City of Bennington
Planning Commission Meeting Minutes
Wednesday, July 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, 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 June 25, 2025 Meeting Minutes

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

Proposed Amended Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Bennington Capital Growth, LLC on Lots 18, 19, and 20, Block 6, Town of Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska

City Attorney Jeff Miller explained that the reasons for the Amended Redevelopment Plan and how it was 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 Legal Counsel McKinley Wilson with Pansing Hogan Ernst & Buser LLP and Developer Joshuwa Hannum presented the Amended Redevelopment Plan.

Bartles opened a public hearing and there were no comments.

Motion by Bartles, second by Hohman to recommend approval of the Amended 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.

Screened Outdoor Storage in Highway Commercial (C-1) District Discussion

City Attorney Jeff Miller explained that there would be a zoningtext amendment requesting the addition of “Motor Vehicle Collision Facility” in a C-1 District and permit outdoor storage of vehicles in an enclosed and screened area.

Adjourn

Motion by Hohman, second by Zaruba to adjourn the meeting at 6:23 p.m. All voted in favor and the motion carried.