

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
September 2, 2015**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, September 2, 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, Seth McFarland, Keevin Hardiman, and Curt Bennett. Doug Heineman, Eli Quintero, and Rusty Sutton were 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 posting in the following locations: Lexington City Hall, Dawson County Courthouse, Homestead Bank, Great Western Bank, Pinnacle Bank. 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 5-6-2015: Minutes of the Regular Meeting held Wednesday, May 6, 2015, were presented. Moved by Fagot, seconded by Bennett, to approve Minutes as presented. Roll call. Voting “aye” were Smith, Hardiman, Bennett, Fagot, Evans. McFarland was absent from the vote. Motion carried.

PUBLIC HEARING: Evans opened a public hearing to consider an application to amend a non-conforming use of the property located at 502 E 6th Street. Peplitsch explained the property is in an R-3 zone, and the current use as a plumbing shop is non-conforming; an individual wishes to purchase the property and use it as a private indoor storage facility, which is also a non-conforming use; such amendment is possible upon approval of City Council with input from the Planning Commission. Terry Jorgensen appeared to explain that he intends to store his antique cars in the larger building on the property and use the smaller shed for other personal storage. Peplitsch indicated that the new use would bring the property closer toward allowable uses in the R-3 zone. Jorgensen understood he would need to conform to landscaping and other requirements for the change in occupancy. Discussion included public notification of hearing to adjacent property owners, and written agreement for the amendment of use. Following discussion, the public hearing was closed. Moved by McFarland, second by Fagot, to recommend to Council approval of the non-conforming use amendment, following adequate public notice of hearing by the Council. Voting “aye” were Bennett, Smith, Hardiman, Fagot, McFarland, Evans. Motion carried.

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