

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
February 5, 2014**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 5, 2014, 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, Nancy Evans, Steve Smith, Ellie Quintero, Keevin Hardiman and Curt Bennett. Rusty Sutton was absent. City Officials present were City Manager Joe Pappalardo, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, and Secretary Pamela Baruth. The media was represented by KRVN Radio, the Lexington Clipper-Herald, and the Kearney Hub. Irving P. Hiatt was 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  
1-8-2014** Minutes of the Regular Meeting held Wednesday, January 8, 2014, were presented to the Commission for consideration and approval. Moved by Fagot, seconded by Evans, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Smith, Quintero, Heineman, Evans, Fagot, McFarland. Hardiman was absent from the vote. Motion carried.

**SUBDIVISION:** Brecks reviewed a proposed subdivision entitled “Goodwill Industries of Greater Nebraska Inc Subdivision”. He explained Goodwill Industries would like to develop or sell Lot 2 of the proposed subdivision. Following discussion, moved by Smith, seconded by Bennett, to recommend to the City Council, approval of the Goodwill Industries of Greater Nebraska Inc Subdivision as presented. Roll call. Voting “aye” were Evans, Hardiman, Quintero, Fagot, Heineman, Bennett, Smith, McFarland. Motion carried.

**SUBDIVISION:** Irving P. Hiatt presented a proposed subdivision plat, titled Westminster Woods Second Subdivision. Hiatt explained that he would like to sell the proposed lots for potential residential

uses, and use a homeowners association to maintain roads in the area. Concerns regarding the proposed plat included dedicated road access through the subdivision and abutting properties, and relationship to remaining properties in the area. Following discussion, it was suggested that Mr. Hiatt meet with city staff to clarify the intent of the subdivision. The issue was tabled for a later date.

**PUBLIC HEARING:** McFarland opened a public hearing to consider an amended Official Zoning Map for the City of Lexington. Peplitsch and Brecks reviewed the proposed map in relationship with the existing map. There being no public comments, the public hearing was closed. Following discussion, moved by Smith, seconded by Fagot, to recommend to the City Council approval of the Official Zoning Map as presented. Roll call. Voting “aye” were Bennett, Evans, Hardiman, Quintero, Heineman, Fagot, Smith, McFarland. Motion carried.

**ONE & SIX YEAR ST:** Peplitsch reviewed a proposed One & Six Year Street Improvement Plan for 2014. Following discussion, moved by Bennett, seconded by Smith, to recommend approval of the plan to the City Council, with reasonable amendments. Roll call. Voting “aye” were Heineman, Fagot, Quintero, Hardiman, Evans, Smith, Bennett, McFarland. Motion carried.

**SIGN REGULATIONS:** Staff reviewed proposed amendments to existing sign regulations. No action was taken.

**FENCE REGULATIONS:** Staff reviewed proposed amendments to existing fence regulations. No action was taken.

**SUBDIVISION REGS:** Staff reviewed proposed amendments to existing subdivision regulations. No action was taken.

**ROUNDTABLE:** Baruth announced the NPZA Conference will be held in Kearney, March 19-21, 2014. Information will be sent to commission members and staff.

**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