City of Bennington
Planning Commission Meeting Minutes
Wednesday, October 29, 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, Haime Dias, Karen Hohman, Mike Valasek, Cydell White Jr., and Bob Zaruba. Member Anita Ortiz was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of September 24, 2025 Meeting Minutes

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

Consideration of a Conditional Use Permit allowing for a Cross Fit Training Facility in a Highway Commercial Zoning District (C-1) located on Lot 2 McGregor Brae,12758 and 12756 N. 158th Street

City Engineer Julie Ogden, Property Owner Geoff McGregor and Applicant Ben Simons presented the Cross Fit Training Facility as a Conditional Use.

Bartles opened a public hearing and there were no comments.

Motion by Zaruba, second by Valasek to recommend approval of the conditional use with the conditions recommended in the City Engineer's comment letter and the Property Owner's requested changes. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for a Motor Vehicle Collision Facility in a Highway Commercial Zoning District (C-1) located on Lot 2, McGregor Brae Replat 1 (address to be determined)

City Engineer Julie Ogden and Applicant Dave Herbeck presented the Motor Vehicle Collision Facility as a Conditional Use.

Bartles opened a public hearing and there were no comments.

Motion by Dias, second by Zaruba to recommend approval of the conditional use with the conditions recommended in the City Engineer's comment letter. All voted in favor and the motion carried.

Consideration of a Final Plat in a Highway Commercial Zoning District for a 27.85 acre development to be known as Rainwood Square located at 10102 N. 156th Street
City Engineer Julie Ogden and Attorney Larry Jobuen with Fullenkamp, Jobeun, Johnson & Beller presented the Final Plat for Rainwood Square

Bartles opened a public hearing and there were no comments.

Motion by Valasek, second by Zaruba to recommend approval of the Final Plat with the conditions recommended in the City Engineer's and County Engineer's comment letters. All voted in favor and the motion carried.

Consideration of a Change of Zoning from Medium Density Residential Zoning District (R-3) to include a Clustered/Mix Use Overlay Zoning District (CMD) and Preliminary Plat for a 7.3 acre development to be known as Prairie Ridge located at Lot 1 Bennington Park Plaza
City Engineer Julie Ogden and Caleb Beasley with E & A Consulting presented the Zoning Change and Preliminary Plat.

Bartles opened a public hearing and comments were made regarding drainage and traffic.

Motion by Bartles, second by Valasek to recommend approval of the zoning change and preliminary plat with the conditions recommended in the City Engineer's comment letter. All voted in favor and the motion carried.

Adjourn
Motion by Dias, second by Valasek to adjourn the meeting at 7:24 p.m. All voted in favor and the motion carried.