

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
October 2, 2019**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, October 2, 2019, in the Council Chamber at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commission members present were Sadie Worthing, Cameron Smith, Jeremy Kaiser, Chris Denker, Curtis Roemmich, and Kristi Moyer. Absent were Ellie Quintero, Jared Jacob, and Barb Margritz. City Officials present were City Manager Joe Peplitsch, Development Services 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 the Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska.

MINUTES–MEETING 9-4-19: Minutes of the Regular Meeting held Wednesday, September 4, 2019, were presented to the Commission for consideration and approval. Moved by Roemmich, seconded by Worthing, to approve Minutes as presented. Roll call. Voting “aye” were Moyer, Denker, Kaiser, Smith, Roemmich, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider an Application to Rezone by St. Ann’s Catholic Church for property located along Taft Street, between East 3rd Street and East 13th Street, from Residential R-1 and R-2, and Agricultural A-1 and A-2, to Residential R-3. Peplitsch reviewed the application. He indicated that the church desires to use the property for future church and housing development opportunities, and the requested zone change would provide more flexibility as opportunities arise. He also discussed past development plans on subdivisions involving the subject property. Being no other public comments received, the public hearing was closed. Following discussion, moved by Roemmich, seconded by Denker, to recommend City Council approval of an Application to Rezone by St. Ann’s Catholic Church for property along Taft Street to R-3 High Density Residential. Roll call. Voting “aye” were Moyer, Kaiser, Smith, Denker, Roemmich, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider a Conditional Use Permit application by Javier Ramirez for an automotive repair shop located at 119 West Pacific. Brecks noted Section 5.12.03 of the Lexington City Code requires a CUP for this type of business and referred to a draft agreement to be considered. He stated the CUP agreement would include additional requirements as to the number of vehicle storage allowed on site based upon garage space. Being no other public comments received, the public hearing was closed. Following discussion, moved by Smith, seconded by Worthing, based on Section 6.08 Standards, to recommend City Council approval of the Conditional Use Permit application as presented. Roll call. Voting “aye” were Moyer, Denker, Kaiser, Roemmich, Smith, Worthing. Motion carried.

PUBLIC HEARING: Worthing opened a public hearing to consider a Final Plat of the Scooter’s Coffee Addition at Plum Creek Parkway and Frontier Road. Peplitsch reviewed the plat and discussed future development potential. Being no other public comments received, the public hearing was closed.

Following discussion, moved by Smith, seconded by Moyer, to recommend City Council approval of the Final Plat of the Scooter's Coffee Addition as presented. Roll call. Voting "aye" were Roemmich, Kaiser, Denker, Moyer, Smith, Worthing. Motion carried.

ROUNDTABLE: Peplitsch noted a public hearing to consider an amendment to the city zoning code will be on the agenda at the next meeting.

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

Respectfully submitted,
Pamela Baruth
Planning Commission Secretary