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

Approval of February 25, 2026 Meeting Minutes

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

Proposed Prairie Ridge Townhomes Redevelopment Projectpursuant to the Nebraska Community Development Law whichinvolves partial funding known as Tax Increment Financing, byBPW Smart Development, LLC on Lot 1 of the BenningtonPark Plaza Subdivision, City of Bennington, Douglas County,Nebraska, generally located east of North 160th Street andnorth of North Fourth Street, City of Bennington, Nebraska

Brent Beller with Fullenkamp, Jobeun, Johnson & Beller and Applicant Ryan Schwarz presented the Redevelopment Project.

City Attorney Jeff Miller explained that the Redevelopment Plan must comply with the Community Development Law and be 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.

Bartles opened a public hearing and there were no comments.

Motion by Dias, 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.

Adjourn

Motion by Zaruba, second by Ortiz to adjourn the meeting at 6:24 p.m. All voted in favor and the motion carried.