

PLANNING COMMISSION
MARCH 3, 1999

A Regular Meeting of the Lexington Planning Commission was held Wednesday, March 3, 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, Charlene West. City Officials present were Assistant City Manager Joe Pepplitsch, Chief Building Inspector Thomas Nelson, Recreation Director Chris Huff, Administrative Assistant Shirley Lewis. Also present were Don McClain, Tom Nelson, Jr., Randy Chapman, Bruce Bonini, Ernie Harris, Dave Fairbanks, Steve Bruns. 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 - 2-3-99: Minutes of the Regular Planning Commission Meeting held February 3, 1999 was presented for the Lexington Planning Commission's consideration and approval. Moved by West, seconded by Yung, to approve the minutes of the February 3, 1999 meeting as presented. Roll call. Voting "aye" were Grant, Nielsen, Owens, Pepper, Smith, Workman, Waterman, West, Yung. Motion carried.

SPECIAL-USE PERMIT FOR DON MCCLAIN & THOMAS A. NELSON: Chairman Grant opened the Public Hearing for the Special Use Permit Request by Mr. Don McClain and Mr. Tom A. Nelson. Mr. Don McClain addressed the Lexington Planning Commission requesting recommendation for approval of a Special Use Permit on property located at 75477 Rd. 435, Lexington, Nebraska. Mr. McClain stated that he and Mr. Nelson are in the process of doing some salvage work, which

would include metals of any kind, and would like to use this property as a Transfer Station, so they can sort out the material before transporting it to Kearney. The piece of land goes back approximately 400 feet, but their plans include only about half of that area, and will be enclosed by a metal fence. Mr. McClain further stated that he and Mr. Nelson felt this business would benefit the community, knowing that currently the City is currently accepting items, but would like to get out of it. Their intentions are to get rid of the metal as soon as possible and not stockpile any of it. They also do not plan on stockpiling any vehicles at this time, or having any retail sales. The land belongs to Mr. Wes Liehs, and they will be leasing it from him. Assistant City Manager Joe Pepplitsch informed the Planning Commission that a permit is not required by the DEQ.

In opposition of the Special Use Permit was Mr. Ernie Harris of Central Tire and Tread. His concern involved contamination, unwanted dumping of items outside the fence, and the salvage yard being manned only on a part-time basis. Also opposed was Mr. Steve Bruns of Husker Ag Sales. He is concerned about how it will affect the resale value of the property, and also the image that the salvage yard would bring to the area. Mr. Bruns' comments also reflect the feelings of Mr. Bruce Mohrlang of Mohrlang Sales and Service. Mr. Dave Fairbanks addressed the Lexington Planning Commission expressing his mixed feelings. He stated that he is pro-business, and Lexington needs a salvage operation, but is concerned about it being ran properly. Other salvage yards in the area have a poor image, and he doesn't want to see this one ran the same way. He would feel better if it were manned full-time.

Hearing no further comments, Chairman Grant closed the public hearing. Following further discussion by the Planning Commission and citizens in attendance, moved by Smith, seconded by Waterman, to recommend approval of the Special Use Permit for Don McClain and Tom A. Nelson, with the following conditions: 1. Must be a solid fence, 2. Must be neat, 3. Must not have any automobiles, 4. No retail sales, and 5. Daily inspection of the premises by the

owners, and reviewed either by complaint or annually. Roll call. Voting "aye" were Pepper, Smith, Waterman, West. Voting "nay" were Grant, Nielsen, Owens, Workman, Yung. Motion denied.

Motion by Yung, seconded by Owens, to deny recommendation of approval for Special Use Permit for Don McClain and Tom A. Nelson. Roll call. Voting "aye" were Yung, Workman, Pepper, Owens, Nielsen, Grant. Voting "nay" were West, Waterman, Smith. Motion carried.

**REZONING REQUEST
BY RANDY CHAPMAN
AND BRUCE BONINI:**

Chairman Grant opened the public hearing for the rezoning request by Mr. Randy Chapman, and Mr. Bruce Bonini. Mr. Bonini addressed the Lexington Planning Commission requesting a zoning change for his business, Valley Auto Agency, located at 911 North Adams, from R-4 to C-3. He currently leases the property from Mr. Randy Chapman, and is negotiating the purchase of the property from Mr. Chapman, with hopes of possible expansion of his business in the future. Mr. Bonini has had no complaints from anyone regarding rezoning the property. Planning Commission Member Bill Pepper inquired about the addition of a storage building. Mr. Bonini explained that Mr. Chapman will retain a portion of the property for the purpose of constructing a metal storage building. Following further discussion, Chairman Grant closed the public hearing. Moved by Pepper, seconded by Yung, to recommend approval of the rezoning request from R-4 to C-3, by Mr. Randy Chapman, and Mr. Bruce Bonini, on property located at 911 North Adams, Lexington, NE 68850. Roll call. Voting "aye" were West, Workman, Pepper, Nielsen, Grant, Owens, Smith, Waterman, Yung. Motion carried.

HIKE/BIKE TRAIL:

City of Lexington's Recreation Director, Mr. Chris Huff, addressed the Lexington Planning Commission, stating the Nebraska Department of Roads has Federal funding for cities that want to put in trails. Mr. Huff presented the Planning Commission with a proposed trail route for the City of Lexington. The Nebraska Department of Roads is offering up to \$500,000 per project, with a 20% match. Phase I of the trail is approximately 2.7 miles. Planning

Commission Member Workman inquired about a trail in the south part of town. Assistant City Manager Peplitsch stated that the City will attempt to hook the trail up to the "Link Road", and bring it back up to Highway 30. This trail should accommodate the walkers on the south side of town. Following discussion on the proposed trail, Assistant City Manager Peplitsch and Recreation Director Huff encouraged the Planning Commission Members to bring any suggestions to them.

**ROUNDTABLE
DISCUSSION:**

Assistant City Manager Peplitsch informed the Planning Commission Members that a meeting will be scheduled on March 25, 1999 at 7:00 p.m. Hanna/Keelan will be presenting a draft of the Comprehensive Plan. He is also hopeful that Zoning Issues will also be discussed.

Planning Commission Member Bill Pepper stated that a Dinner has been scheduled for March 16, 1999 at the Vet's Club. Social Hour will begin at 6:00 p.m. with dinner at 7:00 p.m. All Planning Commission Members and their spouses are invited to attend.

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Administrative Assistant