

Bennet Planning Commission
Regular Meeting Minutes
March 30, 2022

The Bennet Planning Commission held a regular meeting on Wednesday, March 30, 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.

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

Receiving no additions or corrections, Buck declared the minutes from the regular meeting February 23, 2022, approved as written.

Chairperson Buck opened the Public Hearing to hear testimony regarding the adoption of the new Official Zoning Map at 7:31 pm. Buck explained that it had been discovered that the Zoning Map that has been used as the official Zoning Map since January of 2020 was not adopted by the Board of Trustees. There was a public hearing held before the Planning Commission in October of 2019, but there is no record of the public hearing before the Board of Trustees or an adoption by the Board of Trustees recorded. The Planning Commission shared their thoughts on expanding the Central Business District (B-2) in the downtown area with the citizens in attendance. This would include the remainder of Block 40 and 34 and all of Blocks 16 and 9. There were questions and discussion, but no apparent opinion in favor or against. Buck closed the Public Hearing at 8:08 p.m. Pohl moved and Maney seconded a motion to recommend approval of the previously completed Zoning Map Corporate Limits and One Mile Planning Jurisdiction completed by Hanna:Keelan Associates, P.C. in 2019 with the modification to expand the Central Business District (B-2) to include the remainder of Block 40 and 34 and all of Blocks 16 and 9. Roll call: Maney, Moore, Roesler, Pohl, Buck voted Yes. Motion carried.

Keith Marvin and Mason Herrman with MPC (Marvin Planning Consultants, Inc.) were in attendance as the consultants preparing the new Zoning Ordinance. Keith reviewed the draft Zoning Ordinance. He asked the Planning Commission to review the Land Use Categories and Zoning Matrix on page 66 and to take special note of the Conditional Use Permits. The Planning Commission will go over these at their April 27th meeting which will start at 6:30 p.m instead of 7:30 p.m. to allow more time. Keith and Mason will return for the May 25th meeting.

Sighting no further business, Buck adjourned the meeting at 9:02 p.m.

Michele Lincoln, CMC
Village Clerk/Zoning Administrator