

PLANNING COMMISSION
JUNE 3, 1998

A Regular Meeting of the Lexington Planning Commission was held Wednesday, June 3, 1998 at the Lexington Municipal Building, 406 E. 7th Street. Commissioners present were Chairman William Grant, Vice Chairman Mark Yung, Steve Smith, Darlene Teetor, Charlene West, Rob Waterman. City Officials present were Assistant City Manager Joe Peplitsch, City Attorney Willard Weinhold, Chief Building Inspector Thomas Nelson, and Administrative Assistant Shirley Lewis. Citizens present were Mr. and Mrs. Don Price, Bruce Smith, Mr. and Mrs. John Knappe. The Press was represented by KRVN. Others in attendance for the Comprehensive Plan Study Meeting that followed the Planning Commission Meeting were Pat Yung, Jeff Konen, Scott Sarnes, Bob Cappel, Pat Samway, Jerry Brown, Bonnie Otte, Barb Gydesen, Lonnie Dickson representing Hanna: Keelan, and Tom Cajka representing Hanna: Keelan.

CALL TO ORDER: The meeting was called to order by Chairman William Grant.

MINUTES 5-6-98: Motion by Yung, seconded by Pepper to approve the minutes of the May 6, 1998 Regular Meeting, with the exception of adding that Spruce Street was discussed to increase it to 80 ft. Unanimous "aye". Motion carried.

PRICE'S SUBDIVISION Mr. Bruce Smith, counsel for Don Price, addressed the Planning Commission, advising them that Mr. Price has contracted for the purchase of the Linn property which is 165 ft. on the south and east side of the subdivision. He further stated that he, his brother and sister, are the owners of the other property, and they will join in with the subdivision plan itself, or convey to Mr. Price the 40 ft. necessary to fill out that street area. Planning Commission Member Steve Smith inquired about what was worked out on the easement with the gas company. He doesn't see an easement on the plat for the gas line. Mr. Smith stated he would like to see how wide that easement is. Assistant City Manager Joe Peplitsch informed Mr. Smith that that would be between private individuals, the gas company, and Don Price. That is why it's not showing up on the plat. Mark Yung requested the City's legal counsel opinion as to whether the City finds it to be a problem if a determined amount of feet is not on the final plat. City Attorney Willard Weinhold stated that the City's

position is that the gas line is in place, and the easement is in place. There is nothing the City or the Planning Commission can do to change the KN easement. Mr. Yung also asked if the final plat will show the 80 foot for Spruce Street, before it comes to City Council. Assistant City Manager Pepplitsch informed Mr. Yung that it will be redrawn in the plat, showing the 80 foot dedication, with the required signatures.

Chairman Grant requested Planning Commission Members thoughts. Mark Yung stated his main concern is Spruce Street, because this whole area hinges, as far as he is concerned, on access in and out. If you don't have Spruce Street a dedicated 80 feet, he doesn't see how this would be a good project. You need Spruce Street running all the way through so you would have good access, good fire access, and so forth, through there. Steve Smith stated that he thinks it looks fine, other than the gas line easement he alluded to. Rob Waterman agreed that the plat is o.k. Darlene Teetor and Toby Owens are also in agreement. Bill Grant stated that the only thing he would add to it, and it wouldn't make it part of the regulations, or part of the recommendation, is that he would like it said to the City Council that it should be paved within 24 months. Mark Yung said he would like to see it sooner than that, possibly as early as 12 months. Motion by Smith, seconded by Waterman, that recommendation of the final plat of Price's Subdivision as be approved with the stipulation of dedicating the south 40 feet to Spruce Street. Roll call. Voting "aye" were Owens, Pepper, Waterman, Grant, Teetor, West and Yung. Motion carried.

Chairman Bill Grant inquired if anyone on the Commission would like to make a recommendation to Council on paving or hard surfacing. Bill Pepper suggested that requiring the paving of the whole subdivision up front, is a little extensive, but if you paved as you sold lots off into it, so that no lot had a gravel road, it seems that it would be more compatible all around. Assistant City Manager Joe Pepplitsch stated that those discussions are underway. Chairman Grant would like the City Council aware of the Planning Commissions thoughts on the subject.

Assistant City Manager Peplitsch advised the Commission that he would see that the City Council is made aware of it.

ADJOURNMENT:

There being no further business to come before the Commission, Chairman Grant declared the meeting adjourned.

Respectfully submitted,

Shirley Lewis
Administrative Assistant