

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
JULY 10, 2019**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, July 10, 2019, 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, Cameron Smith, Jeremy Kaiser, Ellie Quintero, Chris Denker, and Kristi Moyer. Barb Margritz, Curtis Roemmich, and Jared Jacob were absent. City Officials present were City Manager Joe Peplitsch, Development Services Director Bill Brecks, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Barb Hodges, and Secretary Pamela Baruth. The press was represented by Clipper-Herald and Tri-City Tribune.

**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 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 6-5-19:** Minutes of the Regular Meeting held Wednesday, June 5, 2019, were presented to the Commission for consideration and approval. Moved by Smith, seconded by Denker, to approve Minutes as presented. Roll call. Voting “aye” were Moyer, Quintero, Kaiser, Denker, Smith, Worthing. Motion carried.

**PUBLIC HEARING:** Worthing opened a public hearing to consider an amendment to the redevelopment plan for Redevelopment Area #1 related to Lot 2 of Goodwill Industries of Greater Nebraska Inc Subdivision. Peplitsch reviewed the plan for an 80-room hotel and parking, noting the \$12 million-dollar project will utilize TIF funding to assist with land acquisition, site preparation, access and infrastructure improvements. He noted this project complies with the commercial planning with the Comprehensive Plan. There were no public comments. The public hearing was closed. Resolution No. 2019-01 was presented. Moved by Denker, seconded by Kaiser, to approve Resolution No. 2019-01 as presented. Roll call. Voting “aye” were Moyer, Quintero, Smith, Kaiser, Denker, Worthing. Motion carried.

**RESOLUTION NO. 2019-01**

A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF LEXINGTON PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of Lexington, Nebraska (the "Agency") pursuant to Chapter 18, Article 21, Section 18-210.01 of the Community Development Law, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2154 of the Act;

WHEREAS, the City has 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;

WHEREAS, the City adopted the General Redevelopment Plan for Redevelopment Area #1 (the "Redevelopment Plan") on April 8, 2003, pursuant to Resolution 03-03;

WHEREAS, the Agency has prepared a proposed amendment to the Redevelopment Plan (the "Redevelopment Plan Amendment"), a copy of which is attached hereto as Attachment A. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Plan to the Planning Commission of the City of Lexington for recommendations with respect to the proposed Redevelopment Plan Amendment;

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

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan:

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 Amendment is consistent with and conforms to the general plan for development of the City as a whole.

2. The Planning Commission confirms that the area described in the Redevelopment Plan Amendment is blighted and substandard as defined in the Nebraska Community Development Law.

3. The Planning Commission finds that the Redevelopment Plan Amendment, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.

BE IT FURTHER RESOLVED, that the Planning Commission recommends the adoption and approval of the Redevelopment Plan Amendment, with such amendments, additions and deletions as are deemed necessary by the Agency.

**PASSED AND APPROVED by the Lexington Planning Commission this 10th day of July, 2019.**

**PUBLIC HEARING:** Worthing opened a public hearing to consider a Conditional Use Permit application by Groves by Riverside LLC for a campground to be located at 3016 Plum Creek Parkway. Brecks reviewed the code requirements related to campgrounds and a draft CUP agreement. Stephen Fokken stated the campground will have 10 lots available, and they are currently working with state officials to obtain required authorizations. There were no public comments, and the public hearing was closed. Moved by Smith, seconded by Kaiser, to recommend to the City Council approval of the Conditional Use Permit application for a campground at 3016 Plum Creek Parkway. Roll call. Voting "aye" were Quintero, Moyer, Denker, Kaiser, Smith, Worthing. Motion carried.

**ROUNDTABLE:** Brecks noted a Conditional Use Permit application and a subdivision/annexation project will be topics of the next meeting.

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

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary