

City of Bennington
Planning Commission Meeting Minutes
Wednesday, February 23, 2022; 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, Kevin Kuker, Anita Ortiz, Tom Pearson and Neil Stier. Mike Goetz and Bob Zaruba were absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of January 26, 2021 Meeting Minutes

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

Consideration of a Final Plat for 42 acres located south of Bennington Road and west of Kempton Creek for Kempton Creek 2 residential lots 1-57

City Engineer Julie Ogden and Jeff LaMontagne with E & A Consulting Group presented the Final Plat for the 52 lot single-family subdivision. An updated traffic study indicated that turn lane improvements are adequate.

Kuker opened a public hearing and there were no comments.

Motion by Pearson, second by Stier to recommend approval of the Final Plat as presented, subject to compliance with the requirements of the City Engineer's comment letter. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit for a boarding and training kennel located approximately north of 14600 Highway 36 (Part of NE ¼ of Section 11 T16N R11E) in a Transitional Agriculture District

City Engineer Julie Ogden and Andrew Koster with TD2 presented three buildings on the property including a training kennel.

Kuker opened a public hearing and concerns were raised regarding boarding dogs, noise and any future change in the nature of the training business.

Motion by Stier, second by Bartles to recommend approval of the Conditional Use Permit for construction of a kennel to be built along with a residence and subject to compliance with the requirements of the City Engineer's comment letter. All voted in favor and the motion carried.

Discussion/Work Session on Future Zoning Regulation Text Amendments –
Adding “Event Center” to the Zoning Regulations in several zoning districts with consideration of such items as liquor and catering licenses, indoor and outdoor events, parking, venue size and noise.

Consideration of Accessory Buildings and Structures including pools, pool houses, sheds, driveways, patios, gazebos sports courts and sidewalks, and the calculation of square footage, lot coverage percentage and impervious surface.

Changing the regulations for farm animals in a Transitional Agricultural (TA) Zoning District to be a maximum of two hooved farm animals for the first acre of land, with an additional one such animal for every two additional acres of land.

Motion by Stier, second by Kuker to adjourn the meeting at 7:22 p.m. All voted in favor and the motion carried.