

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
October 7, 2015**

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

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 Vice-Chair Evans. Evans 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 9-2-2015: Minutes of the Regular Meeting held Wednesday, September 2, 2015, were presented. Moved by Smith, seconded by Bennett, to approve Minutes as presented. Roll call. Voting “aye” were Fagot, Quintero, Bennett, Smith, Evans. Motion carried.

PUBLIC HEARING: Evans opened a public hearing to consider an application for rezoning property located at 203 East Pacific from C-2 Core Commercial to C-3 Highway Commercial. The tenant and owner of the property expressed a desire to use the property for both auto sales and service, as the C-2 zone only allows auto sales as a permitted use. It was indicated that auto sales and service is an allowable conditional use in the C-2 zone, and it may better serve the applicants to request a conditional use rather than a change in zone. Commission members felt a conditional use was more appropriate for this property in proximity to the downtown business district and future land use plans. Discussion included the operational intent of the applicants. Following discussion, the public hearing was closed. Moved by Smith, second by Bennett, to recommend to Council the property remain a C-2 zone, and a conditional use be approved with conditions that would limit the number of vehicles to be stored on the property related to mechanical service operations to three or fewer. Voting “aye” were Fagot, Quintero, Bennett, Smith, Evans. Motion carried.

PLAN AMENDMENT: Peplitsch reviewed a proposed redevelopment plan amendment involving the Holiday Plaza Project in Redevelopment Area #1, and its conformance with the comprehensive development plan. He noted that excess TIF proceeds were realized from the original project and the proposed amendment would utilize the excess funds to construct public improvements to enhance public access and storm water drainage in the area. The plan consists of extending a new section of Commerce Road on the north portion of the Holiday Plaza Addition, which would extend approximately 425’ west of the current Commerce Road/Hwy 283 intersection. Following discussion, Resolution No. 2015-03 was presented. Moved by Bennett, seconded by Fagot, to approve Resolution No. 2015-03. Roll call. Voting “aye” were Quintero, Smith, Fagot, Bennett, Evans. Motion carried.

RESOLUTION NO. 2015-03

A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION RECOMMENDING
APPROVAL OF A REDEVELOPMENT PLAN AMENDMENT OF THE CITY OF

LEXINGTON, NEBRASKA, 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, 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; and

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

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

Section 1. The Planning Commission has reviewed the Redevelopment Plan Amendment as to its conformity with the general plan for the development of the City as a whole and finds that the Redevelopment Plan is consistent with and conforms to the general plan for development of the City as a whole.

Section 2. The Planning Commission hereby recommends approval of the Redevelopment Plan Amendment and Redevelopment Project included in the Redevelopment Plan Amendment, with such changes and revisions as are deemed appropriate by the Agency.

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.

PASSED AND APPROVED by the Lexington Planning Commission this 7th day of October, 2015.

ROUNDTABLE: Peplitsch gave a brief update on current projects.

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

Respectfully submitted,
Pamela Baruth
Planning Commission Secretary