City of Bennington
Planning Commission Meeting Minutes
Wednesday, January 28, 2026; 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, Cydell White Jr. 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 December 17, 2025 Meeting Minutes

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

Consideration of a Final Plat in a Medium Density (R-3) and Clustered/Mixed Use (CMD) Residential Zoning District for a 7.3 acre development known as Prairie Ridge located at Lot 1 Bennington Park Plaza

City Engineer Julie Ogden, Caleb Beasley with E & A Consulting and Developer Ryan Schwarz presented the Final Plat.

Bartles opened a public hearing and there were no comments.

Motion by Zaruba, second by Hohman to recommend approval of the final plat subject to the requirements in the City Engineer's comment letter. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for a Theater Training Studio in a Highway Commercial Zoning District (C1) located on Lot 2 Building #1, McGregor Brae, 12720 N. 158th St.

City Administrator Kevin Hand, City Engineer Julie Ogden, Property Owner Geoff McGregor and Applicant Blake Thompson presented the Conditional Use Permit Application.

Bartles opened a public hearing and there were no comments.

Motion by Valasek, second by White to recommend approval of the conditional use permit with the addition of information regarding the cycle of times of rehearsals. All voted in favor and the motion carried.

Elections

Motion by Bartles, second by Hohman to nominate and elect Zaruba as Planning Commission Vice-Chair. All voted in favor and the motion carried.

Adjourn

Motion by Zaruba, second by Valasek to adjourn the meeting at 6:57 p.m. All voted in favor and the motion carried.