

**CITY OF LEXINGTON, NEBRASKA**  
**PLANNING COMMISSION**  
**January 7, 2009**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, January 7, 2009, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Curt Bennett, Cathy Fagot, Dora Vivas, Steve Smith, Mark Yung, Rusty Sutton, Doug Heineman, and Nancy Evans. Ellie Vazquez was absent. City Officials present were Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, City Manager Joe Pepplitsch, Chief Building Inspector Tom Nelson, and Secretary Pamela Berke. Irving Hiatt, Vern Hiatt, and Trent Snow were also in attendance.

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

**MINUTES – MEETING  
5-7-2008** Minutes of the Regular Meeting held Wednesday, October 1, 2008, were presented to the Lexington Planning Commission for consideration and approval. Moved by Fagot, seconded by Smith, to approve Minutes of the Regular meeting on Wednesday, October 1, 2008, as presented. Roll call. Voting “aye” were Yung, Evans, Vivas, Heineman, Smith, Fagot, Bennett. Sutton was absent from the vote. Motion carried.

**NEW MEMBERS:** New members Nancy Evans and Doug Heineman were welcomed by the Commission and Staff.

**ELECTION OF CHAIR:** Chairman Bennett opened nominations for the Chairperson for 2009. Moved by Yung, seconded by Smith, to nominate Curt Bennett as Chair of the Lexington Planning Commission for 2009. Moved by Fagot, seconded by

Vivas, to close nominations for Chair. Roll call. Voting “aye” were Yung, Smith, Evans, Heineman, Sutton, Vivas, Fagot, Bennett. Motion carried. Voting “aye” for Bennett as Chair were Sutton, Evans, Heineman, Vivas, Smith, Fagot, Yung, Bennett. Motion carried.

**ELECTION OF VICE-CHAIR:**

Chairman Bennett opened nominations for Vice-Chair for 2009. Moved by Smith, seconded by Yung, to nominate Fagot as Vice-Chair. Moved by Yung, seconded by Smith, to cease nominations for Vice-Chair. Roll call. Voting “aye” were Fagot, Heineman, Vivas, Evans, Sutton, smith, Yung, Bennett. Motion carried. Voting “aye” for Fagot as Vice-Chair were Yung, Sutton, Smith, Evans, Vivas, Heineman, Fagot, Bennett. Motion carried.

**BD OF ADJUSTMENT REPRESENTATIVE:**

Chairman Bennett opened nominations for a representative to the Board of Adjustment. Moved by Yung, seconded by Fagot, to nominate Smith as the representative to the Board of Adjustment. Moved by Fagot, seconded by Vivas, to close nominations. Roll call. Voting “aye” were Yung, Evans, Sutton, Smith, Heineman, Vivas, Fagot, Bennett. Roll call. Voting “aye” for Smith as Board of Adjustment representative were Sutton, Smith, Heineman, Evans, Vivas, Fagot, Yung, Bennett. Motion carried.

**SECRETARY:**

Chairman Bennett requested nominations for Secretary for the 2009 Planning Commission. Moved by Yung, seconded by Fagot, to appoint Pamela Berke as Secretary of the Planning Commission for 2009. Roll call. Voting “aye” were Sutton, Smith, Evans, Vivas, Heineman, Fagot, Yung, Bennett. Motion carried.

**PUBLIC HEARING:**

Chairman Bennett opened the public hearing to consider rezoning and subdivision applications by Irving Hiatt for property located at 154 East River Road, Lexington. Vern Hiatt explained the plans for the former Westminster Woods property which has recently been purchased by his family. He explained that they would like to subdivide the property into lots for future sale. Trenton Snow, surveyor, noted that the lots abutting East River Road would be rezoned as M-1 Light Industrial and would act as a buffer between I-80 and the residential lots. Discussions included easements by NPPD, possible future uses of the land, access to each lot from county roads, septic systems, and other miscellaneous issues. Following public comments, the public hearing was closed. Following discussion by

commission members, moved by Smith, seconded by Yung, to recommend to the City Council approval of the Westminster Woods subdivision as a final plat with zoning as proposed. Roll call. Voting “aye” were Sutton, Evans, Vivas, Heineman, Fagot, Yung, Smith, Bennett. Motion carried.

**ROUNDTABLE:**

Burnside noted that the NPZA conference will be in Grand Island on February 25 – 27 and anyone interested in attending should contact the city office staff.

**ADJOURNMENT:**

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

Respectfully submitted,  
Pamela Berke  
Planning Commission Secretary