

Bennet Planning Commission  
Regular Meeting Minutes  
June 18, 2025

The Bennet Planning Commission held a meeting on June 18, 2025, at 7:00 PM, 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 Greg Pohl called the meeting to order at 7:00 p.m. and announced the Open Meetings Act was posted. Deputy City Clerk Michelle Olesen conducted roll call. Council Members in attendance were **Present:** Kevin Hiatt, Greg Pohl, Russ Jones **Absent:** Matt Tyler, Tyler Anderson. A quorum being present, and the meeting duly commenced, the following proceedings were taken while the meeting remained open to attendance by the public. Tyler Anderson arrived at 7:02 PM.

Hiatt moved and Jones seconded a motion to approve the minutes from March 26th, 2025, Regular Meeting. Roll call: Anderson, Jones, Hiatt, Pohl, voted yes. Motion carried.

Pohl introduced Russ Jones as the newest member of the planning commission, replacing Marilyn Maney.

Pohl announced that we would take public comment on agenda item #8a, Public Hearing for the purpose of hearing testimony regarding a Conditional Use Application from Ryan Cheney to allow Self Storage Units as per Section 9.10 of the Bennet Zoning Ordinance on Block 33, Lot 1, & N1/2 LOT2, Bennet, commonly known as 510 Monroe Street.

Agenda item #9 public hearing was moved before CIP Project reviews.

Jones moved and Hiatt seconded a motion to recommend approval of a Conditional Use Permit to allow Self Storage Units as per Section 9.10 of the Bennet Zoning Ordinance on Lot Block 33, Lot 1, & N1/2 LOT2, Bennet, commonly known as 510 Monroe Street, finding that the use was in conformity with the Comprehensive Plan and future land use maps.

Roll call: Anderson, Jones, Hiatt, Pohl, voted yes. Motion carried.

The Planning Commission evaluated the Capital Improvement Plan (CIP) projects. Anderson moved and Hiatt seconded a motion to forward the following CIP recommendations. Roll call: Anderson, Jones, Hiatt, Pohl, voted yes. Motion carried.

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PROJECT #	PROJECT	AMOUNT	YEAR	STATUS
Project #3	Office Equipment & Software - Annual Technology Update	\$ 2,500.00	25/26	Annually
Project #19	Water Storage Tank - Maintenance Contract	\$ 54,956.00	25/26	5 year contract for rehab
Project #23	Additional Water Storage Facility	\$ 1,000,000.00	29/30	
Project #32	New City Office/Maintenance Facility	\$ 3,500,000.00	27/28	
Project #43	Lagoon Cleaning	\$ 150,000.00	29/30	BS recommends 7 yrs
Project #44	Van Buren & Garden St. Area Inlet, Bar Parking Lot	\$ 25,000.00	25/26	
Project #45	Cottonwood & Tyler Street Paving-Phase 1 Engineering	\$ 1,500,000.00	25/26	
	Phase 2 - Construction		26/27	
Project #48	Contribution towards Pre-School Park Equip	\$ 10,000.00	25/26	carryover - Keno funds
Project #59	City Trail System - Phase 1	\$ 125,000.00	25/26	SS4A Planning Grant \$100,000-Approved & good to proceed.
		\$ 2,500,000.00	27/28	construct
Project #60	Asphalt Sealing	\$ 15,000.00	25/26	Annually
Project #62	Sanitary Sewer Video Equipment	\$ 70,000.00	25/26	
Project #66	Basketball/Pickle Ball Court, 1/2 court	\$ 15,000.00	27/28	
Project #67	Annexation Plan	\$ 20,000.00	25/26	PC
Project #68	T-Ball Field Bleachers & Backstop Repair/Replace	\$ 20,000.00	25/26	
Project #69	Anhydrous Tanks - Hazard Mitigation	\$ 100,000.00	26/27	
Project #70	Replace Playground Equipment Main Park	\$ 300,000.00	28/29	
Project #71	Expand iWorQ from Basic Plan to Enterprise Plan	\$ 4,950.00	25/26	Annual Fee = \$4,450.00
Project #72	City Shop	\$ 125,000.00	25/26	

Pohl invited public comments.

There being no public comments, Anderson moved and Hiett seconded to adjourn at 7:42 pm.

Roll call: Anderson, Jones, Hiett, Pohl, voted yes. Motion carried.

Michelle Olesen  
 Deputy City Clerk/Zoning Administrator