

PLANNING COMMISSION
JUNE 9, 1999

A Special Meeting of the Lexington Planning Commission was held Wednesday, June 9, 1999 at the Lexington Municipal Building, 406 E. 7th Street. Commissioners present were Chairman Bill Grant, Vice-Chairman Mark Yung, Margaret Nielsen, Toby Owens, Bill Pepper, Steve Smith Nova Workman. Rob Waterman and Charlene West were absent. City Officials present were Assistant City Manager Joe Peplitsch, City Attorney Willard Weinhold, Chief Building Inspector Thomas Nelson, Administrative Assistant Shirley Lewis. The Press was represented by KRVN.

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.

HOLIDAY PLAZA PROPOSALS: Assistant City Manager Joe Peplitsch addressed the Lexington Planning Commission, presenting them with three proposals of the Redevelopment Contract for the Holiday Plaza. Proposal One is for the Hotel Site and Conference Center, Proposal Two is for the Restaurant, and Proposal Three is for the Travel Plaza. Mr. Peplitsch reviewed the proposals and Tax Increment Financing. Following his presentation, questions arose regarding paving. Mr. Peplitsch explained the entire property would be paved. Further discussion was made on access to the property, and the frontage road.

Assistant City Manager Peplitsch explained the Community Development Law stating that a sight must be determined blighted and substandard in accordance with the Redevelopment Law. The Planning Commission must decide if it conforms with the Comprehensive Plan, and also if the plan eliminates the blighted and substandard conditions at the site.

Planning Commission Member Steve Smith stated that we are looking at a weed patch now, and the assessed value is going down, down, down, every year as it deteriorates, and we're still going to be collecting the

taxes to that amount, that they are being taxed currently, so they might as well develop the thing, and in 15 years see if they move it to a lower tax call. Besides, in the interim, you've got more jobs, and you've got more sales tax dollars coming in.

City Manager Pepplichtsch informed the Planning Commission that the Travel Center will employ approximately 32 people. The Motel, which will have 70 rooms, will employ approximately the same. They are hoping to break ground on the project around August 1.

Moved by Pepper, seconded by Nielsen, to adopt Resolution 99-2. Roll call. Voting "aye" were Owens, Smith, Workman, Yung, Grant, Nielsen, Pepper. Motion carried. (See attached Resolution 99-2)

Moved by Smith, seconded by Pepper, to adopt Resolution 99-3. Roll call. Voting "aye" were Yung, Workman, Smith, Pepper, Owens, Nielsen, Grant. Motion carried. (See attached Resolution 99-3)

Moved by Nielsen, seconded by Yung, to adopt Resolution 99-4. Roll call. Voting "aye" were Nielsen, Owens, Pepper, Smith, Workman, Yung, Grant. Motion carried. (See attached Resolution 99-4)

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Administrative Assistant