

**PLANNING COMMISSION
OCTOBER 6, 2004**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 6, 2004 at the Lexington Municipal Building, 406 E. 7th Street, at 7:00 p.m. Commissioners present were Chairman Toby Owens, Nova Barmore, Cathy Fagot, Jim Hain, Kevin Kisker, Jim Macias, Steve Smith, Charlene West, Mark Yung. 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 Toby Owens.

MINUTES – REGULAR MEETING – 09-01-04: Minutes of the Regular Meeting held Wednesday, September 1, 2004 was presented to the Lexington Planning Commission for consideration and approval. Moved by Yung, seconded by Smith, to approve the Minutes from the Regular Meeting held Wednesday, September 1, 2004 as presented. Roll call. Voting “aye” were Barmore, Fagot, Hain, Kisker, Macias, West, Smith, Yung, Owens. Motion carried.

REZONING REQUEST: Chairman Owens opened the Public Hearing. Elly Vazquez, representing Vazquez Market, requested their property located at 720 E. 6th Street, be rezoned from M-2 to M-1 to accommodate a new grocery store, and possibly a restaurant in the near future. Following discussion, Chairman Owens closed the Public Hearing. Moved by Smith, seconded by Fagot, to recommend approval of a Rezoning Request by Gerardo Vazquez, on property located at 720 E. 6th Street, Lexington, Nebraska, from M-2 to M-1. Roll call. Voting “aye” were Yung, West, Macias, Kisker, Hain, Barmore, Fagot, Smith, Owens. Motion carried.

**REDEVELOPMENT
CONTRACT:**

Pepplitsch presented the Planning Commission with a Redevelopment Contract Proposal in Redevelopment Area #1, from Ford and Ford Development for a Sonic Drive-Thru Restaurant. Following discussion, no action was taken.

RESOLUTION:

Pepplitsch requested the approval of a Resolution to approve the forwarding of the Redevelopment Contract to the City Council. Following discussion, moved by Kisker, seconded by West, to approve Resolution No. 04-01 to approve the forwarding of the Redevelopment Contract in Redevelopment Area #1, from Ford and Ford Development for a Sonic Drive-Thru Restaurant, to the City Council. Roll call. Voting "aye" were Smith, Macias, Hain, Fagot, Barmore, Yung, West, Kisker, Owens. Motion carried.

RESOLUTION 04-01

A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO A REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF LEXINGTON NEBRASKA 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, Ford & Ford Investment, GP, has submitted a proposed Redevelopment Plan as contained in the 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 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 6th day of October, 2004.

LEXINGTON PLANNING COMMISSION

Mark Yung
Commission Member

Steven H. Smith
Commission Member

Nova Barmore
Commission Member

Kevin Kisker
Commission Member

M. Catherine Fagot
Commission Member

Toby Owens
Commission Member

Charlene A. West
Commission Member

Jim Hain
Commission Member

Jim Macias
Commission Member

**ROUNDTABLE
DISCUSSION:**

It was the decision of the Lexington Planning Commission to hold the next Regular Meeting at 6:00 p.m. on November 3, 2004.

Planning Commission Member Kevin Kisker submitted his formal resignation from the Commission, due to accepting a position in Des Moines, Iowa. Mr. Kisker's resignation becomes effective immediately.

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Planning Commission Secretary