

Bennet Planning Commission
Regular Meeting Minutes
January 17, 2024

The Bennet Planning Commission held a regular meeting on January 17, 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 7:06 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:** Boyd Batterman, Josh Buck, Kevin Hiatt, Greg Pohl, **Absent:** Marilyn Maney, Matt Tyler. A quorum being present, and the meeting duly commenced, the following proceedings were taken while the meeting remained open to attendance by the public.

Hiatt moved and Batterman seconded a motion to approve the November 1, 2024, Regular Meeting minutes. Roll call: Batterman, Hiatt, Buck, Pohl voted yes. Motion carried.

Pohl declared that public comment would be received on Agenda Item #7, review of the Future Land Use Map and #8, review of the draft Comprehensive Plan with a five-minute time limit.

Keith Marvin and Mason Herrman with Marvin Planning Consultants (MPC) were in attendance to review the Future Land Use Map and the draft Comprehensive Plan with the Planning Commission. Some corrections to the Future Land Use Map were pointed out. Chapters 1-10 of the draft Comprehensive Plan were reviewed.

Chapter 1 – Introduction

Chapter 2 – Community Engagement: This section explains what was done to seek community engagement (project website, postcards, stakeholder interviews, open house & survey). It includes the input results from the open house and community survey.

Chapter 3 – Population: Marvin pointed out that we had a good dependency ratio which meant that we are growing in the right age categories, meaning income producers.

Chapter 4 – Housing: The lack of rental units within the community is something we could address under our Goals & Policy's section.

Chapter 5 - Economic Profile: This section shows that Bennet's 2020 median household income of \$83,125.00 greatly exceeds the state's median household income of \$63,015.00. Bennet had the highest number of residents with bachelor's degrees or higher than other communities in Lancaster County (not including Lincoln). The Employment section shows the majority of the residents are employed in educational services, health care, and social assistance and the majority commute 30-34 minutes to work. Most of the workforce within Bennet commute from Lincoln and south and southwest of Bennet.

Chapter 6 – Public Facilities: Need to include water shortage in the Utilities section.

Chapter 7 – Public Safety.

Chapter 8 – Energy.

Chapter 9 – Hazards: Basically, a reproduction of the Hazard Mitigation Plan.

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Chapter 10 – Land Use: Reflects the existing zoning districts and supports the Zoning Ordinance. Herrman shared the Transportation Component created by Kyle McLaughlin for the Comprehensive Plan and Downtown Economic Development Plan. This will be reviewed at the next meeting. He pointed out that this is a lengthy document and that the first 20 pages are the most essential to review.

Buck moved and Batterman seconded a motion to move the December 2023 Downtown Economic Development Plan drafted by the UNL CRPL 990 Planning Studio team forward for City Council adoption which will open funding opportunities for plan initiatives. Roll call: Batterman, Hiett, Buck, Pohl voted yes. Motion carried.

Buck moved and Batterman seconded a motion to adjourn 8:12 pm. Roll call: Batterman, Hiett, Buck, Pohl voted yes. Motion carried.

Michele Lincoln, CMC
City Clerk/Zoning Administrator