

Bennet Planning Commission  
Regular Meeting Minutes  
January 26, 2021

The Bennet Planning Commission held a regular meeting on Wednesday, January 26, 2022 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.

In the absence of Chairperson Josh Buck, Vice-Chair Greg Pohl called the meeting to order at 7:30 p.m. and announced the Open Meetings Act was posted. Roll call: Ryan Moore, Marilyn Maney, Greg Pohl, Audrey Roesler and alternate Amber Bogle present. Josh Buck absent.

Receiving no additions or corrections, Pohl declared the minutes from the regular meeting December 22, 2021, approved as written.

Boyd Batterman and Engineer Dan Rosenthal with REGA Engineering Group, Inc. presented the Cochrane Corner Addition Final Plat to the Planning Commission. The Preliminary Plat and Special Use Permit to allow multi-family and townhouse dwelling units in the Maximum Density Residential District (R-3) and Private Roadways was approved by the Village of Bennet Board of Trustees on October 11, 2021. The final is modified from the preliminary. It still consists of the basic design plan with an additional access point off Cottonwood Street. Moore moved and Roesler seconded a motion to recommend approval of the Cochrane Corner Addition Final Plat finding that it aligns with the housing needs as identified in the Comprehensive Plan for planned growth. Roll call: Maney, Moore, Roesler, Pohl voted Yes. Motion carried.

Keith Marvin and Mason Herrman with MPC (Marvin Planning Consultants, Inc.) were in attendance for the initial consultation to discuss the Zoning Ordinance and Subdivision Regulation update plan. Keith explained that the first phase of the project will be gathering information regarding our current regulations and meeting with the Planning Commission and village officials to find out what is working for us and what is not. He will use a template of a community of a similar

size and then modify it to accommodate Bennet's specific needs. One thing he recommended in the near future was to request additional jurisdiction from Lancaster County so Bennet can control the growth north of town. Lincoln will take the topic to the Board of Trustees to see if they are in favor of requesting additional jurisdiction. If they support the idea a meeting will be lined up the beginning of March consisting of Board of Trustee and Planning Commission representatives, our County Commissioner, key representatives from Lancaster County Planning Department and Keith Marvin. At the request of the Planning Commission, Lincoln will also invite a liaison of the Board of Trustees to participate in the planning process for the updates. Keith and Mason will attend the March 30, 2022 regular meeting of the Planning Commission.

Lincoln reported that she spoke with Kelly Gentrup, Economic Development Specialist with SENDD. Kelly is working on putting together guides with templates, surveys, sample action plans and lists of resources to help communities with economic development and downtown revitalization. Kelly hopes to be ready to assist Bennet in February or March.

Sighting no further business, Pohl adjourned the meeting at 8:39 p.m.

Michele Lincoln, CMC  
Village Clerk/Zoning Administrator