City of Bennington
Planning Commission Meeting Minutes
Wednesday, March 26, 2025; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Open Meeting Act – Roll Call

Planning Commission Chair James Bartles called the meeting to order at 6:00 p.m. The following members were present: James Bartles, Karen Hohman Anita Ortiz, Jeff Ryan, Mike Valasek and Bob Zaruba. Member Haime Dias was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of February 26, 2025 Meeting Minutes

Motion by Valasek, second by Ortiz to approve the minutes as presented. With Hohman and Zaruba abstaining, all voted in favor and the motion carried.

Consideration of two Freestanding Monument Identification Signs in a Medium Density Residential (R-3) Zoning District both located west of 156th Street with one being south of Kempten Creek Drive and one being north of Bennington Boulevard

City Engineer Julie Ogden presented the signs that meet standards. Pending approval are the Landscaping Plan and the HOA Maintenance and Operation Plan.

Bartles opened a public hearing and there were no comments.

Motion by Zaruba, second by Ortiz to table the Conditional Use Permits until the April 2025 meeting. All voted in favor and the motion carried.

Consideration of a Church in a Downtown Commercial (C-3) Zoning District located at 15416 South Second Street

Member Jeff Ryan stated that he had a conflict of interest and would not be participating in the discussions or vote on this matter.

City Engineer Julie Ogden presented the application that includes worship, youth activities, rehearsals, bible study and worship teams. Calculated on-street parking requirements are suitable.

The applicant via Van Wren addressed the Commission on the Church's history in the community.

Bartels opened a public hearing and there were no comments.

Motion by Bartels, second by Zaruba to approve the Conditional Use Permit as presented subject to compliance with the City Engineer's letter requirements and building codes for restrooms. Roll call vote: Bartels – yes, Hohman – yes, Ortiz – yes, Ryan – not participating due to conflict of interest, Valasek – yes, Zaruba – yes. Motion carried.

Review and Discussion of Current Future Land Use Map

City Engineer presented discussions regarding a Commercial, Business or Mixed-Use development along Military Road between 168th and 180th Streets and near a future Bennington Public High School.

Adjourn

Motion by Hohman, second by Zaruba to adjourn the meeting at 7:00 p.m.