

Bennet Planning Commission
Special Meeting Minutes
January 4, 2023

The Bennet Planning Commission held a regular meeting on Wednesday, January 4, 2023 at 7:00 p.m. at City Hall, 685 Monroe Street in the City. This meeting was postponed from December 21, 2022. 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, Kevin Hiatt, Greg Pohl, Amber Bogle, Marilyn Maney and alternate Boyd Batterman present. Planners Keith Marvin and Mason Herman from Marvin Planning Consultants were also present.

Pohl moved and Hiatt seconded a motion to approve the minutes from the special meeting December 14, 2022. Roll call vote: Buck, Hiatt, Pohl, Maney. Bogle abstained. Motion carried.

During Communication Lincoln announced that the NPZA Conference would be held in Kearney March 8 – 10th. Pohl, Hiatt and Lincoln are interested in attending. Bogle may be interested. Lincoln stated that the new property owner north of the cemetery reached out and requested to schedule a meeting with herself and the Utility Superintendent. The owner specifically stated that he wanted his tentative ideas to be kept discreet. Some of the commission expressed that they should be represented and/or the engineer or consultant Keith Marvin should be included. Batterman stated that a couple representatives from the Lincoln/Lancaster County Planning Department will meet with potential developers. Buck suggested that Attorney Solheim should be contacted regarding establishing a confidentiality policy. It was also suggested that a subcommittee be established for this type of situation.

The Planning Commission reviewed the Preliminary and Final Plat Subdivision Application and plat for Pheasant Ridge 2nd Addition, a replat of Lots 1-2, Block 1 of Pheasant Ridge 1st Addition and Lot 1 of Pheasant Ridge Addition, Bennet, Lancaster County, NE. Buck moved and Pohl seconded a motion to recommend approval of the Preliminary and Final Plat for Pheasant Ridge 2nd Addition, a replat of Lots 1-2, Block 1 of Pheasant Ridge 1st Addition and Lot 1 of Pheasant Ridge Addition, Bennet, Lancaster County, NE. Roll call vote: Buck, Hiatt, Pohl, Maney, Bogle. Motion carried.

Keith Marvin provided the Commission with copies of the draft Subdivision Regulations that included the additions City Engineer Brian Schuele would like to see implemented. Marvin explained “Ghost Platting” which is for rural subdivisions that may be further developed in the future so it can offer a build through. He will be removing the public hearing requirements for preliminary and final plats. The Planning Commission will review the draft Subdivision Regulations with Engineer Schuele’s recommendations and plan on finalizing them at the meeting January 18th.

The Commission continued their review of the draft Zoning Ordinance with a quick overview of conditional uses, parking regulations, sign regulations, energy systems, biofuels, quarries, and radio towers.

The Public Hearing for the Zoning Ordinance and Subdivision Regulations will be February 1st with the Planning Commission and February 13th for the City Council.

Pohl moved and Bogle seconded a motion to adjourn at 8:28 p.m. Roll call vote: Roll call vote: Buck, Hiatt, Pohl, Maney, Bogle. Motion carried.

The next regular meeting will be January 18, 2023 at 7:00 p.m.

Michele Lincoln, CMC
City Clerk/Zoning Administrator