

City of Bennington
Planning Commission Meeting Minutes
Wednesday, May 9, 2018; 6:00 P.M.
Community Room, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Open Meeting Act – Roll Call

Chairman Kevin Kuker called the meeting to order at 6:00 p.m. The following members were present: James Bartels, Mike Goetz, Kevin Kuker, Tom Pearson and Bob Zaruba. Ron Johnson and Neil Stier were absent. City Clerk Mindi Laaker stated for the record that a copy of the Open Meetings Act was posted in the room.

Approval of March 28, 2018 Meeting Minutes

Motion by Goetz, second by Zaruba to approve the meeting minutes as presented. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit Amendment for a Used Car Dealership in the I-1 Light Industrial District located at 15225 Highway 36 to increase the number of used cars to be displayed to 100

Dallas Pagel requested that his business be allowed to grow by increasing the used cars to be displayed to 100. Terraces will be added to the property and cars will be displayed on crushed rock.

Kuker opened a public hearing and there were no comments.

Motion by Pearson, second by Zaruba to approve the amendment. All voted in favor and the motion carried.

Consideration of a Preliminary Plat in a TA Transitional Agricultural District developing approximately 20.15 acres located south of Highway 36 between 156th Street and 153rd Circle

Brent Beller of Fullenkamp, Jobeun, Johnson & Beller and Mark Westergard of E & A Consulting Group presented a preliminary plat for the Hidden Hollow Subdivision. The development includes 45 single family dwellings, 38 townhomes and 3 outlots for storm water.

Kuker opened a public hearing and questions were raised regarding traffic, safety, sidewalks, lot density and site grading.

Motion by Zaruba, second by Pearson to table the consideration of the preliminary plat until a traffic study is conducted. Roll call vote: Bartels – yes, Goetz – no, Kuker – no, Pearson – yes, Zaruba – yes. Motion carried.

Consideration of Rezoning approximately 20.15 acres located south of Highway 36 between 156th Street and 153rd Circle from a TA Transitional Agricultural District to an R-3 Medium Density Residential District with a CMD Clustered/Mixed Use Overlay District.

Motion by Kuker, second by Zaruba to table consideration of rezoning until preliminary plat approval. All voted in favor and the motion carried.

Adjournment

Motion by Zaruba, second the Goetz to adjourn the meeting at 7:31 p.m.