

CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
August 3, 2016

A Regular Meeting of the Lexington Planning Commission was held Wednesday, August 3, 2016, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Commissioners present were Doug Heineman, Jeremy Kaiser, Ellie Quintero, Keevin Hardiman, Seth McFarland, Steve Smith, Derek Haines and Curt Bennett. Sadie Worthing was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Development Services Director Bill Brecks and Secretary Pamela Baruth. The press was represented by KRVN.

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 Heineman who 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 7-14-16: Minutes of the Regular Meeting held Thursday, July 14, 2016, were presented and discussed. Moved by Smith, seconded by McFarland, to approve Minutes as presented. Roll call. Voting “aye” were Kaiser, Haines, Hardiman, Quintero, Bennett, McFarland, Smith, Heineman. Motion carried.

VICE CHAIRMAN: Moved by Bennett, seconded by Haines, to elect Steve Smith as Vice Chairman. Roll call. Voting “aye” were Smith, McFarland, Hardiman, Quintero, Kaiser, Haines, Bennett, Heineman. Motion carried.

PUBLIC HEARING: Chair Heineman opened a public hearing to consider an application by Viaero Wireless for property located at 1711 North Erie Street, Lexington, NE, for a wireless communication tower in an R-1 Single-Family Residential zoned area. Brecks reviewed the application as it relates to city code, noting a tower such as this is allowable in the zoned area with a conditional use permit. Brecks stated the applicant had provided all required application materials pursuant to Section 7.07 of the Lexington Zoning Ordinance. Brecks did not note any issues with application which were contrary to Section 7.07 or Section 6.08 of the Lexington Zoning Ordinance. Mike Harms, Viaero Wireless, explained the specifics related to the proposed 52 foot tower, including the reasons for the location of the tower at this area, as well as the inability to co-locate on a different tower. Peplitsch noted that 18th Street north of Sandoz School will likely be vacated due to drainage issues but an utility easement will be maintained to access a city well and the communication tower. There being no other public comments, the public hearing was closed. Following discussion, moved by Bennett, seconded by Smith, to recommend to the City Council approval the conditional use permit application by Viaero Wireless as presented. Roll call. Voting “aye” were McFarland, Quintero, Hardiman, Kaiser, Haines, Smith, Bennett, Heineman. Motion carried.

PUBLIC HEARING: Chair Heineman opened a public hearing to consider a draft final subdivision plat titled Northwest Fifth Addition, a proposed replat of portions of the Northwest Second Addition; application by the City of Lexington. Peplitsch reviewed the plat, noting the intent to provide mixed

use housing lots and extension of 20th Street to Airport Road; he indicated no zoning changes would be required. He stated that minor revisions are in process on a few of the lot configurations in the plat, but the general boundary and street layout will remain consistent. There were no public comments. The public hearing was closed. Following discussion, moved by Kaiser, seconded by Bennett, to recommend to the City Council approval of the proposed Northwest Fifth Addition, together with minor lot modifications as discussed. Roll call. Voting “aye” were Haines, McFarland, Hardiman, Quintero, Smith, Bennett, Kaiser, Heineman. McFarland abstained. Motion carried.

ROUNDTABLE: Peplitsch announced that the Commission may have a redevelopment contract to review at the September meeting.

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

Respectfully submitted,
Pamela Baruth
Planning Commission Secretary