

Bennet Planning Commission
Regular Meeting Minutes
November 29, 2023

The Bennet Planning Commission held a regular meeting on November 29, 2023 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 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: Boyd Batterman, Josh Buck, Kevin Hiatt, Marilyn Maney, Greg Pohl present. Alternate Matt Tyler absent.

Pohl moved and Hiatt seconded a motion to approve the minutes from the November 1, 2023, Regular Meeting. Roll call vote: Buck, Maney, Hiatt, Batterman, Pohl voted YES. Motion carried.

Mia Maschenburger and Matt Bolander, participants of the CRPL 990 Planning Studio course at the University of Nebraska -Lincoln, presented the Bennet Downtown Economic Development Plan. Mia said that this plan is the starting point, and they want Bennet to take the students' ideas and make them their own. They tried to keep in mind what the residents expressed about the town's values and untapped potential. The residents that participated in the town hall meeting were enthusiastic, dedicated to preserving the history of the town while expanding the small, local businesses. They foresee promoting a "Bennet Experience", making it a family-friendly regional destination with businesses that have multiple uses combined making it a gathering place for the community. Regional facilities such as a daycare, which is a need in the community, would also bring customers into town. Another recommendation was that Bennet look at branding and a logo that people would associate with Bennet. Matt shared the four key goals and recommendations which include the following: 1) improve the built environment (beautification of streetscapes, connectivity through trail development, infrastructure, street lighting) 2. Promote Economic Development (establish Chamber of Commerce, promote local business and revenue, expand services offered, develop education and workforce programs) 3. Facilitate Community Placemaking (what can we do to create an active space that people want to come to?) 4. Achieve Well-Planned Growth (use this plan in conjunction with comprehensive plan, implement design guidelines, coordinate with regional plans). Dr. Tang, the Program Director of the Community and Regional Planning Program, encouraged us to use this plan in conjunction with other regional plans such as the Lower Platte Hazard Mitigation Plan and Lancaster County Long Range Transportation Plan for funding. He will send a final copy to Southeast Nebraska Development District (SEND) which will be the key office to help get the funding. Other communities the University has created these plans for have received over \$400,000 in CDBG grants. The Planning Commission will finish their review of the document and make a recommendation for approval by the City Council at the next meeting.

A Public Hearing was held for the purpose of hearing testimony regarding a Conditional Use Application to allow more than one principal building of a permitted use on a lot as per Section 4.06 of

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the Bennet Zoning Ordinance [amended with Ordinance 2023-9.1(a)] on Lot 7, W 59' & W 47.35' & S 10' E11.65' W 59' Lot 8 & W 47.35' S 24' Lot 9, Block 42, Bennet, commonly known as 690 Monroe Street. Chairperson Buck opened the hearing at 7:23 p.m. Buck closed the hearing at 7:41 p.m. Pohl moved and Batterman seconded a motion to recommend approval of a Conditional Use Permit to allow more than one principal building of a permitted use on a lot as per Section 4.06 of the Bennet Zoning Ordinance [amended with Ordinance 2023-9.1(a)] on Lot 7, W 59' & W 47.35' & S 10' E11.65' W 59' Lot 8 & W 47.35' S 24' Lot 9, Block 42, Bennet, commonly known as 690 Monroe Street with the condition that the applicant get the required building permit and commence construction in 2024 to join the two buildings as presented with the site plan to the Planning Commission on September 20, 2023. Roll call vote: Buck, Maney, Hiatt, Batterman, Pohl voted YES. Buck abstained. Motion carried.

Dan Rosenthal with REGA Engineering Group, Inc. presented the Henry Addition Preliminary Plat on behalf of Kelly Langer. He requested that the Planning Commission recommend approval of the Preliminary Plat contingent on meeting the requirements in the Henry Addition Preliminary Plat Review provided by the City Engineer. Pohl moved and Hiatt seconded a motion to recommend the City Council approve the Henry Addition Preliminary Plat contingent upon the recommended actions listed in the Requirement and Comments section of the Henry Addition Preliminary Plat Review provided by the City Engineer Brian Schuele are addressed. Roll call vote: Buck, Maney, Hiatt, Batterman, Pohl voted YES. Motion carried. Pohl moved and Hiatt seconded a motion to recommend the City Council approve the Henry Addition Final Plat contingent upon the approval of the Preliminary Plat with conditions. Roll call vote: Buck, Maney, Hiatt, Batterman, Pohl voted YES. Motion carried.

Buck moved and Batterman seconded a motion to nominate Greg Pohl as the Chairperson of the Planning Commission. Roll call vote: Buck, Maney, Hiatt, Batterman, Pohl voted YES. Motion carried. Maney moved and Hiatt seconded a motion to nominate Josh Buck as the Vice-Chairperson of the Planning Commission. Roll call vote: Maney, Hiatt, Batterman, Pohl voted YES. Buck abstained. Motion carried. Batterman moved and Pohl seconded a motion to nominate Kevin Hiatt as the Secretary of the Planning Commission. Roll call vote: Buck, Maney, Batterman, Pohl voted YES. Hiatt abstained. Motion carried.

Pohl moved and Hiatt seconded a motion to adjourn at 8:07 p.m. Roll call vote: Buck, Maney, Hiatt, Batterman, Pohl voted YES. Motion carried.

Michele Lincoln, CMC
City Clerk/Zoning Administrator