

Bennet Planning Commission  
Regular Meeting Minutes  
November 3, 2021

The Bennet Planning Commission held a regular meeting on Wednesday, November 3, 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.

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, Audrey Roesler, Greg Pohl, and alternate Amber Bogle present.

Receiving no additions or corrections, Buck declared the minutes from the regular meeting September 29, 2021, approved as written.

The Planning Commission had their annual reorganization and election of officers. Pohl nominated and Maney seconded the nomination for Josh Buck to be Chairperson. Roll call: Maney, Buck, Moore, Roesler, Pohl voted Yes. Motion carried. Maney nominated and Pohl seconded the nomination for Ryan Moore as Secretary. Roll call: Maney, Buck, Moore, Roesler, Pohl voted Yes. Motion carried. Buck nominated and Maney seconded the nomination of Greg Pohl for Vice-Chairperson. Roll call: Maney, Buck, Moore, Roesler, Pohl voted Yes. Motion carried.

Brian Kelly came to the Planning Commission to discuss putting a farm implement dealership in the Agricultural District (A-1). Kelly is in the running to be approved as a Kubota dealership in the Lincoln area. He has purchased 40 acres which lies half in Bennet's ETJ zoning jurisdiction and half in Lancaster County. An application would need to be made to both agencies. Bennet's current zoning regulations for A-1 allow for a farm implement dealership by special use permit. The Planning Commission discussed with him the possibility of annexing in the future to control the highway corridor. Buck mentioned that he would like to see a mixed-use development incorporated in the zoning regulations. The application process for the special use permit was explained to Kelly.

MPC (Marvin Planning Consultants) had the only Request for Proposal (RFP) submitted for the Zoning Ordinance and Subdivision Regulation update. His RFP was for \$25,000 if he was required to have the \$4,000,000 Umbrella Insurance Liability coverage as stated in the RFP and \$20,000 if he could maintain his current \$1,000,000 Umbrella Insurance Liability coverage. The Board of Trustees had budgeted \$15,000 for the project. Buck moved and Pohl seconded a motion to amend the RFP for the Zoning Ordinance and Subdivision Regulation update to require a \$1,000,000 Umbrella Insurance Liability coverage, to redistribute the RFP and to have the closing deadline December 20<sup>th</sup>, 2021 at 3:30 p.m. Roll call: Maney, Buck, Moore, Roesler, Pohl voted Yes. Motion carried.

The Planning Commission reviewed the Subdivision Design Standards and the ordinance amending the Subdivision Regulations as recommended by the Village Engineer Brian Schuele and Village Attorney Bill Austin. The implementation of these regulations will ensure that the design and construction of public infrastructure will meet specific standards before being dedicated to the Village of Bennet. Pohl moved and Moore seconded a motion to recommend approval of the Subdivision Design Standards and the ordinance amending the Subdivision Regulations. Roll call: Maney, Buck, Moore, Roesler, Pohl voted Yes. Motion carried.

There was no additional information to discuss in regards to creating an Economic Development and Downtown Revitalization Plan. Lincoln has reached out to SENDD (Southeast Nebraska Development District) several times. Tom Bliss, the Executive Director of SENDD, told Lincoln he would be gathering a team to come up with a plan to assist Bennet in Economic Development and Downtown Revitalization, but has not reported back yet.

Sighting no further business, Buck adjourned the meeting at 9:15 p.m.

Michele Lincoln, CMC  
Village Clerk/Zoning Administrator