

Bennet Planning Commission
Regular Meeting Minutes
February 21, 2024

The Bennet Planning Commission held a regular meeting on February 21, 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:** Josh Buck, Kevin Hiatt, Greg Pohl, Marilyn Maney. **Absent:** Boyd Batterman, 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. Matt Tyler arrived at 7:06 p.m.

Buck moved and Hiatt seconded a motion to approve the January 17, 2024, Regular Meeting minutes. Roll call: Hiatt, Buck, Pohl voted yes. Maney abstained. Motion carried.

Pohl announced that we would take public comment with a 5-minute time limit on agenda item #9, Public Hearing for the purpose of hearing testimony regarding a Conditional Use Application from Ryan Forney to allow a Live-Work Unit Dwelling in the Flex District as per Section 5.06 of the Bennet Zoning Ordinance on Lot 10-12, Block 42, Bennet, commonly known as 415 Fir Street.

Mason Herrman with Marvin Planning Consultants (MPC) was in attendance to review the Transportation Components of the City of Bennet Comprehensive Plan and Downtown Economic Development Plan and the draft Comprehensive Plan. The Transportation Plan created by UNL student Kyle McLaughlin is a great addition to the Comprehensive Plan and has been incorporated into Chapter 12 Transportation. The Commission reviewed the addition and added goals of the draft Comprehensive Plan. Pohl stated that he would like to see an occupied housing forecast included with the Housing Chapter. Herrman reported that this plan is nearly complete. Keith Marvin will be discussing the ETJ and Annexation Chapter at the next meeting. The Commission agreed that they would like to have a Town Hall Meeting with the completed document available for review prior to the Public Hearing and formal recommendation for adoption.

Pohl opened the Public Hearing for the purpose of hearing testimony regarding a Conditional Use Application from Ryan Forney to allow a Live-Work Unit Dwelling in the Flex District as per Section 5.06 of the Bennet Zoning Ordinance on Lot 10-12, Block 42, Bennet, commonly known as 415 Fir Street at 7:36 p.m. There being no public input the hearing was closed at 7:42 p.m.

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Buck moved and Hiatt seconded a motion to recommend approval of a Conditional Use Permit to allow a Live-Work Unit Dwelling in the Flex District as per Section 5.06 of the Bennet Zoning Ordinance on Lot 10-12, Block 42, Bennet, commonly known as 415 Fir Street; that the use was in conformity with the Comprehensive Plan and zoning requirements; with the conditions that all city, county, and state building, safety, fire and health codes are met and approved by the respective inspectors. Roll call: Hiatt, Buck, Pohl, Maney, Tyler voted yes. Motion carried.

Buck moved and Hiatt seconded a motion to adjourn at 7:50 p.m. Roll call: Hiatt, Buck, Pohl, Maney, Tyler voted yes. Motion carried.

Michele Lincoln, CMC
City Clerk/Zoning Administrator