

PLANNING COMMISSION
MARCH 5, 2003

A Regular Meeting of the Lexington Planning Commission was held Wednesday, March 5, 2003 at the Lexington Municipal Building, 406 East 7th Street, at 7:00 p.m. Commissioners present were Chairman Margaret Nielsen, Vice Chairman Toby Owens, Jim Haines, Kevin Kisker, Charlene West, Mark Yung. Jim Macias, Steve Smith, & Nova Workman were absent. City Officials present were City Manager Joe Pepplichtsch, City Attorney Willard Weinhold, Chief Building Inspector Thomas R. Nelson, Secretary Shirley Lewis.

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 the 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 Margaret Nielsen.

MINUTES – REGULAR MEETING – 2-5-03: Minutes of the Regular Meeting held February 5, 2003 was presented to the Lexington Planning Commission for consideration and approval. Moved by Yung, seconded by Owens, to approve the Minutes from the Regular Meeting held February 5, 2003 as presented. Roll call. Voting “aye” were Kisker, West, Owens, Yung, Nielsen. Motion carried.

Planning Commission Member Jim Haines arrived at 7:02 p.m.

REDEVELOPMENT AREA #1: Attorney Mike Bacon, representing the CRA, addressed the Planning Commission, reviewing the General Plan for Redevelopment Area #1. Following discussion, moved by West, seconded by Yung to approve Resolution No. 03-02, as attached, which recommends approval of the General Plan for Redevelopment Area #1. Roll call. Voting “aye” were Owens, Kisker, Haines, Yung, West, Nielsen. Motion carried.

RESOLUTION NO. 03-02

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 in the southern portion of the City of Lexington (Redevelopment Area #1) as blighted and substandard in accordance with Section 18-2103 of the Act, after notice and 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, the Authority, has submitted a proposed Redevelopment Plan attached hereto as Exhibit A, to this Planning Commission of the City of Lexington for recommendations with respect to the proposed 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 is blighted and substandard as defined in the Nebraska Community Development Law.

3. The Planning Commission finds that the 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, 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 5th day of March, 2003.

Toby Owens
Commission Member

Charlene A. West
Commission Member

Margaret Nielsen
Commission Member

Mark Yung
Commission Member

Kevin Kisker
Commission Member

Jim Haines
Commission Member

**ROUNDTABLE
DISCUSSION:**

Chairman Nielsen invited all Planning Commission Members to attend the 2003 NPZA Conference scheduled for March 26 – 28, 2003. All Commission Members were directed to contact Shirley Lewis if they were interested in attending.

Chairman Nielsen invited all Planning Commission Members to attend the Groundbreaking Ceremony for the new Ethanol Plant, which is scheduled for March 6, 2003 at 10:00 a.m. at the Holiday Inn Express in Lexington.

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Secretary