

Bennet Planning Commission
Regular Meeting Minutes
August 16, 2023

The Bennet Planning Commission held a regular meeting on Wednesday, August 16, 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, Kevin Hiatt, Marilyn Maney present. Boyd Batterman and Alternate Matthew Tyler absent.

Pohl moved and Hiatt seconded a motion to approve the minutes from the July 19, 2023, Regular Meeting. Roll call vote: Buck, Pohl, Maney, Hiatt voted YES. Motion carried.

During communications Maney shared information about accessing the Unicameral Update. Lincoln reported that the survey regarding a community daycare would be going out soon.

Buck stated public comment would be allowed on all agenda items with a three-minute time limit.

Mason Herrman with Marvin Planning Consultants (MPC) shared the raw data from the Comprehensive Development Plan/Economic Development Survey. There were 215 respondents, which is a 20% return rate. Herrman stated that is an impressive return rate for a survey. The majority of residents are in their mid-thirties and there are quite a few retirees. 76% commute with 22% driving 20 minutes for employment. A lot of people came here for the small-town feel, but still close to services. Most go to Lincoln for supplies and services. People would really like to see a grocery store, daycare, food options, and a downtown. Overall people really like Bennet, but they would like to see additional services. Herrman said this survey was very productive and will be a useful tool for the Comprehensive Plan and UNL's Downtown Revitalization/Community Economic Development Plan. Herrmann reported that the UNL class will be meeting on August 21st to kick off the project and then they will come to Bennet for a tour. He also stated that the website with the Bennet Crowdsourcing Map is still up and people can follow the progress of the Comprehensive Development Plan and UNL Downtown Development Plan. That website can be found at <https://tinyurl.com/bennetcompplan>.

Buck opened the Public Hearing for the purpose of hearing testimony regarding the adoption of the following zoning amendments at 8:06 p.m.

- Amend Section 4.06 Lot (2) to allow more than one principal building be located upon a tract of land in specific instances after a site plan review as part of a conditional use permit and recommended by the Planning Commission and approved by the City Council.
- Amend Section 4.23 Private Swimming Pools to add 2 (C) Pools that hold at least 18 inches of water shall have at least a 4-foot-high fence with gaps less than 4 inches surrounding them.
- Amend Section 9.04 Fences 1 (A) Unless otherwise provided, no fence shall be built on any lot or tract outside the surveyed lot lines. No fence shall be closer than 2 feet to the sidewalk. Rear yard and side yard setbacks do not apply to fences.

- Amend Section 7.02 (8) The parking requirements herein do not apply to specific parcels within the Flex District: parcels abutting Madison Street from Fir Street to Garden Street; parcels abutting Fir Street from Madison Street to Monroe Street; parcels abutting Garden Street from Madison Street to Monroe Street; parcels west of Monroe Street from Fir Street to Garden Street. Approval of a parking site plan shall be required for the remaining portion of the Flex District.
- Change of Zone for S3, T8, R8 Lots 75 and 76 SE Medium Density Residential (R-2) to General Commercial (C-2)

There being no public comment Buck closed the hearing at 8:18 p.m.

Pohl moved and Buck seconded a motion to recommend the City Council approve the following amendments:

- Amend Section 4.06 Lot (2) to allow more than one principal building be located upon a tract of land in specific instances after a site plan review as part of a conditional use permit and recommended by the Planning Commission and approved by the City Council.
- Amend Section 4.23 Private Swimming Pools to add 2 (C) Pools that hold at least 18 inches of water shall have at least a 4-foot-high fence with gaps less than 4 inches surrounding them.
- Amend Section 9.04 Fences 1 (A) Unless otherwise provided, no fence shall be built on any lot or tract outside the surveyed lot lines. No fence shall be closer than 2 feet to the sidewalk. Rear yard and side yard setbacks do not apply to fences.
- Amend Section 7.02 (8) The parking requirements herein do not apply to specific parcels within the Flex District: parcels abutting Madison Street from Fir Street to Garden Street; parcels abutting Fir Street from Madison Street to Monroe Street; parcels abutting Garden Street from Madison Street to Monroe Street; parcels west of Monroe Street from Fir Street to Garden Street. Approval of a parking site plan shall be required for the remaining portion of the Flex District.

Roll call vote: Buck, Pohl, Maney, Hiatt voted YES. Motion carried.

Buck moved and Hiatt seconded a motion to recommend the City Council approves the change of zone for S3, T8, R8 Lots 75 and 76 SE from Medium Density Residential (R-2) to General Commercial (C-2) so that it will conform to the existing land use and Future Land Use Plan. Roll call vote: Buck, Pohl, Maney, Hiatt voted YES. Motion carried.

Maney moved and Hiatt seconded a motion to adjourn at 8:21 p.m. Roll call vote: Buck, Pohl, Maney, Hiatt voted YES. Motion carried.

The next regular meeting is scheduled for September 20, 2023, at 7:00 pm at City Hall.

Michele Lincoln, CMC
City Clerk/Zoning Administrator