

Bennet Planning Commission  
Regular Meeting Minutes  
September 29, 2021

The Bennet Planning Commission held a regular meeting on Wednesday, September 29, 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, and alternate Greg Pohl present.

Receiving no additions or corrections, Buck declared the minutes from the regular meeting August 25, 2021, approved as written.

Buck, Pohl and Lincoln attended the NPZA Conference September 15<sup>th</sup> – 17<sup>th</sup>. Each of them shared their significant findings from the conference. They had the opportunity to meet the consultants that have shown interest in updating the Zoning Code and Subdivision Regulations.

The Planning Commission reviewed the RFP for the Zoning Ordinance & Subdivision Regulation updates. Buck moved and Moore seconded a motion to proceed with the Request for Proposal (RFP) drafted by Attorney Austin, to have the closing deadline October 27<sup>th</sup> at 4:00 P.M. and the bid opening to be conducted by the Planning Commission at the regular meeting on that date. Roll call: Maney, Buck, Moore, Roesler, Pohl voted Yes. Motion carried.

Attorney Austin and Engineer Brian Schuele have been working on creating Subdivision Design Standards, Ordinance amending Subdivision Regulations providing that design and construction of public infrastructure to be designed and constructed in conformance with design standards; and recommended testing inspections. These documents were not ready for Planning Commission review yet and will be on the agenda for the next meeting.

The Planning Commission reviewed the Future Land Use Plan and discussed recommending zoning changes to align with the Future Land Use Plan. They discussed expanding the Central Business District (B-2) to incorporate the remaining lots in Block 40 & Block 34, Bennet Addition and Block 16 & Block 9 of Roggenkamp's Addition to Bennet. This would entail amending the Comprehensive Plan, the Future Land Use Map and then the change of zoning. It was suggested that we may want to do this in conjunction with the update of the Zoning Code and Subdivision Regulations. Lincoln stated that there was one property in the purposed area that will be for sale soon.

Sighting no further business, Buck adjourned the meeting at 8:50 p.m.

Michele Lincoln, CMC  
Village Clerk/Zoning Administrator