

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
May 6, 2015**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, May 6, 2015, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Doug Heineman, Nancy Evans, Cathy Fagot, Ellie Quintero, Steve Smith, Seth McFarland, Keevin Hardiman, and Curt Bennett. Rusty Sutton was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks and Secretary Pamela Baruth.

**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 Heineman. Heineman 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 4-1-2015:** Minutes of the Regular Meeting held Wednesday, April 1, 2015, were presented. Moved by Fagot, seconded by McFarland, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Quintero, Evans, Smith, McFarland, Fagot, Heineman. Hardiman was absent from the vote. Motion carried.

**SUBDIVISION:** Heineman opened a public hearing for Commission consideration of a proposed replat of Tract 2, Wal-Mart Subdivision. Peplitsch presented a preliminary replat of the subdivision and how it relates to a potential redevelopment project. He noted that a drainage easement shown on the replat has been released as there will be no use for it in the future. Following discussion, the public hearing was closed. Moved by Smith, second by Bennett, to recommend to Council approval of the replat of Tract 2, Wal-Mart Subdivision with the removal of the released drainage easement. Voting “aye” were Evans, Fagot, Quintero, Hardiman, McFarland, Bennett, Smith, Heineman. Motion carried.

**REDEVELOPMENT PLAN:** Peplitsch requested Commission consideration of a redevelopment plan for the Central Tire & Tread project in Redevelopment Area #1. He presented a preliminary site plan and explained the general benefits of using TIF funds for this project. Commission and Staff discussed the conformance of the project to the current comprehensive plan. Following discussion, Resolution No. 2015-02 was presented. Moved by Bennett, seconded by McFarland, to approve Resolution No. 2015-02 as presented. Voting “aye” were Smith, Hardiman, Quintero, Fagot, Evans, McFarland, Bennett, Heineman. Motion carried.

**RESOLUTION NO. 2015-02**

A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO A REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF LEXINGTON PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of Lexington, Nebraska (the "Agency") pursuant to Chapter 18, Article 21, Section 18-210.01 of the Community Development Law, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2154 of the Act;

WHEREAS, the City has 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;

WHEREAS, Central Tire & Tread, Inc. submitted a Redevelopment Plan (the "Redevelopment Plan") as contained in the Redevelopment Contract (a copy of which is identified as "Redevelopment Contract" attached hereto as Attachment A) to the Agency. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Contract to the Planning Commission of the City of Lexington for recommendations with respect to the Redevelopment Plan contained within the Redevelopment Contract;

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

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan as contained within the Redevelopment Contract:

1. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole and finds that the Redevelopment Plan, as contained in said Redevelopment Contract, is consistent with and conforms to the general plan for development of the City as a whole.
2. The Planning Commission confirms that the area described in the Redevelopment Plan and the Redevelopment Contract is blighted and substandard as defined in the Nebraska Community Development Law.
3. The Planning Commission finds that the Redevelopment Plan and the Redevelopment Contract, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.
4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan, as contained in the Redevelopment Contract attached hereto as Attachment A, with such amendments, additions and deletions as are deemed necessary by the Agency.

PASSED AND APPROVED by the Lexington Planning Commission this 6th day of May, 2015.

**ROUNDTABLE:** Peplitsch gave a brief update on current projects.

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

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary