

PLANNING COMMISSION
APRIL 6, 2005

A Regular Meeting of the Lexington Planning Commission was held Wednesday, April 6, 2005 at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska at 7:00 p.m. Commissioners present were Chairman Steve Smith, Curt Bennett, Jim Hain, Jim Macias, Toby Owens, Charlene West. City Officials present were City Manager Joe Pepplitsch, City Attorney Willard Weinhold, and Chief Building Inspector Thomas R. Nelson.

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 Steve Smith.

APPROVAL OF MINUTES: Minutes of the Regular Meeting held Wednesday, March 2, 2005 was presented to the Lexington Planning Commission for consideration and approval. Moved by West, seconded by Owens, to approve the Minutes from the Regular Meeting held Wednesday, March 2, 2005 as presented. Roll call. Voting "aye" were Hain, Bennett, Macias, Owens, West, Smith. Motion carried.

REDEVELOPMENT CONTRACT: Pepplitsch requested the Planning Commission's recommendation to approve a Redevelopment Contract with Greater Lexington Corporation. The area involved is located in Paulsen Subdivision, and consists of 30 single-family residential lots. Following discussion, no action was taken.

RESOLUTION: Pepplitsch requested the Planning Commission's approval of a Resolution recommending approval of a Redevelopment contract with Greater Lexington Corporation. Following discussion, moved by Bennett, seconded by Hain, to approve Resolution No. 05-01 recommending approval of Redevelopment Contract with Greater Lexington Corporation. Roll call. Voting "aye" were West, Owens, Macias, Hain, Bennett, Smith. Motion carried.

RESOLUTION NO. 05-01

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 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 Greater Lexington Corporation, 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 6th day of April, 2005.

LEXINGTON PLANNING COMMISSION

Jim Macias
Commission Member

Steven H. Smith
Commission Member

Jim Hain
Commission Member

Toby Owens
Commission Member

Curtis W. Bennett
Commission Member

Charlene A. West
Commission Member

ADJOURNMENT:

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

Respectfully submitted,

Shirley Lewis
Planning Commission Secretary