

**CITY OF LEXINGTON, NEBRASKA**  
**PLANNING COMMISSION**  
**June 1, 2011**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, June 1, 2011, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Cathy Fagot, Doug Heineman, Ellie Vazquez, Nancy Evans, Steve Smith, Rusty Sutton, and Seth McFarland. Dora Vivas and Curt Bennett were absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, Building Inspector Bill Brecks, and Secretary Pamela Berke. The Kearney Hub was represented by Harry Perkins.

**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 Chairperson Cathy Fagot. The Chairperson 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  
5-4-11** Minutes of the Regular Meeting held Wednesday, May 4, 2011, were presented to the Lexington Planning Commission for consideration. Moved by Smith, seconded by McFarland, to approve Minutes as presented. Roll call. Voting “aye” were Sutton, Vazquez, Heineman, McFarland Smith, Fagot. Evans was absent from the vote. Motion carried.

**REZONING:** Chairperson Fagot opened a public hearing to consider an application to rezone Northwest Fourth Addition from R-1 Single Family Residential and R-3 Multi Family Residential to RP-3 Planned Residential District. Peplitsch reviewed a detailed plan for a 55+ owner occupied housing project, as part of the New Neighborhood program. There being no public comments following his presentation, the public hearing was closed. Following

discussion, moved by Smith, seconded by McFarland to recommend to the City Council approval of the application to change the zoning of Northwest Fourth Addition to RP-3. Roll call. Voting “aye” were Heineman, Vazquez, Evans, Sutton, McFarland, Smith, Fagot. Motion carried.

**SOUTHEAST FIRST:**

Pepplitsch reviewed a preliminary and final subdivision plat titled “Southeast First Addition”. Discussion included future development concept for the property and surrounding area. Following discussion, moved by McFarland, seconded by Heineman, to recommend approval of the final plat of the proposed Southeast First Addition with the inclusion of an additional dedication signature for the public roadway on the southeast corner of the addition. Roll call. Voting “aye” were Sutton, Smith, Evans, Vazquez, Heineman, McFarland, Fagot. Motion carried.

**ANNEXATION:**

Fagot opened a public hearing to consider the annexation of the Southeast First Addition. Pepplitsch reviewed the request for annexation. Following discussion, moved by McFarland, seconded by Smith, to recommend approval of the annexation of the Southeast First Addition. Roll call. Voting “aye” were Heineman, Vazquez, Evans, Sutton, Smith, McFarland, Fagot. Motion carried.

**ROUNDTABLE:**

Pepplitsch reported that the City and NDOR have entered into an agreement for the funding of a comprehensive plan update. He said he would keep the commission informed on the process moving forward.

**ADJOURNMENT:**

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

Respectfully submitted,  
Pamela Berke  
Planning Commission Secretary