

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
February 3, 2016**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, February 3, 2016, 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, Steve Smith, Seth McFarland, Derek Haines, Ellie Quintero, Keevin Hardiman, Jeremy Kaiser and Curt Bennett. Nancy Evans was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, City Attorney Brian Copley, and Secretary Pamela Baruth. The press was represented by KRVN.

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 who 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 1-6-16: Minutes of the Regular Meeting held Wednesday, January 6, 2016, were presented to the Commission for consideration and approval. Moved by Smith, seconded by Bennett, to approve Minutes as presented. Roll call. Voting “aye” were Haines, Kaiser, McFarland, Quintero, Hardiman, Smith, Bennett, Heineman. Motion carried.

PUBLIC HEARING: Chairman Heineman opened a public hearing to consider an amendment to Redevelopment Plan for Redevelopment Area #5. Peplitsch reviewed the amendment which includes three possible housing projects in the area of South Adams and West Walnut Streets. Smith noted a few minor errors on the plat. The public hearing was closed. Resolution No. 2016-01 was presented. Following discussion, moved by Bennett, seconded by Smith to approve Resolution No. 2016-01 with corrections. Roll call. Voting “aye” were Haines, McFarland, Hardiman, Quintero, Kaiser, Smith, Bennett, Heineman. Motion carried.

RESOLUTION NO. 2016-01

(Amendment to the Redevelopment Plan #5 of the City of Lexington)

South Lake Flats Redevelopment Project

Adams Quarters Redevelopment Project

The Row Redevelopment Project

A RESOLUTION OF THE PLANNING COMMISSION OF LEXINGTON,
NEBRASKA, MAKING A RECOMMENDATION TO THE CITY COUNCIL OF
LEXINGTON, NEBRASKA, WITH RESPECT TO THE APPROVAL OF AN
AMENDMENT TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT
AREA #5 OF THE CITY OF LEXINGTON, NEBRASKA, INCLUDING THREE
SPECIFIC REDEVELOPMENT PROJECTS.

RECITALS

WHEREAS, the Community Development Agency of Lexington, Nebraska (the "CDA") submitted to the Planning Commission for review and recommendation, the question whether the Redevelopment Plan for Redevelopment Area #5 of the City of Lexington, Nebraska, a copy of which is on file and available for public inspection with the City Clerk (the "Redevelopment Plan"), should be amended to include three projects for the redevelopment of certain real property within the Redevelopment Area #5 identified and legally defined in said amendment (the "Project Site"). A copy of said amendment is attached hereto as Exhibit "A" (the "Amendment"); and

WHEREAS, on February 3, 2016, the Planning Commission held a public hearing relating to the question of whether the Amendment to the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question; and

WHEREAS, a notice of public hearing was published in the Lexington Clipper Herald on January 16, 2016, and January 23, 2016, which was at least ten (10) days prior to the time of the public hearing, which notice described the time, date, place and purpose of the hearing, and specifically identified the Project Site; and

WHEREAS, the Planning Commission has reviewed the Amendment to the Redevelopment Plan and has duly considered all statements made and material submitted related to the submitted questions.

NOW THEREFORE, it is found and recommended by the Planning Commission of Lexington, Nebraska as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the "Act").
2. The Amendment to the Redevelopment Plan will, in accordance with the present and future needs of the City of Lexington, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Amendment to the Redevelopment Plan is in conformance with the general plan for development of the City of Lexington as a whole, as set forth in the City of Lexington Comprehensive Plan, as amended.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the findings in paragraphs 1 through 3 above, the Planning Commission recommends: (i) recommendation of the Amendment to the Redevelopment Plan by the CDA to the City Council; and (ii) approval of the Amendment to the Redevelopment Plan by the City Council as the governing body of the City of Lexington.

Passed and approved by the Lexington Planning Commission on this 3rd day of
February, 2016.

ANNEXATION: Moved by McFarland, seconded by Bennett, to recommend to the Council annexation of the Walnut 1st Addition as presented. Roll call. Voting “aye” were Haines, Smith, Hardiman, Quintero, Kaiser, Bennett, McFarland, Heineman. Motion carried.

ROUNDTABLE: Peplitsch reported on upcoming issues for the Planning Commission, including possible changes to zoning and city codes based on state legislation. He explained how the League of NE Municipalities and first class city lobbyists keep cities informed of possible legislation. Members introduced themselves as there are new people serving on the commission.

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