

CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
April 4, 2012

A Regular Meeting of the Lexington Planning Commission was held Wednesday, April 4, 2012, at the Lexington Municipal Building, 406 E. 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Seth McFarland, Cathy Fagot, Dora Vivas, Nancy Evans, Steve Smith, and Curt Bennett. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, Building Inspectors Bill Brecks, and Secretary Pamela Berke. Ken Graus and Bruce Stuart were also in attendance. The press was represented by Jeff Axtell from KRVN radio.

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 Seth McFarland. The Chairman 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
3-7-2012** Minutes of the Regular Meeting held Wednesday, March 7, 2012, were presented to the Lexington Planning Commission for consideration and approval. Moved by Vivas, seconded by Fagot, to approve Minutes as presented. Roll call. Voting “aye” were Bennett, Smith, Evans, Fagot, Vivas, McFarland. Motion carried.

PUBLIC HEARING: Chair McFarland opened a public hearing to consider an application by Bruce and Theresa Stuart dba Stuart Cattle Co Inc. for a special use permit to expand their livestock operation and construct a wastewater collection and land application system. Bruce Stuart outlined his project of expanding his operation by 900 head which requires an expanded runoff collection and distribution system. He noted that he has been working with Nebraska Dept of Environmental Quality and Nebraska Resources

Conservation Service in developing a cost efficient and acceptable treatment system. The system includes a runoff collection pond from which the liquid will be pumped and applied to hay or grass land east of the feedlot through a sprinkler system. Discussion with Stuart included cost of lagoon versus vegetative treatment system, odor issues, and location of the collection pond. There was no public opposition to the special use permit application. Following discussion, the public hearing was closed. Moved by Smith, seconded by Fagot, to recommend approval of the special use permit application to the City Council as presented. Roll call. Voting "aye" were Bennett, Evans, Vivas, Fagot, Smith, McFarland. Motion carried.

GRAUS SUBDIVISION: McFarland opened a public hearing to consider a subdivision plat application by Ken Graus. Graus owns property in two adjoining subdivisions and would like to build a detached garage across the property lines. The application would replat the 2 subdivision into one and provide for conforming use of the property. Smith noted that there is a discrepancy in the legal description on the dedication page. There being no other discussion, the public hearing was closed. Moved by Bennett, seconded by Vivas, to recommend approval to the City Council of the subdivision plat application by Ken Graus for the Graus Subdivision with corrections to be made in the legal description on the dedication page. Roll call. Voting "aye" were Smith, Evans, Fagot, Vivas, Bennett, McFarland. Motion carried.

REPLAT OF SE 2ND: Pepplitsch requested Commission consideration of a replat of the Southeast Second Addition to adjust necessary ROW easements. He noted that the additional ROW would accommodate truck-turning radius and storm water drainage. Following discussion, moved by Bennett, seconded by Smith, to recommend approval to the City Council of the replat of the Southeast Second Addition as presented. Roll call. Voting "ay" were Evans, Vivas, Fagot, Smith, Bennett, McFarland. Motion carried.

ROUNDTABLE: Pepplitsch gave an update of the Comprehensive Plan project, noting that a contract between JEO Consulting Group and the City has been signed and the public input process will begin soon. A schedule of the process will be emailed to the Commission members when it has been

finalized. Peplitsch also reported that conceptual plans for the city portion of the DTR project have been reviewed by the council and improvements will need to be completed by August per the project agreement.

ADJOURNMENT:

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

Respectfully submitted,
Pamela Berke
Planning Commission Secretary