

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
November 7, 2018**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, November 7, 2018, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Sadie Worthing, Ellie Quintero, Jeremy Kaiser, Cameron Smith, Barb Margritz, Curtis Roemmich and Chris Denker. Doug Heineman and Jared Jacob were absent. City Officials present were Development Services Director Bill Brecks, City Attorney Brian Copley, Assistant City Manager Dennis Burnside, and Secretary Pamela Baruth. The press was represented by KRVN and Clipper Herald.

**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-Chairman Worthing 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 10-3-18:** Minutes of the Regular Meeting held Wednesday, October 3, 2018, were presented to the Commission for consideration and approval. Moved by Kaiser, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were Margritz, Quintero, Denker, Roemmich, Smith, Kaiser, Worthing. Motion carried.

**PUBLIC HEARING:** Vice-Chairman Worthing opened a public hearing to consider a proposed subdivision entitled “Sund Subdivision”. Brecks reported that, due to TL Sund Constructors recently purchasing an adjacent parcel to property located at Road 435 and Road 755, a subdivision is required to establish a legal tract. He noted the plat presented will need to be updated to include utility easements and signature blocks as required in the Final Plat Specifications. There were no public comments. The public hearing was closed. Following discussion, moved by Smith, seconded by Roemmich, to recommend to the City Council approval of the application with corrections to conform with the Final Plat Specifications. Roll call. Voting “aye” were Margritz, Kaiser, Quintero, Denker, Roemmich, Smith, Worthing. Motion carried.

**PUBLIC HEARING:** Vice-Chairman Worthing opened a public hearing to consider an application to rezone the proposed Sund Subdivision from A-1 to M-1. Brecks noted that the intended use of construction sales and services is permitted use in the M-1 Light Industrial and conforms with the Comprehensive Plan. There were no public comments. The public hearing was closed. Moved by Smith, seconded by Roemmich, to recommend to the City Council approval of application to rezone Sund Subdivision from A-1 to M-1 as presented. Roll call. Voting “aye” were Denker, Quintero, Roemmich, Margritz, Kaiser, Smith, Worthing. Motion carried.

**PUBLIC HEARING:** Vice-Chairman Worthing opened a public hearing to consider an application for a Conditional Use Permit for a storefront church located at 110 East 6<sup>th</sup>. Brecks reported that the applicant, Joel Garcia Reyes, and his family recently moved to the area and intend to begin a ministry in the building. He reviewed the conditional use permit agreement, noting that the CUP would not be transferable, there would be no contesting of any liquor license applications, and a certificate of occupancy would need to be

applied for and issued once all building codes are followed. He noted that per zoning codes and proposed occupancy, there is a need for up to 50 parking spaces; there is currently 3 available spaces. Copley reviewed the standards in Section 6.08 to be considered in granting a conditional use permit, highlighting 6.08.03, and reiterated the need for parking currently and as the church grows. Juana Garcia, wife of Joel Garcia Reyes, explained that they are currently renting the building but they hope to purchase a building as their congregation grows. There were no public comments. The public hearing was closed. Moved by Smith, seconded by Kaiser, to make no recommendation to the City Council regarding the application as presented. Roll call. Voting “aye” were Roemmich, Margritz, Quintero, Denker, Kaiser, Smith, Worthing. Motion carried.

**ROUNDTABLE:** There were no issues for discussion.

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

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary