

Bennet Planning Commission  
Regular Meeting Minutes  
April 28, 2021

The Bennet Planning Commission held a regular meeting on Wednesday, April 28, 2021 at 7:30 p.m. at Village Hall, 685 Monroe Street in the Village. 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 Village Hall, the Post Office, and First Nebraska Bank.

Chairman Josh Buck called the meeting to order at 7:30 p.m. and announced the Open Meetings Act was posted. Roll call: Josh Buck, Audrey Roesler, Dina Rathje, Ryan Moore, Marilyn Maney and alternate Greg Pohl present.

Receiving no additions or corrections, Buck declared the minutes from the regular meeting March 31, 2021 approved as written.

Andrew Thierolf with the Lincoln-Lancaster County Planning Department attended the meeting to discuss the purposed changes to Lancaster County's future land use plan in the area of Hwy 2 & Hwy 43. The current future land use plan has an industrial area north of Hwy 2 and highway commercial zoning north and south of the intersection of Hwy 2 & Hwy 43. The purposed changes would revert the industrial area to agriculture and reduce the amount of highway commercial reverting some of it back to agriculture. Thierolf explained that the county prefers to have industrial zoning within municipalities due to the infrastructure needs. The Planning Commission did not foresee any negative impact for the Village of Bennet with the purposed change. Thierolf requested a letter of support for the change from the Planning Commission and/or Village Board. Buck moved and Rathje seconded a motion to send a letter of support in the purposed change to Lancaster County's future land use plan to revert the industrial zoning northwest of Hwy 2 & Hwy 43 to agriculture and to reduce the highway commercial surrounding the intersection reverting a portion back to agriculture. Roll call: Maney, Rathje, Roesler, Moore, Buck voted Yes. Motion carried.

Jake Sittner with Tailored Landscapes LLC came to the Planning Commission to discuss potentially moving a business into town and questioning what kind of programs the Village of Bennet had to help new business owners. The Clerk informed Jake that at this time Bennet does not have any kind of business incentives established and the Board of Trustees recently voted against creating a TIF program. She also stated that we were trying to create a Strategic Economic Development and Downtown Revitalization Plan that would address what we could do to attract businesses most beneficial for Bennet. Jake had attended the joint Transition Team/Planning Commission Meeting on February 8<sup>th</sup> where Tom Bliss from SENDD had mentioned grants available to help new business owners. Jake wanted to find out how to go about applying for such grants. Jake also mentioned that he wanted to be involved in the community and help with beautification initiatives and holiday lights.

The Village had received a request to vacate the majority of the streets and alleys in the Alexander Addition for a potential development. While reviewing the request, the Clerk discovered that a portion of Cherry Street had conflicting records as to whether it was already vacated or not. Although no ordinance vacating the street could be located, the County Assessor's Office GIS map showed a portion of it vacated. This was brought before the Planning Commission to discuss whether this portion of Cherry Street should be officially vacated in conjunction with the request to vacate the rest of Cherry Street. Rathje moved and Buck seconded a motion to recommend that the west portion of Cherry Street be vacated if it would not land lock the existing home at 630 Cherry St. Roll call: Maney, Rathje, Roesler, Moore, Buck voted Yes. Motion carried.

The Clerk reported that the community survey to initiate the development of the Strategic Economic Development and Downtown Revitalization Plan would be available by the end of the week. SENDD will manage the survey and calculate the results when it is closed.

The Planning Commission again discussed updating the zoning and subdivision regulations. The Clerk had spoken with Tim Keelan with Hanna: Keelan Associates, P.C. regarding the updates. He was willing to meet with the Planning Commission June 8<sup>th</sup> at 5:30 p.m. Andrew Thierolf had earlier mentioned a couple

planning consultants that included RDG and Keith Marvin and the Village Engineer suggested Five Rule Planning. Greg Pohl offered to contact these other planners.

Sighting no further business, Buck adjourned the meeting at 9:10:55 p.m.

Michele Lincoln, CMC  
Village Clerk/Zoning Administrator