

**PLANNING COMMISSION**  
**MARCH 6, 2002**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, March 6, 2002 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, Steve Smith, Charlene West, Nova Workman. Rob Waterman and Toby Owens were absent. City Officials present were City Manager Joe Peplitsch, City Attorney Willard Weinhold, Chief Building Inspector Thomas R. Nelson, Secretary Shirley Lewis. Also present was Todd Lorenz representing Olsson Associates. 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 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 Chairman Bill Grant.

**MINUTES – REGULAR MEETING – 2-6-02:** Minutes of the Regular Meeting held February 6, 2002 was presented to the Lexington Planning Commission for consideration and approval. Moved by West, seconded by Macias, to approve the Minutes from the Regular Meeting held February 6, 2002 as presented. Roll call. Unanimous “aye”. Motion carried.

**SUBDIVISION REQUEST:** Todd Lorenz, representing Olsson Associates, addressed the Planning Commission on behalf of owners, Lance and Sara Fertitta, and Greg and Susan Staley. Mr. Lorenz requested recommendation of a Subdivision on property located on the Southwest Quarter of Section 17, Lexington, Nebraska. Peplitsch reviewed the proposed Subdivision Plat with the Planning Commission, explaining that a Super Wal-Mart would be located on Lot One of the property. Following discussion, moved by Yung, seconded by West, to recommend approval of the Final Plat for the Subdivision Request on property located on the Southwest Quarter of Section 17, Lexington, Nebraska. Roll call. Voting “aye” were Macias, West, Workman, Yung, Grant. Voting “nay” was Nielsen. Abstaining was Smith. Motion carried.

**REDEVELOPMENT AREA #2 REDEVELOPMENT** Peplitsch addressed the Planning Commission requesting their recommendation concerning Redevelopment Plan for Redevelopment Area #2. A Resolution was presented for

**PLAN:**

their consideration. Following discussion, moved by Yung, seconded by Macias, to recommend approval of the following Resolution for the Redevelopment Plan for Redevelopment Area #2. Roll call. Voting “aye” were Workman, West, Smith, Nielsen, Macias, Yung, Grant. Motion carried.

RESOLUTION NO. 02-01

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

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the “City”) by its Ordinance, created the Community Redevelopment Authority of the City of Lexington, Nebraska (the “Authority”) pursuant to Sections 18-2101 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 adopted a resolution declaring an area of the City of Lexington as blighted and substandard in accordance with Section 18-2103 of the Act, after notice and hearing, as required by law;

WHEREAS, the Authority has published notice inviting proposals for Redevelopment Contracts for consideration by the Authority pursuant to Section 18-2111 of the Act;

WHEREAS, the Authority has submitted a proposed Redevelopment Plan (a copy of which is identified as “Redevelopment Plan” attached hereto as Exhibit A) to this Planning Commission of the City of Lexington for recommendations with respect to the Redevelopment Plan:

1. The Planning Commission has reviewed the Redevelopment Plan 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 Redevelopment Plan is blighted and substandard as defined in the Nebraska Community Development Law.

3. The Planning Commission finds that the Redevelopment Plan, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.
4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan attached hereto as Exhibit A, with such amendments, additions and deletions as are deemed necessary by the Authority.

PASSED AND APPROVED by the Lexington Planning Commission this 6<sup>th</sup> day of March, 2002.

LEXINGTON PLANNING COMMISSION

William Grant  
Commission Member

Mark Yung  
Commission Member

Jim Macias  
Commission Member

Margaret Nielsen  
Commission Member

Steve Smith  
Commission Member

Charlene West  
Commission Member

Nova Workman  
Commission Member

**ADJOURNMENT:**

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

Respectfully submitted,

Shirley Lewis  
Secretary