

Bennet Planning Commission  
Regular Meeting Minutes  
March 31, 2021

The Bennet Planning Commission held a regular meeting on Wednesday, March 31, 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.

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 February 24, 2021 approved as written.

Chairman Buck announced that he would abstain in the following discussion and action as a Planning Commission member due to a conflict of interest. Josh Buck presented his request for approval of the Deer Trail Valley 1<sup>st</sup> Addition Preliminary Plat. This is a plat that would divide lot 3 and 4 of Deer Trail Valley. The preliminary plat shows the creation of lots 1-3 and Outlot A. The intent of Outlot A was to potentially sell to the adjacent owners of Lot 1 and 2 of Deer Trail Valley Addition. Outlot A does not comply with the zoning regulations and will not be shown on the final plat. The final plat will either eliminate Outlot A or include the expansion of Lot 1 and 2 Deer Trail Valley Addition. A dedication of easement will need to be established for an extension of the sewer main. Moore moved and Pohl seconded a motion to recommend approval of the Deer Trail Valley 1<sup>st</sup> Addition Preliminary Plat. Roll call: Pohl, Moore, Roesler, Rathje voted Yes. Manney voted No. Buck abstained. Motion carried.

The Clerk reported that her research found that Bennet's regulations for Central Business District (B-2) are similar to comparable regulations with other communities. The Planning Commission debated on whether there was a need to update all the zoning and subdivision regulations. It was suggested that we check to see if there is a qualified consultant that could review the existing regulations and give recommendations. Rathje suggested we contact Tim Keelan with Hanna:

Keelan Associates, P.C. to see if he would be interested in assisting since he was the one that did our Comprehensive Plan. The Clerk will contact Tim Keelan and SENDD to check on any grant opportunities.

Sighting no further business, Buck adjourned the meeting at 8:04 p.m.

Michele Lincoln, CMC  
Village Clerk