

CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
February 7, 2007

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 7, 2007, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska at 7:00 p.m. Commissioners present were Chairman Toby Owens, Curt Bennett, Cathy Fagot, Steve Smith, Jim Hain and Mark Yung. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, Building Inspector Tom R. Nelson and Commission Secretary Pamela Berke. City Attorney Will Weinhold was also present. Interested citizens present were Dale & Margaret Nielsen, Bruce Raddatz, and Don Price.

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. The Chairman informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington Municipal Building, located at 406 E. 7th Street, Lexington, Nebraska.

MINUTES – REGULAR MEETING 1-03-07 Minutes of the Regular Meeting held Wednesday, January 3, 2007, was presented to the Lexington Planning Commission for consideration and approval. Moved by Fagot, seconded by Smith, to approve the Minutes of the Regular Meeting held Wednesday, January 3, 2007, as presented. Roll call. Voting “aye” were Hain, Bennett, Yung, Smith, Fagot, Owens. Motion carried.

SUBDIVISION: Bruce Raddatz of Tagge Engineering, representing Don Price, presented the changes made to the preliminary plat of Price’s Second Addition. Following discussion, moved by Bennett, seconded by Yung to recommend City Council approval of the Price’s Second Addition and associated subdivision agreement. Roll call. Voting “aye” were

Fagot, Hain, Smith, Yung, Bennett, Owens. Motion carried.

**PUBLIC HEARING:
ANNEXATION**

Owens opened a Public Hearing to consider the annexation of Price's Second Addition. Following discussion, the public hearing was closed. Moved by Smith, seconded by Fagot, to recommend City Council approval of annexation of Price's Second Addition. Roll call. Voting "aye" were Hain, Bennett, Yung, Fagot, Smith, Owens. Motion carried.

**PUBLIC HEARING:
SPECIAL USE**

Owens opened a Public hearing to consider a special use permit for a Mobile Home Park located on Block 3 of the proposed Price's Second Addition. Burnside reviewed a proposed special use agreement. Following discussion on the special use agreement, moved by Smith, seconded by Bennett, to recommend City Council approval of the special use permit and agreement. Roll call. Voting "aye" were Fagot, Hain, Yung, Bennett, Smith, Owens. Motion carried.

SUBDIVISION:

Burnside presented a preliminary plat named Kelly Field Addition. Following discussion, moved by Smith, seconded by Yung, to consider the preliminary plat as a final plat and recommend City Council approval. Roll call. Voting "aye" were Fagot, Hain, Bennett, Yung, Smith, Owens. Motion carried.

**PUBLIC HEARING
ANNEXATION:**

Owens opened Public Hearing for annexation of Kelly Field Addition. Following discussion, moved by Yung, seconded by Fagot, to recommend City Council approval of the annexation of Kelly Field Addition, being in the best interest of the public. Roll call. Voting "aye" were Hain, Bennett, Smith, Fagot, Yung, Owens. Motion carried.

ONE & SIX YR PLAN:

Pepplitsch reviewed a draft of the 2007 One and Six Year Street Improvement Plan. Following discussion, and amendment of the plan, moved by Fagot, seconded by Bennett, to recommend City Council approval of the 2007 Plan. Roll call. Voting "aye" were Hain, Smith, Yung, Bennett, Fagot, Owens. Motion carried.

**REDEVELOPMENT AREA
#5 STUDY:**

Pepplitsch presented a Blight and Substandard Determination Study for Redevelopment Area #5 as commissioned by the CRA.

RESOLUTION:

Following discussion of the Blight and Substandard Determination Study for Redevelopment Area #5, Resolution No. 07-01 was read by title. Moved by Bennett, seconded by Smith, to approve Resolution No 07-01. Roll call. Voting "aye" were Fagot, Hain, Yung, Smith, Bennett, Owens. Motion carried.

RESOLUTION NO. 07-01

A RESOLUTION FOR THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO A BLIGHT AND SUBSTANDARD STUDY FOR AN AREA IN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance passed and approved, created the Community Redevelopment Authority of the City of Lexington, Nebraska (the "Authority") pursuant to Sections 18-2110 through 182153, 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 has submitted the question of whether an area is blighted and substandard for purposes or review and recommendation pursuant to Section 18-2109 of the Act.

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

RESOLVED, that the Planning Commission hereby makes the following finding with respect to the Blight and Substandard Determination Study prepared for the City by the Hanna:Keelan firm.

1. The Planning Commission has reviewed the Study (attached as Exhibit `A') as to its conformity with

the general plan for the development of the City as a whole, and

2. The Planning Commission makes no other recommendation with regard to such study.

RESOLVED FURTHER, that any Resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from and after its passage, approval and publication as required by law. The provisions of this Resolution are separable, and invalidity of any phrase, clause or part of this Resolution shall not affect the validity of effectiveness of the remainder of this Resolution.

PASSED AND APPROVED by the Planning Commission of the City of Lexington, Nebraska, this 7th day of February, 2007.

Mark Yung
Commission Member

Steven H. Smith
Commission Member

Curtis W Bennett
Commission Member

Tobin Owens
Commission Member

Jim Hain
Commission Member

M. Catherine Fagot
Commission Member

Attest: Pamela Berke, Deputy City Clerk

ROUNDTABLE:

Pepplitsch noted that the City Council recently approved a change in time for their meetings and asked if this Commission would be interested in moving the meeting time also.

Paperless meetings will be starting in March 2007.

There have been some inquiries into the property at Highway 30 and Erie Street.

ADJOURNMENT:

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

Respectfully submitted,
Pamela Berke
Planning Commission Secretary