

City of Bennington
Planning Commission Meeting Minutes
Wednesday, July 11, 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: Mike Goetz, Ron Johnson, Kevin Kuker, Neil Stier and Bob Zaruba. James Bartels and Tom Pearson 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 May 9, 2018 Meeting Minutes

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

Consideration of a Conditional Use Permit for Subdivision Identification Signs in a Lake Residential District located at Outlots 4 and 9 Newport Landing (corners of 168th Street and Bennington Road and 180th Street and Highway 36)

Commission Member Goetz announced that he had a conflict of interest since he is a Board Member of the HOA and would abstain from participating in the discussion or vote on this item.

Newport Landing Homeowner's Association representative Bill Bedford requested that the current signage be replaced by new signs made of precast concrete 10 feet wide, 18 feet 8 inches tall with 12 inch lettering. The signs would be placed on an existing 2 foot berm.

Kuker opened a public hearing and there were no comments.

Motion by Stier, second by Johnson recommend approval of the conditional use permit for the subdivision identification signs, subject to the locations being approved by the City Engineer as providing a fall zone free of sidewalks, trails and public right-of-way. All voted in favor, with Goetz abstaining, 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

City Engineer Tyler Hevlin, City Attorney Jeff Miller, and the Commission Members discussed the Traffic Impact Study, the City Engineer's comment letter, the Clustered/Mixed Use Overlay District, and the Preliminary Plat's compliance with the City's Zoning and Subdivision Regulations and updated Comprehensive Plan.

Motion by Goetz, second by Zaruba to recommend for City Council approval the Preliminary Plat as presented. All voted in favor and the 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 Stier to recommend for City Council approval rezoning the 20.15 acres to an R-3 Medium Density Residential District with a CMD Clustered/Mix Use Overlay District. All voted in favor and the motion carried.

Adjournment

Motion by Zaruba, second by Goetz to adjourn the meeting at 6:27 p.m.