

City of Bennington
Planning Commission Meeting Minutes
Wednesday, April 24, 2019; 6:00 P.M.
City Office, 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, Ron Johnson, Kevin Kuker, Tom Pearson, Neil Stier and Bob Zaruba. City Clerk Mindi Laaker stated for the record that a copy of the Open Meetings Act was posted in the room.

Approval of February 27, 2019 Meeting Minutes

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

Pokorny Adventures Discussion

Property Owner Renee Pokorny presented the possibility of relocating their current business and the results that could occur.

Consideration of Amendments to Section 5.05 of the Bennington Zoning Regulations regarding the TA Transitional Agriculture Zoning District and Permitted and Conditional Uses, Height and Lot Requirements, and Agricultural Preservation Criteria

City Attorney Jeff Miller and City Planner Jeff Ray presented Commission Members more specific definitions for the different residential uses in the TA Zoning District, plus additional requirements for a Residential Subdivision considering number of parcels, acreage maximums, access, setbacks and availability of sanitary sewer.

Kuker opened a public hearing and there were no comments.

Motion by Goetz, second by Zaruba to recommend City Council approval of changes and updates as presented. All voted in favor and the motion carried.

Consideration of Amendments to the Bennington 2018 Comprehensive Plan and Future Land Use Map for Properties along South 156th Street and South of Bennington Blvd

Miller and Ray presented changes and updates to properties along N. 156th Street and south of Bennington Boulevard more accurately zoned for Residential uses and allowing for Low and Medium Density Residential Districts in contrast to the current all Commercial uses. Commercial use designations remain around the intersection of N. 156th Street and Rainwood Road. Ray will continue to research questions raised regarding Papio-Missouri River Natural Resource District lakes.

Kuker opened a public hearing and there were no comments.

Motion by Zaruba, second by Goetz to table the amendments. All voted in favor and the motion carried.

Consideration of Amendments to all Maps in the Bennington 2018 Comprehensive Plan to incorporate the new Extraterritorial Jurisdiction Boundary Adjustments and the new Corporate Limits Changes

Ray presented changes and updates to all maps as presented. Miller will submit to Ray addition changes and Ray will continue to research questions raised regarding Papio-Missouri River Natural Resource District lakes.

Kuker opened a public hearing and there were no comments.

Motion by Kuker, second by Zaruba to table the amendments. All voted in favor and the motion carried.

Consideration of Amendments to the Bennington 2018 Comprehensive Plan and Future Land Use Map for Low Density Residential Designations for Properties newly included via the new Extraterritorial Jurisdiction Boundary Adjustments in Sections 12, 13, 15, 16, 22, and 23, T16N, R11E of the 6th P.M., Douglas County, NE

Ray presented the changes made when the Cities of Bennington and Omaha realigned jurisdiction boundaries.

Kuker opened a public hearing and there were no comments.

Motion by Goetz, second by Zaruba to recommend City Council approval of changes and updates as presented. All voted in favor and the motion carried.

Consideration of Amendments to the Bennington Zoning Map including Corrective Rezonings and Rezonings to TA Transitional Agriculture for Properties newly included via the new Extraterritorial Jurisdiction Boundary Adjustments in Sections 12, 13, 15, 16, 22, and 23, T16N, R11E of the 6th P.M., Douglas County, NE

Miller and Ray presented the zoning amendments.

Kuker opened a public hearing and there were no comments.

Motion by Goetz, second by Stier to recommend City Council approval of changes and updates as presented. All voted in favor and the motion carried.

Adjournment

Motion by Kuker, second by Goetz to adjourn the meeting at 6:33 p.m. All voted in favor and the motion carried.