLE
DISCUSSION:**

Margaret Nielsen inquired about all the new Churches popping up. She asked if there were any zoning requirements for parking at these Churches. City Attorney Weinhold stated that there are only parking requirements for new construction. The current Churches are in existing buildings and do not have any parking requirements.

Mr. Bill Pepper inquired about the grant funds for the Comprehensive Plan Update. Assistant City Manager Peplitsch confirmed that they did receive the grant funds. He further stated that they will probably start in March with the Committee Meetings, which he thinks they will try to hold in concurrence with the Planning Commission Meetings. He would also like to see them stir up some citizen participation with this. The consultant chosen for the Comprehensive Plan Update is Hannon-Keelan. Mr. Peplitsch went on to say that at the next meeting, they will be discussing the one and six year plan.

Margaret Nielsen commented on the Nebraska Planning Institute Conference being held in Kearney this year. Ms. Nielsen inquired about how soon we needed their registration for this Conference. It was decided that the first part of April would be the deadline for the Planning Commission's registrations.

Mark Yung inquired about the body shops in homes. Building Inspector Thomas Nelson informed the Commission that the body shop on Polk Street is no longer in operation, and the one on 17th & Harrison is still operating.

ADJOURNMENT:

There being no further business to come before the Planning Commission, Mark Yung moved to adjourn the meeting. Bill Pepper seconded. Unanimous "aye". Motion carried.

Respectfully submitted,

Shirley Lewis
Administrative Assistant