

**PLANNING COMMISSION**  
**JUNE 6, 2001**

A Regular Meeting of the Lexington Planning Commission was held Wednesday June 6, 2001 at the Lexington Municipal Building, 406 East 7<sup>th</sup> Street at 7:00 p.m. Commissioners present were Chairman Bill Grant, Vice-Chairman Mark Yung, Jim Macias, Margaret Nielsen, Toby Owens, Charlene West, Nova Workman, and Mark Yung. Commissioners Steve Smith and Rob Waterman were absent. City Officials present were City Manager Joe Peplitsch, City Attorney Willard Weinhold, Chief Building Inspector Thomas R. Nelson, Administrative Assistant Shirley Lewis. The Press was represented by KRVN and the 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 this 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 Chairman Bill Grant.

**MINUTES – REGULAR MEETING – 5-2-01:** Minutes from the Regular Meeting held May 2, 2001 was presented to the Lexington Planning commission for consideration and approval. Moved by Nielsen, seconded by Yung, to approve the Minutes from the Regular Meeting held May 2, 2001. Unanimous “aye”. Motion carried.

**BLIGHTED AND SUBSTANDARD DETERMINATION REDEVELOPMENT AREA #2:** Joe Peplitsch addressed the Lexington Planning Commission, presenting them with a Blighted and Substandard Determination Study. Mr. Peplitsch stated that the Community Redevelopment Authority has been looking at different areas of town that would potentially qualify as blighted and substandard areas, and be candidates for redevelopment projects. Following several sessions of planning, the CRA determined an area to be viable. Following Mr. Peplitsch’s presentation of the study, and discussion held by the Planning Commission, moved by Nielsen, seconded by Yung, to recommend approval of the following Resolution as presented.

RESOLUTION NO. 01-01

A RESOLUTION FOR THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO A BLIGHT AND SUBSTANDARD STUDY FOR AN AREA IN THE

CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance passed and approved, created the Community Redevelopment Authority of the City of Lexington, Nebraska (the "Authority") pursuant to Sections 18-2110 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (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 has submitted the question of whether such area is blighted and substandard for purposes or review and recommendation pursuant to Section 18-2109 of the Act.

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

RESOLVED, that the Planning Commission hereby makes the following finding with respect to the Blight and Substandard Determination Study prepared for the City by the Hanna:Keelan firm.

1. The Planning Commission has reviewed the Study (attached as Exhibit 'A') as to its conformity with the general plan for the development of the City as a whole, and
2. The Planning Commission confirms that the area described in the Study meets the definition of blighted and substandard as set forth in the Act.
3. The planning commission makes not other recommendation with regard to such study.

RESOLVED FURTHER, that any Resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from and after its passage, approval and publication as required by law. The provisions of this Resolution are separable, and invalidity of any phrase, clause

or part of this Resolution shall not affect the validity of effectiveness of the remainder of this Resolution.

PASSED AND APPROVED by the Planning Commission of the City of Lexington, Nebraska, this 6<sup>th</sup> day of June, 2001.

PLANNING COMMISSION  
CITY OF LEXINGTON, NEBRASKA

Margaret T. Nielsen  
Commission Member

Charlene West  
Commission Member

Nova Workman  
Commission Member

Jim Macias  
Commission Member

William G. Grant  
Commission Member

Toby D. Owens  
Commission Member

Mark Yung  
Commission Member

Shirley Lewis  
Deputy City Clerk

**ADJOURNMENT:**

There being no further business to come before the Lexington Planning Commission, Chairman Grant declared the meeting adjourned.

Respectfully submitted,

Shirley Lewis  
Administrative Assistant