

Bennet Planning Commission  
Regular Meeting Minutes  
June 21, 2023

The Bennet Planning Commission held a regular meeting on Wednesday, June 21, 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, Boyd Batterman and alternate Matthew Tyler present. Kevin Hiatt arrived at 7:05p.m.

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

During Communications Maney shared that the District 25 Senator is Carolyn Bosn and the District 4 County Commissioner is Roma Amundson. She gave the members a copy of the Unicameral Update which is a free weekly publication while Unicameral is in session.

Mason Herman with Marvin Planning Consultants (MPC) updated the Commission on the status of the Comprehensive Plan project. Herman and Keith Marvin with MPC met with Dr. Tang from UNL who will be leading the fall project of Bennet Downtown Revitalization and City Economic Development Plan. They have decided to combine their efforts and have composed a survey that would suit both projects. Herman provided a copy of the survey questions for the Commissions review. They would like to have the survey ready by mid-July with the town hall meeting in September. Herman shared the draft postcards and posters advertising for the survey. He questioned the Planning Commission regarding their preference in reviewing the new plan. They agreed that they would like sections sent a couple weeks prior to the meetings for their review in advance.

Kelly Langer submitted an agenda request stating that he would like to have a coffee shop on the same parcel as his other business at 690 Monroe Street. Section 4.06 of the Bennet Zoning Ordinance states that "in no case shall there be more than one principal building on a lot unless otherwise provided", and then states "if recommended by the Planning Commission and approved by the City Council" for commercial use. Several members of the public attended to show their support for a new coffee shop on this parcel. The Planning Commission in this situation does not recommend what type of business would be in a second principal building, only if more than one principal building shall be allowed on this parcel. Pohl prefaced his motion with the statement that he was going to make the motion and then vote against it. Pohl moved and Maney seconded a motion to recommend that the City Council allow two principal buildings on the parcel at 690 Monroe. Roll call vote: Hiatt voted yes. Pohl, Maney, and Batterman voted no. Buck abstained. Motion failed.

The Commission discussed some of changes needed to the new Zoning Map and Zoning Ordinance. The parcel at 100 Monroe Street was inappropriately zoned at residential district versus a commercial district as previously zoned. This will need to go through the change of zoning process which will require the parcel to be posted and public hearings before the Planning Commission and the City

Council. Another area that needed clarification was the fence requirements for above ground pools . The Commission thought using the same language as the City of Lincoln provided better clarification and established safety guidelines. This will also need to be changed with the required public hearings.

The Planning Commission evaluated the Capital Improvement Plan projects. Pohl moved and Hiatt seconded a motion to recommend approval of the 2023. Capital Improvement Plan. Roll call vote: Buck, Hiatt, Pohl, Maney, and Batterman voted YES. Motion carried.

Buck moved and Batterman seconded a motion to adjourn at 8:43 p.m. Roll call vote: Roll call vote: Buck, Pohl, Maney, Hiatt, Batterman voted YES. Motion carried.

The next regular meeting is scheduled for July 19, 2023, at 7:00 pm at City Hall.

Michele Lincoln, CMC  
City Clerk/Zoning Administrator