

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
October 3, 2018**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 3, 2018, 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, Sadie Worthing, Ellie Quintero, Jeremy Kaiser, Cameron Smith, Jared Jacob, Barb Margritz, and Chris Denker. Curtis Roemmich was absent. City Officials present were Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, City Attorney Brian Copley, 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 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.

RECOGNIZATION OF APPOINTMENTS: The board welcomed Barb Margritz and Chris Denker who were recently appointed to fulfill terms vacated by Curt Bennett and Keevin Hardiman.

MINUTES–MEETING 9-5-18: Minutes of the Regular Meeting held Wednesday, September 5, 2018, were presented to the Commission for consideration and approval. Moved by Kaiser, seconded by Worthing, to approve Minutes as presented. Roll call. Voting “aye” were Smith, Jacob, Margritz, Quintero, Denker, Worthing, Kaiser, Heineman. Motion carried.

PUBLIC HEARING: Chairman Heineman opened a public hearing to consider a conditional use permit application by Naji Abdi for a multi-family dwelling to be located at 405 North Washington. Brecks reviewed the application for renovation of the former Box Bar into five apartments on two floors with possible retail space on the main floor. He outlined applicable zoning codes related to C-2 district conditional uses. He noted the project does fit into the future land use plan; however, issues related to adequate parking, fire exits and congregate housing also exist. He noted only 3 of 12 required parking spots are available for the apartments. He also noted, with no setbacks on commercial buildings, there would be inadequate space for the required fire exits without infringing on public and private property. Congregate housing is unallowable as permitted or conditional uses. Brecks further directed the Planning Commission to the application standards set forth in the Lexington Zoning Ordinance. He stated the plan could be amended by the applicant and his architect to address these concerns. Naji Abdi, the applicant, addressed the members stating he is aware of the code issues and is willing to work with staff to resolve them. There being no more public comments, the public hearing was closed. Following discussion, moved by Kaiser, seconded by Worthing, to recommend denial of the application until amendments related to parking and fire exits codes are addressed and presented again for Planning Commission consideration. Roll call. Voting “aye” were Smith, Jacob, Margritz, Quintero, Denker, Worthing, Kaiser, Heineman. Motion carried.

ROUNDTABLE: Brecks noted that a possible subdivision and zoning change may come before the Commission at a future meeting. He also stated that training for commissioners may be held at a later date.

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