

Bennet Planning Commission
Regular Meeting Minutes
April 19, 2023

The Bennet Planning Commission held a regular meeting on Wednesday, April 19, 2023 at 7:00 p.m. at City Hall, 685 Monroe Street in the City. The session was open to the public and proceeded by advance publicized notice duly given in strict compliance with the provisions of the Open Meetings Act, Chapter 84, Article 14, Reissue Revised Statutes of Nebraska by posting at the City Clerk Office, the Post Office, and First Nebraska Bank.

Chairperson Josh Buck called the meeting to order at 7:00 p.m. and announced the Open Meetings Act was posted. Michele Lincoln, City Clerk/Zoning Administrator conducted roll call and recorded the minutes. Roll call: Josh Buck, Greg Pohl, Marilyn Maney, Kevin Hiatt, Boyd Batterman and alternate Matthew Tyler present.

Pohl moved and Hiatt seconded a motion to approve the minutes from the March 2, 2023 Special Meeting and Public Hearing. Roll call vote: Buck, Pohl, Maney, Hiatt, Batterman voted YES. Motion carried.

The new alternative Matthew Tyler was introduced and welcomed.

Dr. Zhenghong Tang, the Program Director of the Community and Regional Planning Program of the University of Nebraska, attended to explain the process and benefits of having Bennet Downtown Revitalization Plan and City Economic Development Plan as a student fall project. Dr. Tang shared the plans that his students created for Syracuse, David City and Beatrice. The plans have resulted in \$400,000 worth of CDBG grant funds being awarded for downtown development. To qualify for federal and state funds these types of plans need to be in place showing that there is a need and that the funding will improve the quality of life. These plans can help in acquiring funds for a five-year window. Examples of projects that can develop because of the project included improved lighting, sidewalks, building façade, welcome signs and business recruitment. The development process will include public surveys, analysis of those surveys and community meetings. The first meeting with the students will likely be at the end of August and he projected the process to run through December 15th. The City of Bennet will be responsible for reimbursement of all associated expenses which is estimated to be around \$7,000. SENDD has committed to contributing \$2,000.00 towards the project. Dr. Tang will have UNL draft a service agreement that will go before the City Council at their May 8th meeting. Pohl moved and Buck seconded a motion to recommend the City Council approve a Service Agreement with the Board of Regents of the University of Nebraska Lincoln to have the students of the Community and Regional Planning Program develop a Downtown Revitalization Plan/City Economic Development Plan for the City of Bennet. Roll call vote: Buck, Pohl, Maney, Hiatt, Batterman voted YES. Motion carried.

Lincoln explained when the new Bennet Code of Ordinances were adopted the building code portions adopted the International Building Codes by reference. In so doing, the local amendments that were approved in 2021 when we upgraded from the 2009 version to the 2018 version of the International Building Codes were not included. She requested a motion recommending approval of the ordinances to reestablish the local amendments. Pohl moved and Maney seconded a motion to recommend the City Council approve Ordinance 2023-4.1, an ordinance approving the 2018 International Building Code with amendments; Ordinance 2023-4.2, an ordinance approving the 2018 International Residential

Building Code with amendments; Ordinance 2023-4.3, an ordinance approving the 2018 International Mechanical Code with amendments; Ordinance 2023-4.4, an ordinance approving the 2018 International Plumbing Code; Ordinance 2023-4.5, an ordinance amending the general provisions related to the administration of the building codes; Ordinance 2023-4.6, an ordinance approving the 2018 International Existing Building Code with amendments; and Ordinance 2023-4.7, an ordinance approving the 2018 International Energy Conservation Code. Roll call vote: Buck, Pohl, Maney, Hiatt, Batterman voted YES. Motion carried.

Batterman moved and Pohl seconded a motion to adjourn at 7:58 p.m. Roll call vote: Roll call vote: Buck, Pohl, Maney, Hiatt, Batterman voted YES. Motion carried.

The next regular meeting will be May 17, 2023 at 7:00 pm at City Hall.

Michele Lincoln, CMC
City Clerk/Zoning Administrator