

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
November 2, 2011**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, November 2, 2011, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Cathy Fagot, Curt Bennett, Dora Vivas, Doug Heineman, Ellie Vazquez, Steve Smith, Seth McFarland and Rusty Sutton. Nancy Evans was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, and Secretary Pamela Berke. Dan Smith, NPPD, and Dave Muirhead and Bruce Rickertsen, Dawson County Ag Society, were also in attendance.

**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 Chairperson Cathy Fagot. The Chairperson informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington Municipal Building, located at 406 East 7th Street, Lexington, Nebraska.

**MINUTES – MEETING  
8-3-11**

Minutes of the Regular Meeting held Wednesday, August 3, 2011, were presented to the Planning Commission. Moved by Vivas, seconded by Smith, to approve Minutes as presented. Roll call. Voting “aye” were McFarland, Sutton, Heineman, Bennett, Smith, Vivas, Fagot. Vazquez was absent from the vote. Motion carried.

**CODE AMENDMENT:**

Fagot opened a public hearing. Peplitsch reviewed staff proposed amendments to Chapter 28 (Zoning) of the Lexington City Code regarding special use permitting of RV/trailer parks and campgrounds. He explained that these amendments are intended to bring consistency and clarity to the development of trailer (camper) park special uses in agricultural, highway commercial, and light industrial zones. Following discussion, moved by Smith, seconded by Bennett, to recommend approval to the City Council of

the amendments to the Zoning Code as presented. Roll call. Voting “aye” were McFarland, Sutton, Vivas, Vazquez, Heineman, Bennett, Smith, Fagot. Motion carried.

**PUBLIC HEARING:**

Chairperson Fagot opened a public hearing to consider a special use permit application from Dawson County Agricultural Society Inc. for trailer/rv hookups at Dawson County Fairgrounds. Dave Muirhead and Bruce Rickertsen spoke to the plans for the trailer/camper hookup area and potential uses, noting convenience for fairground attendees. Discussion included roadways, emergency access, sewer connection, surfacing material and timeline for completion. Commission requested a more accurate site plan of the area before making a final recommendation. The public hearing was closed. The application will again be considered at a future public hearing following the completion of a detailed site plan.

**SUBDIVISION:**

Pepplitsch presented a subdivision plat for the Schmidt-Miller Subdivision. He explained this is a replat of existing lots, and the indicated need of the property owner to replat. Smith noted that the plat as presented indicated two different owners and only one dedication. Following discussion, moved by Bennett, seconded by McFarland, to recommend approval of the Schmidt-Miller Subdivision with any necessary corrections to the dedication portion of the plat. Roll call. Voting “aye” were Sutton, Smith, Vivas, Vazquez, Heineman, McFarland, Bennett, Fagot. Motion carried.

**COMP PLAN PROPOSAL:** Commission and Staff discussed the ranking process for consulting service proposals received for the Comprehensive Plan—Long Range Transportation Plan update. Following discussion, Burnside requested that completed ranking sheets be returned to City Hall by November 10.

**ROUNDTABLE:**

Pepplitsch provided updates on several current projects.

**ADJOURNMENT:**

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

Respectfully submitted,

Pamela Berke  
Planning Commission Secretary