

PLANNING COMMISSION
JULY 7, 1999

A Regular Meeting of the Lexington Planning Commission was held Wednesday July 7, 1999 at the Lexington Municipal Building, 406 E. 7th Street. Commissioners present were Chairman Bill Grant, Vice-Chairman Mark Yung, Margaret Nielsen, Bill Pepper, Steve Smith, Nova Workman, Rob Waterman, Charlene West. Planning Commission Member Toby Owens was absent. City Officials present were Assistant City Manager Joe Peplitsch, Chief Building Inspector Thomas Nelson, Administrative Assistant Shirley Lewis. 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 Chairman Bill Grant.

APPROVAL OF MINUTES - 5-5-99: Minutes of the Regular Planning Commission Meeting held May 5, 1999 was presented for the Lexington Planning Commission's consideration and approval. Chairman Grant requested a vote of approval by the usual. Unanimous "aye". Motion carried.

APPROVAL OF MINUTES - 6-9-99: Minutes of the Special Planning Commission Meeting held June 9, 1999 was presented for the Lexington Planning Commission's consideration and approval. Chairman Grant requested a vote of approval by the usual. Unanimous "aye". Motion carried.

COMPREHENSIVE PLAN UPDATE: The Lexington Planning Commission held a Public Hearing to consider recommending approval of the Comprehensive Plan Update to the Lexington City Council. Assistant City Manager Joe Peplitsch addressed the Planning Commission stating that Mr. Tim Keelan apologizes for not being in attendance at the meeting, but had a conflict with his schedule, therefore, Mr. Peplitsch will be making the presentation. Mr. Peplitsch stated that the plan they have before them is the final draft of the Comprehensive

Plan Update, and that he will address the changes that had been previously discussed.

Beginning with Chapter Two, most goals and policies are straight-forward. Basically, there were no changes. This section was not in any previous Comprehensive Plan, so this will give the City Council and the Planning Commission something to look at when considering issues.

Chapter Three covers Population Income and Housing Statistics. Mr. Peplitsch discussed the topic, Pent-up demand. The number has been reduced a little bit regarding housing and population statistics. Mr. Peplitsch informed the Planning Commission that Mr. Tim Keelan feels comfortable with the projections and believes this portion of the plan is satisfactory. Planning Commission Member Bill Pepper inquired about Section 3.9, Per Capita Income and also Section 3.23, Pent-up Housing Demand. Following discussion, Planning Commission Member Nova Workman inquired about the Low Income Housing.

Chapter Four is on Future Land Use. Assistant City Manager Peplitsch discussed the Future Land Use Map. The Map remained the same with the emphasis being on commercial development. Council Person Bill Pepper inquired about the Ward Development and the new development, on the map, in the north part of the city. Questions were also raised about 13th Street, and Well Head Protection. Following discussion with Mr. Peplitsch, Council Person Pepper requested Parks/Recreation and Public/Quasi-Public be combined on map 4.18. Assistant City Manager Joe Peplitsch further discussed with the Lexington Planning Commission Section 4.27, Subarea Development Concepts, specifically the Downtown area. The Downtown area is a large concern, and will be looked at for years to come. Council Person Charlene West recommended a typographical change on Section 4.40.

Chapter Five covers Transportation. Mr. Peplitsch informed the Planning Commission that there were changes made to the Future Map. It shows the relocation of Highway 21, and eliminates Washington Street as a major arterial. Mr. Dave Schroeder, representing KRVN, inquired about the possible Hike/Bike Trail. Mr. Peplitsch explained that a Committee will be formed in August to discuss the trail,

look at some options of where it can be put, and see what kind of support there is before they look at State Funding. Following discussion regarding the Hike/Bike Trail, Mr. Peplitsch approached Chapter Six.

Mr. Peplitsch informed the Lexington Planning Commission that Chapter Six, Plan Maintenance and Implementation, should be referenced to all the time. Following the completion of Assistant City Manager Peplitsch's presentation, Chairman Grant closed the Public Hearing.

Moved by West, seconded by Pepper, to recommend approval of the prepared Comprehensive Plan Update with the recommended changes to the City Council. Roll call. Voting "aye" were Nielsen, Smith, Workman, Waterman, Yung, West, Pepper, Grant. Motion carried.

**ROUNDTABLE
DISCUSSION:**

Assistant City Manager Joe Peplitsch inquired about about the August meeting. It was recommended by the Planning Commission to cancel the August meeting if no issues were pending, and have one in September.

Discussion was also made regarding Hofaker's Recycling. The Planning Commission was informed that there has been an auction, and clean-up is underway.

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Administrative Assistant