

**CITY OF LEXINGTON, NEBRASKA**  
**PLANNING COMMISSION**  
**May 7, 2014**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, May 7, 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, Steve Smith, Keevin Hardiman, Curt Bennett, and Ellie Quintero. Nancy Evans and Rusty Sutton were absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, Building Inspector Mark Yung, Code Enforcement Officer Nick Hoendervoogt and Secretary Pamela Baruth. The media was represented the Lexington Clipper-Herald, Kearney Hub, and KRVN Radio.

**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  
4-2-2014**

Minutes of the Regular Meeting held Wednesday, April 2, 2014, were presented to the Commission for consideration and approval. Moved by Smith, seconded by Fagot, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Hardiman, Quintero, Heineman, Fagot, Smith, McFarland. Motion carried.

**PUBLIC HEARING:**

McFarland opened the public hearing to consider a rezoning application by GJT LLC for property located at 1610 North Washington. Todd Booth, GJT LLC, explained that the group had recently purchased the former school administration building with the intent to remodel the interior into upscale, affordable apartments. He outlined the plans for 1 & 2 bedroom and studio apartments with storage assigned to each unit in the lower level. He stated that there is adequate parking for the 12 to 14 apartments. Booth noted that he intends to employ local contractors to complete the remodel and is working with Dawson Area Development to research potential funding to preserve the historic value of the structure.

Rod Ziegler, 1600 North Lincoln, inquired as to how many potential residents in the apartments, and if shelter space would be considered in the plans. Booth said there is a possibility of 25 to 30 residents, and shelter space would be incorporated in the plans for the lower level.

There be no further public comments, the public hearing was closed. Moved by Fagot, seconded by Bennett, to recommend to the City Council approval of the rezoning application as presented. Roll call. Voting “aye” were Heineman, Quintero, Hardiman, Smith, Bennett, Fagot, McFarland. Motion carried.

**BURNHAM AWARD:** Jeff Ray, JEO Consulting Group, presented the Commission with the “Daniel Burnham Award for Comprehensive Plans” which was recently awarded by the American Planning Association Nebraska Chapter at their recent conference. Heineman thanked the Staff and Mr. Ray for the work put into the recent update of the Lexington Comp Plan 2030.

**SUBDIVISION:** Pepplitsch requested Council consideration of a proposed subdivision titled “LRHC 1st Addition”. He noted the addition would be used for current expansion of facilities at Lexington Regional Health Center, senior services and housing developments, with annexation of the addition at a later date. Following discussion, moved by Smith, seconded by Bennett, to recommend to the City Council approval of proposed plat as a final plat. Roll call. Voting “aye” were Heineman, Fagot, Hardiman, Sutton, Bennett, Smith, McFarland. Motion carried.

**ROUNDTABLE:** Burnside announced that Lexington was awarded a \$600,000 grant by the NDED under the Civic and Community Center Financing Fund for the Lexington Field House project.

**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