City of Bennington
Planning Commission Meeting Minutes
Wednesday, June 25, 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 Bartels called the meeting to order at 6:00 p.m. The following members were present: James Bartles, Karen Hohman, Anita Ortiz, Mike Valasek. Members Haime Dias and Bob Zaruba were absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of May 28, 2025 Meeting Minutes
Motion by Valasek, second by Ortiz to approve the minutes as presented. With Bartles abstaining, all voted in favor and the motion carried.

Consideration of a Change of Zoning for 27.15 acres located at 10102 N. 156th St. in the Northwest corner of 156th and Rainwood Road from Transitional Agriculture (TA) to a Highway Commercial District (C-1) for the Rainwood Square Development Lots 1-12 and Outlots A-C

Consideration of a Preliminary Plat for 27.15 acres located at 10102 N. 156th St. in the Northwest corner of 156th and Rainwood Road for the Rainwood Square Development Lots 1-12 and Outlots A-C
City Engineer Julie Ogden, Larry Jobeun with Fullenkamp, Jobeun, Johnson & Beller and Joe Foley with FoleyShald Engineering presented the 12-lot development intended as a Sanitary Improvement District. An interlocal agreement and coordination will be established for participation in the development of Rainwood Road.

Bartels opened a public hearing and concerns were raised regarding drainage of storm water and mud, trash, sewer easement location, commercial taxes compared to residential taxes, the Future Land Use Map and the future of Military Road.

Motion by Bartels, second by Ortiz to recommend approval of the zoning change and preliminary plat subject to compliance with the City Engineer's and Douglas County's reports. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit for a Recreational Facility and Studio in a Light Industrial District (I-1) located at 15311 Warehouse Street
City Engineer Julie Ogden and Business Owner Katie Nielsen presented a Martial Arts Studio discussing parking and instructional hours.

Bartels opened a public hearing and there were no comments.

Motion by Hohman, second by Valasek to recommend approval of the Conditional Use Permit as presented subject to compliance with the City Engineer's report. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for an Indoor Training Facility in a C-1 Highway Commercial Zoning District located at 12744-12748 N. 158th Street in Bennington Contractor Bays, LLC

City Engineer Julie Ogden, Business Owner Bill Kruse and Property Owner Geoff McGregor presented a baseball training facility discussing parking and instructional hours.

Bartels opened a public hearing and there were no comments.

Motion by Hohman, second by Ortiz to recommend approval of the Conditional Use Permit as presented subject to compliance with the City Engineer's report. All voted in favor and the motion carried.

Adjourn

Motion by Hohman, second by Ortiz to adjourn the meeting at 7:11 p.m. All voted in favor and the motion carried.