

PLANNING COMMISSION
AUGUST 23, 2001

A Special Meeting of the Lexington Planning Commission was held Thursday, August 23, 2001 at the Lexington Municipal Building, 406 East 7th Street at 5:30 p.m. Commissioners present were Chairman Bill Grant, Vice-Chairman Mark Yung, Jim Macias, Margaret Nielsen, Toby Owens, Steve Smith, Rob Waterman, Charlene West. Planning Commission Member Nova Workman was absent. City Officials present were City Manager Joe Pepplitsch, Chief Building Inspector Thomas R. Nelson, Administrative Assistant Shirley Lewis. Also present was Attorney Mike Bacon, and Keith Sladky representing Plum Creek Manor. The Press was represented by 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.

**REDEVELOPMENT
PROPOSAL IN
REDEVELOPMENT
AREA #2:**

Mike Bacon, Attorney representing the Community Redevelopment Authority, reviewed with the Planning Commission, a redevelopment proposal to determine whether it adheres to the Zoning Regulations and the Comprehensive Plan of the City of Lexington. Lantis Enterprises, owner of Plum Creek Manor, has proposed to remodel 9,500 square feet of the current facility, and add 4,500 new square feet, which will accommodate Assisted Living quarters. Total cost of the project is \$1.4 Million. When complete, up to 14 new employees will be hired, for a total of 59 employees in the facility. Following Mr. Bacon's presentation, Mr. Sladky explained to the Planning Commission Members, how the project would look, when completed. Moved by Yung, seconded by Smith, to approve the following Resolution. Roll call. Voting "aye" were Macias, Nielsen, Owens, Waterman, West, Smith, Yung, Grant. Motion carried.

LEXINGTON PLANNING COMMISSION

RESOLUTION NO. 01-02

A RESOLUTION OF THE LEXINGTON PLANNING
COMMISSION, MAKING RECOMMENDATIONS WITH

RESPECT TO A REDEVELOPMENT PLAN FOR AN AREA
IN THE CITY OF LEXINGTON PURSUANT TO THE
NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the “City”) by its Ordinance, created the Community Redevelopment Authority of the City of Lexington, Nebraska (the “Authority”) pursuant to Sections 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the “Act”);

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the City adopted a resolution declaring an area of the City of Lexington as blighted and substandard in accordance with Section 18-2103 of the Act, after notice an hearing, as required by law;

WHEREAS, the Authority has published notice inviting proposals for Redevelopment Contracts for consideration by the Authority pursuant to Section 18-2111 of the Act;

WHEREAS, Lantis Enterprises, Inc., has submitted a proposed Redevelopment Plan as contained in the Redevelopment Contract (a copy of which is identified as “Redevelopment Contract” attached hereto as Exhibit A) to this Planning Commission of the City of Lexington for recommendations with respect to the proposed Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE
LEXINGTON PLANNING COMMISSION AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan:

1. The planning commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole; and
2. The Planning Commission confirms that the area described in the Redevelopment Plan and the Redevelopment Contract is blighted and substandard as defined in the Nebraska Community Development Law.

3. The Planning Commission finds that the Redevelopment Contract and Redevelopment Plan, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.
4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan, as contained in the Redevelopment Contract attached hereto as Exhibit A, with such amendments, additions and deletions as are deemed necessary by the Authority.

PASSED AND APPROVED by the Lexington Planning Commission this 23rd day of August, 2001.

LEXINGTON PLANNING COMMISSION

Rob Waterman
Commission Member

Mark Yung
Commission Member

Toby Owens
Commission Member

Charlene West
Commission Member

Steve Smith
Commission Member

Margaret Nielsen
Commission Member

William Grant
Commission Member

Jim Macias
Commission Member

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Administrative Assistant