

Village of Benton
December 22, 2025
Board Meeting Minutes

Members present: Ken Farrey, John Perkins, Jill Knight, Joe Slater, Scott Cruse, Chuck Wartner

Absent members: Cal Robbins

Village employees present: Sonya Silvers

Others Present: Dan Dreessens, Steffanie and Brian Kohn

The special board meeting of the Benton Village Board was called to order by village president Ken Farrey at 8:30 a.m. in the conference room of the Benton Business Incubator Building at 244 Ridge Avenue on Monday, December 22, 2025. In compliance with the open meeting law, proper notice of the meeting had been posted in four public places: the Zephyr Depot, Benton State Bank, Benton Post Office, and the Benton Business Incubator Building.

Steffanie Kohn of Be Rooted Chiropractic expressed interest in purchasing a lot in the industrial park from the Village.

Dan Dreessens of Delta 3 Engineering presented the Board with two options for the placement of the proposed building, taking into consideration existing driveway restrictions and utility easements.

The Board discussed replatting Treganza Street to its original placement, which would bisect the property. With the new street in place, the Be Rooted Chiropractic lot would consist of approximately 1.7 acres, and the land south of the proposed street would consist of approximately 1.6 acres, which could be further divided into two smaller lots if necessary. The Board agreed to move forward with replatting the street and requested pricing for the cost of adding the street.

It was noted that the final location of the building and parking lot will be determined at a later date; however, there is sufficient flexibility on the site to adjust the building placement to meet the needs of Steffanie Kohn and her staff.

The Board also discussed the potential extension of the street to the west end of the Be Rooted project, contingent upon the availability of Village funds. If sufficient funds are not available, Be Rooted Chiropractic would require permission to construct a temporary driveway within the street right-of-way until such time as the Village extends the street.

Water and sewer services are currently stubbed into the lot. The parcels located south of the proposed street would require extension of water and sewer utilities to provide proper services.

Motion (Knight, Perkins) to approve platting Treganza Street to the original location, bisecting the property and splitting the lot into 3 parcels.

The meeting was adjourned at 8:58 A.M.

Motion (Knight, Cruse) to adjourn. Voice-all ayes.