

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
October 2, 2013**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 2, 2013, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Seth McFarland, Doug Heineman, Cathy Fagot, Ellie Quintero, Keevin Hardiman, Steve Smith, Rusty Sutton, and Curt Bennett. Member Nancy Evans was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, and Secretary Pamela Baruth. Kristie Wolf and Bryce Boelman 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 Chair McFarland. McFarland informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska.

**MINUTES – MEETING
9-4-2013** Minutes of the Regular Meeting held Wednesday, September 4, 2013, were presented to the Commission for consideration and approval. Moved by Smith, seconded by Heineman, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Sutton, Quintero, Fagot, Heineman, Smith, McFarland. Hardiman was absent from the vote. Motion carried.

**REDEVELOPMENT
PLAN:** Peplitsch presented a redevelopment plan for the Lexington Development Group LLC Project. Following the review and discussion, Resolution No. 2013-02 was presented. Moved by Heineman, seconded by Hardiman, to approve Resolution No. 2013-02. Roll call. Voting “aye” were Bennett, Sutton, Smith, Quintero, Fagot, Hardiman, Heineman, McFarland. Motion carried.

RESOLUTION NO. 2013-02

PLANNING COMMISSION OF
THE CITY OF LEXINGTON, NEBRASKA

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF LEXINGTON, NEBRASKA, INCLUDING A REDEVELOPMENT CONTRACT, APPROVING A REDEVELOPMENT PROJECT OF THE CITY OF LEXINGTON, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and Council of the City of Lexington, Nebraska (the "City"), upon the recommendation of the Planning Commission of the City of Lexington, Nebraska (the "Planning Commission"), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), duly declared the redevelopment area legally described on Exhibit A attached hereto (the "Redevelopment Area") to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Contract, including a Redevelopment Plan (collectively, the "Redevelopment Contract"), has been prepared and submitted to the Planning Commission by the Community Development Agency (the "Agency") of Lexington, Nebraska and Lexington Development Group, LLC (the "Redeveloper"), in the form attached hereto as Exhibit B, for the purpose of redeveloping the Redevelopment Area legally described on Exhibit A; and

WHEREAS, the City has previously 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.

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

Section 1. The Commission hereby recommends approval of the Redevelopment Contract with such changes and revisions as are deemed appropriate by the Agency.

Section 2. The Commission hereby recommends approval of the Redevelopment Plan included in the Redevelopment Contract.

Section 3. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 4. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 2, 2013.

PLANNING COMMISSION OF THE CITY
OF LEXINGTON, NEBRASKA

By: Seth McFarland, Chairman

By: Pamela Baruth, Secretary

SUBDIVISION: Pepplitsch reviewed a proposed plat for the CDA First Addition. Following discussion, moved by Smith, seconded by Bennett, to recommend approval to the City Council of the plat for the CDA First Addition as a final plat with corrections to the title and extension of utility easements to 15 feet on the east side of lots 2 and 3. Roll call. Voting “aye” were Sutton, Hardiman, Quintero, Fagot, Heineman, Bennett, Smith, McFarland. Motion carried.

DRAFT ZONING: Commission and Staff discussed a draft of zoning regulation amendments. Following discussion, no action was taken.

ROUNDTABLE: Pepplitsch noted a draft of the online version of the Comprehensive Plan has been received and will be forwarded to Commission members for review and comment.

ADJOURNMENT: There being no further business to come before the Lexington Planning Commission, Chair McFarland declared the meeting adjourned.

Respectfully submitted,
Pamela Baruth
Planning Commission Secretary