

**PLANNING COMMISSION
FEBRUARY 3, 1999**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 3, 1999 at the Lexington Municipal Building, 406 E. 7th Street. Commissioners present were Vice Chairman Mark Yung, Margaret Nielsen, Toby Owens, Bill Pepper, Steve Smith, Nova Workman, Rob Waterman, and Charlene West. City Officials present were Assistant City Manager Joe Pepplitsch, Chief Building Inspector Thomas Nelson, Administrative Assistant Shirley Lewis. Also present was Dana Daniels representing Miller and Associates. The Press was represented by KRVN and the 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 this 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 Vice-Chairman Mark Yung.

NEW MEMBER TO PLANNING COMMISSION: Vice-Chairman Mark Yung introduced, and welcomed Nova Workman as the new Planning Commission Member. Margaret Workman replaces the retiring Darlene Teetor.

ELECTION OF OFFICERS: Moved by Waterman, seconded by Pepper, to nominate Bill Grant as Chairman of the Lexington Planning Commission. Roll call. Voting "aye" were Nielsen, Owens, Pepper, Smith, Workman, Waterman, West, Yung. Motion carried.

Moved by Waterman, seconded by Smith to nominate Mark Yung as Vice-Chairman of the Lexington Planning Commission. Roll call. Voting "aye" were Owens, Smith, Waterman, Yung, West, Workman, Pepper, Nielsen. Motion carried.

Moved by Yung, seconded by Smith to nominate Shirley Lewis as Secretary for the Lexington Planning

Commission. Roll call. Voting "aye" were Nielsen, Pepper, Workman, West, Yung, Waterman, Smith, Owens. Motion carried.

ONE & SIX YEAR PLAN: Mr. Dana Daniels, representing Miller and Associates, presented to the Lexington Planning Commission, the One and Six Year Street Improvement Plan for the City of Lexington. Mr. Daniels discussed the Viaduct Design, Taft Street Improvements, 13th Street Paving, Hwy 283 Link, and the Pedestrian Crossing, for the One-Year Plan, and then summarized the Six-Year Plan. He further discussed the possible alternate routes from Hwy 21 to Hwy 30. Following Mr. Daniels presentation, questions by the Planning Commission Members were addressed.

Mr. Waterman made the suggestion of possibly naming the Hwy 283 Link Road, "Deloy Jahnke Boulevard", or "Jahnke Road", in memory of Planning Commission Member Deloy Jahnke, who recently passed away. He feels that Mr. Jahnke needs to be remembered in this community, and this would be a good way to do that.

Motion by Nielsen, seconded by Waterman, to accept the One And Six Year Street Improvement Plan for the City of Lexington as presented, and recommend it to the Lexington City Council. Roll call. Voting "aye" were Yung, West, Waterman, Workman, Smith, Pepper, Owens, Nielsen. Motion carried.

**BLIGHT &
SUBSTANDARD
RECOMMENDATION:**

Assistant City Manager Joe Pepplitsch addressed the Lexington Planning Commission, stating that in 1993, Hanna:Keelan Associates created a Substandard and Blight Determination Study for the City of Lexington. Mr. Pepplitsch explained to the Planning Commission, from the study, what defines an area to be substandard. He went on to explain the substandard and blight factors for the study area, in the City of Lexington. In 1996, the Lexington City Council approved the Substandard and Blight Determination Study.

On August 5, 1998, Hanna:Keelan resurveyed the site located north of the Gable Inn, south of Eco Lodge and west of Highway 283. The subject site was

determined to have a current status of blighted and substandard.

The Planning Commission was then informed that the Community Development Law has now changed and states that every time a new project is undertaken, the conditions of an area have to be reviewed and a new determination made. The City Council is now asking the Planning Commission to review all the findings by Hanna:Keelan and Staff, and make a recommendation in a resolution form stating that this area does contain factors that can reasonably determine the area substandard and blighted.

Following Mr. Pepplitsch's presentation, and further discussion by the Planning Commission, moved by Smith, seconded by West, to pass Resolution No. 99-1 to confirm that the area described in the study meets the definition of blighted and substandard as read. Roll call. Voting "aye" were Nielsen, Pepper, Workman, West, Yung, Waterman, Smith, Owens. Motion carried. (See Attached Resolution).

MINUTES - 12-2-98:

Minutes of the Regular Planning Commission Meeting was held December 2, 1998 was presented for the Lexington Planning Commission's consideration and approval. Moved by Waterman, seconded by Smith, to approve the minutes of the December 2, 1998 meeting as presented. Roll call. Voting "aye" were Nielsen, Owens, Pepper, Smith, Workman, Waterman, West, Yung. Motion carried.

**ROUNDTABLE
DISCUSSION:**

Mr. Bill Pepper addressed the Planning Commission, stating that the City had a plaque to present to Darlene Teetor at the Annual Awards Banquet in January for her numerous years of service, but due to her absence, they were not able to present it. It was suggested that at the next social gathering for the Planning Commission, Darlene Teetor be invited to attend, and have the plaque presented to her at that time. Everyone was in agreement. Mr. Pepper volunteered to organize the next gathering.

The next NPZA Conference is scheduled for March 4-6, 1999, in Kearney at the Ramada Inn. All Planning Commission Members were encouraged to contact

Shirley Lewis with their intentions on attending the Convention. Shirley will submit the registration forms and make necessary reservations.

ADJOURNMENT:

There being no further business to come before Planning Commission, Vice-Chairman Yung declared the meeting adjourned.

Respectfully submitted,

Shirley Lewis
Administrative Assistant