

Bennet Planning Commission  
Special Meeting Minutes  
February 1, 2023

The Bennet Planning Commission held a special meeting on Wednesday, February 1, 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 present. Kevin Hiatt, Amber Bogle and alternate Boyd Batterman were absent. Planners Keith Marvin and Mason Herman from Marvin Planning Consultants were also present.

Buck moved and Pohl seconded a motion to approve the minutes from the January 24, 2023 regular meeting (rescheduled from January 18, 2023). Roll call vote: Buck, Pohl, Maney. Motion carried.

During Communications Zoning Administrator Lincoln shared a copy of a report submitted to Lancaster County RWD No. 1 from their engineers JEO regarding expanding service for additional water to the City of Bennet. The report noted that although Bennet has not exceeded their monthly contracted limit of 6,000,000 gallons with the highest monthly usage of 3,900,000, it is estimated that the peak daily limit has been exceeded. The current daily limit is 180,000 gallons and with an additional 125 residential users (estimated short term growth) it could raise the daily peak to 300,000 gallons. It continued to state that the pending upgrade could support the short-term growth and that additional improvements at an estimated \$1.7 million could serve Bennet's long term demands of an additional 200 residential lots.

City Engineer Brian Schuele with Olsson recommended including development fees in the Subdivision Regulations to establish an equitable division of costs between the developer and the City to ensure orderly, cost effective growth. The fees he was recommending include Arterial Street Improvement Fees, Sewer Connection/Capital Facilities Fees, Water Connection/Capital Facilities Fees, Watershed Management Fees and Park and Open Space Fees. Buck moved and Pohl seconded a motion to include these fees within the Subdivision Regulations. Roll call vote: Buck, Pohl, Maney. Motion carried.

The Commission discussed Engineer Brian Schuele's recommendation to require the city engineer to perform the testing and inspections for new subdivisions. Buck shared that he had a conversation with Schuele regarding this and that Schuele's stance was that this would protect the City's best interest. Buck stated that if the contractor doing the work doesn't call for the inspection it doesn't matter who the inspector is. This spawned the discussion of requiring construction/project managers to be on site during major developments to assure that the appropriate tests and inspections were performed. Keith Marvin stated that the City can require the tests be performed by the city engineer or a designated testing lab. He suggested tabling the discussion while he works with Schuele and Lincoln and gets some sample verbiage. This will be on the agenda for the February 15<sup>th</sup> regular meeting.

Prior to the meeting Keith Marvin submitted another draft of the Zoning Ordinance including the changes from the Planning Commission's review. Lincoln is in the process of doing a final edit.

No further discussion was needed regarding the Subdivision Regulations. Lincoln has submitted her review of the regulations to Marvin.

The Comprehensive Plan Update was "kicked-off". Marvin shared a pamphlet showing the content that will be included in the plan featuring Bennet photographs. He elaborated on the community engagement efforts which will include a crowdsource map, an interactive website and promotions through social media. Public involvement will be encouraged by inviting participation in focus groups, round table discussions during the in-person meetings, engaging on digital platforms and through physical surveys. Buck stated that he really wanted to get the word out and that he would like to see even these beginning pamphlets shared at the Legion Hall, Fire Hall, Church, Post Office and Bank.

Buck moved and Pohl seconded a motion to adjourn at 8:01 p.m. Roll call vote: Roll call vote: Buck, Pohl, Maney. Motion carried.

The next regular meeting will be February 15, 2023 at 7:00 p.m.

Michele Lincoln, CMC  
City Clerk/Zoning Administrator