City of Bennington
Planning Commission Meeting Minutes
Wednesday, April 30, 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 and Bob Zaruba. Members Haime Dias, Jeff Ryan and Mike Valasek were absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of March 26, 2025 Meeting Minutes

Motion by Hohman, second by Zaruba to approve the minutes as presented. 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 located south of Kempten Creek Drive and one located north of Bennington Boulevard

City Engineer Julie Ogden explained that the Landscaping Plan and the HOA Maintenance and Operation Plans carried over from the March public hearing had been submitted and were appropriate.

Motion by Bartles, second by Ortiz to recommend approval of the Conditional Use Permit. All voted in favor and the motion carried.

Consideration of a Freestanding Monument Identification Sign in a Medium Density Residential (R-3) Zoning District located east of 168th Street and north of Abigail St. Lot 49 Water's Edge 168

City Engineer Julie Ogden and Brad Huyck with Thompson, Dreessen and Dorner, Inc. presented the sign that meets standards.

Bartles opened a public hearing and there were no comments.

Motion by Hohman, second by Zaruba to recommend approval of the Conditional Use Permit. All voted in favor and the motion carried.

Proposed Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Bennington Capital Growth, LLC/JEH Enterprises, LLC, on Lots 18, 19, and 20, Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska

City Attorney Jeff Miller explained that the Redevelopment Plan must comply with the Community Development Law and in conformance with the general plan for the

development of the City as a whole. This includes conformance with the Comprehensive Plan, Zoning, Subdivision and Building Code regulations.

Bennington Capital Growth, LLC/JEH Enterprises, LLC Legal Counsel McKinley Wilson with Pansing Hogan Ernst & Buser LLP presented the Redevelopment Plan including parking, retail and residential spaces.

Bartles opened a public hearing and there were no comments.

Motion by Bartles, second by Ortiz to recommend approval of the Redevelopment Plan to the Community Development Agency as being in conformance with the general plan for the development of the City as a whole. All voted in favor and the motion carried.

Future Land Use Map Discussions

City Engineer presented discussions regarding a Commercial, Business or Mixed-Use development near 180th Street and Rainwood Road and the west side of 156th Street from the city limits to Military Road.

Adjourn

Motion by Zaruba, second by Hohman to adjourn the meeting at 6:52 p.m. All voted in favor and the motion carried.