

Bennet Planning Commission
Regular Meeting Minutes
May 29, 2024

The Bennet Planning Commission held a meeting on May 29, 2024, at 7:00 PM, at City Hall, 685 Monroe Street in the City. 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 the City Clerk Office, the Post Office, and First Nebraska Bank.

Chairperson Greg Pohl called the meeting to order at 7:00 p.m. and announced the Open Meetings Act was posted. City Clerk/Zoning Administrator Michele Lincoln conducted roll call and recorded the minutes. Roll call: **Present:** Greg Pohl, Marilyn Maney, Matt Tyler. **Absent:** Tyler Anderson. Josh Buck, Kevin Hiatt. A quorum being present, and the meeting duly commenced, the following proceedings were taken while the meeting remained open to attendance by the public.

Maney moved and Tyler seconded a motion to approve the minutes from April 17, 2024, Regular Meeting. Roll call vote: Tyler, Maney, Pohl voted yes. Motion Carried.

Chairperson Pohl opened the public hearing at 7:02 p.m. Pohl stated that this Comprehensive Plan is ahead of schedule. While updating the Zoning Ordinance and considering the significant growth, it was determined that the Comprehensive Plan needed to be updated. The purpose of the Comprehensive Plan is to promote orderly growth, provide policy guidelines, provide guidelines for future uses and developments, provide vision and direction for future planning, and to act as an information tool when considering future developments. He also pointed out the last sentence in the water section "Growth occurring in the future will be dictated by water, for good or for bad." In addition, Pohl drew attention to the section on Annexation, noting that an annexation plan created in the near future would provide a foundation to fulfill Bennet's commercial and residential potential outlined in the Comprehensive Plan. Maney pointed out a few corrections that were needed. Keith Marvin of Marvin Planning Consultants suggested that, based on comments received from the Open House on April 23rd, that amendments be made to the Future Land Use Map. Pohl closed the hearing at 7:19 p.m. Maney moved and Tyler seconded a motion to forward the Bennet Comprehensive Plan to the City Council recommending adoption with the noted changes. Roll call vote: Tyler, Maney, Pohl voted yes. Motion Carried.

Amy Long came to the Planning Commission to request a reduction in parking requirements at 420 Garden Street and to request permission to establish on-street parking in lieu of the required off-street requirement. Long would like to establish a retail boutique. Engineer Brian Schuele recommended a 25% parking count reduction and thought that there could be three on-street parking stalls. Pohl moved and Tyler seconded a motion to approve a 25% reduction in the parking requirements per Section 7.04 of the Bennet Zoning Ordinance as recommended by the City Engineer and to allow paved on-street parking in compliance with city street standards and approved by the City Engineer. Roll call vote: Tyler, Maney, Pohl voted yes. Motion Carried.

Pohl moved and Maney seconded a motion to adjourn at 7: 29 pm. Roll call vote: Tyler, Maney, Pohl voted yes. Motion Carried.

Michele Lincoln, CMC
City Clerk/Zoning Administrator