

**CITY OF LEXINGTON, NEBRASKA
PLANNING COMMISSION
May 3, 2017**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, May 3, 2017, 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, Sadie Worthing, Ellie Quintero, Keevin Hardiman, Derek Haines, Cameron Smith, Jeremy Kaiser, and Curt Bennett. Jared Jacob was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, City Attorney Brian Copley and City Clerk Pamela Baruth.

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 4-5-17: Minutes of the Regular Meeting held Wednesday, April 5, 2017, were presented to the Commission for consideration and approval. Moved by Worthing, seconded by Smith to approve the Minutes as presented. Roll call. Voting “aye” were Quintero, Hardiman, Haines, Kaiser, Smith Worthing, Heineman. Motion carried. Bennett was absent from the vote.

REDEVELOPMENT PLAN: Peplitsch reviewed a redevelopment plan amendment for property in the Southwest First Addition in Redevelopment Area #5. He explained The Row Redevelopment Project is adjacent and slightly overlapping to the previous plan amendment in the area, and would include approximately 60 duplex townhome units divided into two or three phases, with the first phase being approximately 32 units. Following discussion as to conformity to the Comprehensive Plan, Resolution No. 2017-02 was presented. Moved by Bennett, seconded by Kaiser, to approve Resolution No. 2017-02. Roll call. Voting “aye” included Smith, Hardiman, Haines, Quintero, Worthing, Kaiser, Bennett, Heineman. Motion carried.

RESOLUTION NO. 2017-02

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

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of Lexington, Nebraska (the "Agency") pursuant to Chapter 18, Article 21, Section 18-210.01 of the Community Development Law, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2154 of 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 Agency has prepared a proposed Redevelopment Plan Amendment (the "Redevelopment Plan") a copy of which is attached hereto as **Attachment A**. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Plan to the Planning Commission of the City of Lexington for recommendations with respect to the proposed Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE LEXINGTON PLANNING COMMISSION, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings 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 finds that the Redevelopment Plan is consistent with and conforms to the general plan for development of the City as a whole.
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 Attachment A, with such immaterial amendments, additions and deletions as are deemed necessary by the Agency.

PASSED AND APPROVED by the Lexington Planning Commission this 3rd day of May, 2017.

ROUNDTABLE: Peplitsch reported on upcoming agenda items for the Planning Commission, and progress on northwest and southwest housing areas.

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

Respectfully submitted,
Pamela Baruth
Planning Commission Secretary