

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
May 7, 2025**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, May 7, 2025, in the Council Chambers at Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Sadie Worthing, Cam Smith, Roque Gonzalez, Curtis Roemmich, Stephanie Novoa, Jeremy Kaiser, Barb Margritz and Jeff Tappan. Kristi Moyer was absent. City Officials present were Community Development Director Bill Brecks, Assistant City Manager Dennis Burnside, City Attorney Brian Copley and Secretary Pamela Baruth. The press was represented by 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 Worthing who informed the public that the Open Meetings Act is posted in the Meeting Room at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska.

MINUTES–MEETING 4-2-2025: Minutes of the Regular Meeting held Wednesday, April 2, 2025, were presented to the Commission for consideration and approval. Moved by Kaiser, seconded by Roemmich, to approve Minutes as presented. Roll call. Voting “aye” were Gonzalez, Tappan, Margritz, Novoa, Roemmich, Kaiser, Smith, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider an Application for Rezoning submitted by Lexington HIE LLC for property located at 2812 Heartland Road from M-1 Light Industrial to C-3 Highway Commercial. Brecks explained the zoning for the property needs to be updated for the construction of a new hotel under construction. There were no public comments, and the public hearing was closed. Following discussion moved by Smith, seconded by Kaiser, to recommend to the City Council approval of the Application for Rezoning for property at 2812 Heartland Road as presented. Roll call. Voting “aye” were Novoa, Gonzalez, Roemmich, Margritz, Tappan, Kaiser, Smith, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider a Redevelopment Plan for Redevelopment Area #6, being the proposed Vintage Rows Redevelopment Project. Brecks explained the project includes 19 townhome units for senior households with associated improvements. There were no public comments, and the public hearing was closed. Resolution No. 2025-02 was presented for consideration. Following discussion, moved by Smith, seconded by Novoa, to approve Resolution No. 2025-02 as presented. Roll call. Voting “aye” were Tappan, Margritz, Roemmich, Gonzalez, Kaiser, Novoa, Smith, Worthing. Motion carried.

RESOLUTION NO. 2025-02

(Redevelopment Plan Amendment—Vintage Townhomes Redevelopment Project)

**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 COMMUNITY DEVELOPMENT LAW.**

RECITALS

A. 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**”).

B. The Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2157 of the Act.

C. 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.

D. The City adopted the General Redevelopment Plan for Redevelopment Area #6 (the “**Redevelopment Area**”) on November 8, 2022, pursuant to Resolution No. 2022-25 (the “**Redevelopment Plan**”).

E. The Agency has prepared a proposed Amendment to the Redevelopment Plan (the “**Redevelopment Plan Amendment**”), a copy of which is attached hereto as **Exhibit A**. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Plan Amendment to the Planning Commission of the City of Lexington, Nebraska (the “**Planning Commission**”) for recommendations with respect to the proposed Redevelopment Plan Amendment.

F. On May 7, 2025, a meeting of the Planning Commission was held at the Lexington City Council Chambers, 406 E 7th Street in Lexington, Nebraska in order to conduct a public hearing on the question of whether Redevelopment Plan Amendment should be recommended to the City Council and ultimately adopted and approved by the City Council.

G. A notice of public hearing was published for at least two (2) consecutive weeks, the last of which was at least ten (10) days prior to the time and date of the public hearing, which notice of public hearing described the time, date, place and purpose of the hearing.

H. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

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 Amendment:

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 Act.

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

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 this 7th day of May, 2025.

ROUNDTABLE: Brecks gave an update on current and future projects.

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

Respectfully submitted,
Pamela Baruth
Planning Commission Secretary