

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
June 5, 2013**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, June 5, 2013, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Seth McFarland, Doug Heineman, Cathy Fagot, Ellie Vazquez, Sir Keevin Hardiman, Steve Smith, and Curt Bennett. Members Nancy Evans and Rusty Sutton were absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, Building Inspector Bill Brecks, and Secretary Pamela Berke. The press was presented by the Kearney Hub.

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 Seth McFarland. McFarland 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
5-15-13**

Minutes of the Regular Meeting held Wednesday, May 15, 2013, were presented to the Commission for consideration and approval. Fagot requested correction of names for the conservation easement to read “John” instead of “Larry”. Moved by Smith, seconded by Fagot, to approve Minutes as corrected. Roll call. Voting “aye” were Heineman, Vazquez, Hardiman, Fagot, Smith, McFarland. Bennett was absent from the vote. Motion carried.

PUBLIC HEARING:

McFarland opened a public hearing to consider a rezoning application by Dave Fagot for property located at 209 and 211 South Adams. The owner would like the properties to be rezoned from R1 to M1 as his intent is to construct storage buildings on the lots. The lots are no longer consistent with the characteristics of the R1 designation, due to the proximity to the Adams Street viaduct. Following questioning and discussion, the public hearing was closed. Moved by Smith, seconded by Fagot, to recommend to the City Council, approval of the rezoning application as presented. Roll call.

Voting “aye” were Bennett, Hardiman, Vazquez, Heineman, Fagot, Smith, McFarland. Motion carried.

SUBDIVISION:

Irving P. Hiatt requested Commission consideration of a preliminary plat for Westminster Woods Second Addition. He explained that with changes in the zoning designation from A1 to R1, he intends to create 8 residential lots for sale. Discussion regarding the preliminary plat included public and private roads, access and maintenance of roads, topographic drainage, and drainage and access easements. Following discussion, moved by Fagot, seconded by Bennett, to table the subdivision issue until the developer has addressed concerns on the preliminary plat. Roll call. Voting “aye” were Hardiman, Smith, Bennett, Fagot, McFarland. Heineman and Vazquez abstained from the vote. Motion carries.

REZONING:

McFarland opened a public hearing to consider a rezoning application by Westminster Woods LLC for property currently zoned as A1 to R1 in Westminster Woods Second Addition. Irving P. Hiatt outlined plans for the property to be used as residential lots. The public hearing was closed. Following discussion, moved by Fagot, seconded by Bennett, to approve the zoning application contingent upon the approval of the final plat for the Westminster Woods Second Addition. Roll call. Voting “aye” were Vazquez, Hardiman, Smith, Bennett, Fagot, McFarland. Heineman abstained. Motion carries.

ROUNDTABLE:

Burnside reminded Commission and Staff of the public hearing to be held on Wednesday, June 26, which will be the next regular meeting due to holiday scheduling. This hearing will be for the final draft of the Comprehensive Plan.

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