

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
September 4, 2019**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, September 4, 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, Ellie Quintero, Jeremy Kaiser, Curtis Roemmich, and Barb Margritz. Absent were Chris Denker, Jared Jacob, and Kristi Moyer. 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 8-7-19:** Minutes of the Regular Meeting held Wednesday, August 7, 2019, were presented to the Commission for consideration and approval. Moved by Roemmich, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were Margritz, Quintero, Kaiser, Smith, Roemmich, Worthing. Motion carried.

**PUBLIC HEARING:** Worthing opened a public hearing to consider an Application to Rezone by Tyson Foods, Inc. for property located at 801 East Prospect Road from M-1 Light Industrial to M-2 Heavy Industrial. Peplitsch explained a change in the zoning of the property is necessary to accommodate a proposed water treatment and storage facility for the Tyson plant. He stated the area is surrounded by heaving industrial use, and the rezone request would conform with the future land use plan. Hearing no further public comment, the public hearing was closed. Following discussion, moved by Smith, seconded by Kaiser, to recommend to City Council approval of an Application to Rezone by Tyson Foods, Inc. for property located at 801 East Prospect Road from M-1 Light Industrial to M-2 Heavy Industrial. Roll call. Voting “aye” were Margritz, Quintero, Roemmich, Kaiser, Smith, Worthing. Motion carried.

**PUBLIC HEARING:** Worthing opened a public hearing to consider a Conditional Use Permit application by Tyson Foods, Inc. to construct and operate private water treatment and storage facilities to be located at 801 East Prospect Road. Peplitsch reviewed the application and indicated the project developers are acquiring required permits for continued planning and development purposes. A draft conditional use permit agreement was reviewed. Hearing no further public comment, public hearing was closed. Following discussion, moved by Smith, seconded by Roemmich, to recommend to City Council approval of the Conditional Use Permit application as presented. Roll call. Voting “aye” were Margritz, Quintero, Kaiser, Roemmich, Smith, Worthing. Motion carried.

**ROUNDTABLE:** Brecks noted a Conditional Use Permit application may be on the agenda for the next meeting. Peplitsch stated a review and update of the Comprehensive Plan will be scheduled for a future 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