

PLANNING COMMISSION
JULY 5, 2000

A Regular Meeting of the Lexington Planning Commission was held Wednesday, July 5, 2000 at the Lexington Municipal Building, 406 East 7th Street at 7:00 p.m. Commissioners present were Chairman Bill Grant, Vice Chairman Mark Yung, Margaret Nielsen, Toby Owens, Jim Macias, Steve Smith, Nova Workman, Rob Waterman, Charlene West. City Officials present were City Manager Joe Pepplichtsch, Administrative Assistant Shirley Lewis. Citizens in attendance were Jim Underwood, Max and Theresa McFarland, Walter Kohler, Paul Gruber. The Press was represented by the Clipper-Herald, and 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.

MINUTES – REGULAR MEETING – 2-1-00: Minutes from the Regular Meeting held February 1, 2000 was presented to the Lexington Planning Commission for consideration and approval. Moved by Yung, seconded by Nielsen, to approve the Minutes from the Regular Meeting held February 1, 2000. Roll call. Voting “aye” were Owens, Macias, Smith, Workman, Waterman, West, Nielsen, Yung, Grant. Motion carried.

PUBLIC HEARING: Upon Chairman Bill Grant opening the Public Hearing, Mr. James Underwood addressed the Lexington Planning Commission requesting a recommendation of approval for a Rezoning Request for property located at 43330 Road 757, Lexington, NE 68850 from A-1 to R-1. Mr. Underwood stated that he would like to Rezone the property, so that it may be divided into eight lots, where he plans to build log homes, one each year, for resale. Following Mr. Underwood’s presentation, Max McFarland, Theresa McFarland, Walter Kohler, and Paul Gruber, expressed their concerns and questions to the Planning Commission, and Mr. Underwood. Chairman Grant closed the Public Hearing. Moved by Smith, seconded by West, to recommend approval, conditional upon Plat and DEQ Approval, for a Rezoning Request by James and Lois Underwood for property located at 43330 Road 757, Lexington, NE 68850 from A-1 to R-1. Roll call. Voting “aye” were Waterman, Workman, Macias, Owens, Nielsen, Yung, West, Smith, Grant. Motion carried.

SUBDIVISION REQUEST: Following discussion between Mr. James Underwood, and the Lexington Planning Commission, moved by Waterman, seconded by Macias, to recommend approval of the Final Plat, conditional upon Utility Easement Access, Proper Turning Radius on the Cul-de-sac, Proper Septic System, and Approval by the DEQ. Roll call. Voting “aye” were Nielsen, Owens, Smith, Workman, West, Yung, Macias, Waterman, Grant. Motion carried.

ZONING CODE: Chairman Grant opened the Public Hearing. City Manager Joe Peplitsch addressed the Lexington Planning Commission stating that the Ordinance to make provisions for offices as a permitted use in C-3 Highway Commercial Zone had been passed at one time, and the subsequent zoning amendments were left off. He is requesting recommended approval to add the zoning amendments back to the Ordinance.

City Manager Joe Peplitsch addressed the Lexington Planning Commission stating that it is being requested to recommend approval to amend the Ordinance providing regulations of Billboards. Chairman Grant closed the Public Hearing.

Following discussion, moved by Yung, seconded by Nielsen, to recommend approval for change in the Zoning Code of the City of Lexington. Roll call. Voting “aye” were Owens, Smith, Waterman, West, Workman, Macias, Nielsen, Yung, Grant. Motion carried.

REZONING REQUEST: Planning Commission Chairman Bill Grant opened the Public Hearing. City Manager Joe Peplitsch addressed the Lexington Planning Commission stating that the City was approached by Nebraska Wireless Telephone, who requested some available land to build a Tower on, and then lease from the City. The Free-Standing Tower would be approximately 150 feet tall. Chairman Grant closed the Public Hearing. Motion by Waterman, seconded by Smith, to recommend approval for a Rezoning Request on the Condition of Use, by the City of Lexington to Rezone Property located at the “City Compost Site” on East Walnut Street, Lexington, NE from M-2 to A-2. Roll call. Voting “aye” were Yung, West, Workman, Macias, Owens, Nielsen, Smith, Waterman, Grant. Motion carried.

SPECIAL USE PERMIT: Planning Commission Chairman Bill Grant opened the Public Hearing. City Manager Joe Peplitsch, on behalf of Nebraska Wireless, addressed the Lexington Planning Commission,

requesting their recommendation of approval, providing an agreement is reached with the City, for a Special Use Permit, for a Free-Standing Communications Tower, located at the "City Compost Site" on East Walnut Street, Lexington, NE. Mr. Peplitsch stated that this Tower would be an excellent place for other out-of-town companies to put their equipment, should they decide to come in. Chairman Grant closed the Public Hearing. Moved by Smith, seconded by Waterman, to recommend approval of a Special Use Permit for Nebraska Wireless, providing an agreement is reached with the City of Lexington, and conditions are met regarding the subsoil testing, for a Free-Standing Communications Tower, located at the "City Compost Site" on East Walnut Street, Lexington, NE. Roll call. Voting "aye" were Nielsen, Macias, Workman, West, Yung, Waterman, Smith, Owens, Grant. Motion carried.

**ROUNDTABLE
DISCUSSION:**

Chairman Grant inquired about the Special Use Permit obtained by Joe Rios and Connie Foster on East Highway 30. City Manager Peplitsch stated that, based on several complaints, it is scheduled for review at a Public Hearing with the Planning Commission, on August 2, 2000.

Further discussion was held regarding Billboards, as well as, the Special Use Permit for an Overnight Camper Facility, the new Viaduct, and IBP.

Chairman of Vice, Steve Smith, was requested to make plans for the Summer Dinner for the Planning Commission Members.

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Administrative Assistant