

Planning Commission Regular Meeting

Tuesday February 3, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Milt Heinrich, Melanie Kaeding, Joe Peleska, Jim Pounds, Ryan Schroeter and Richard Zelensky. Travis Radnor: Absent. Others present were City Administrator Green, Assistant City Administrator Barrow, Non-Lawyer Assistant Ferrari, Community Development Director Beiermann.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Planning Commission members, and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1 & 2 – Chairman Boesiger called the meeting to order at 7:00 p.m. followed by a roll call of members.

Agenda Item #3 – Motion by Ryan Schroeter, second by Melanie Kaeding to approve the January 6, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Abstain, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 1 Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider receiving public comment on a blight and substandard study for an area located within the extraterritorial jurisdiction and Corporate Limits of the City of Blair, and to consider whether to designate such area as blighted, substandard and in need of redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq. Community Development Director Beiermann has requested this item to be postponed until the next regular planning commission meeting. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Chris Boswell, second by Milt Heinrich to postpone until the next regular Planning Commission meeting. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Nay, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea:7, Nay: 1, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider an Ordinance adopting an updated Future Land-Use Map for Tax Lot 203, Section 12, Township 18 North,

Range 11 East of the 6th P.M., and Tax Lots 8, 9,11 and 261 in Section 13, Township 18 North, Range 11 East of the 6th P.M., all in the City of Blair, Washington County, Nebraska, (in the area of 715 S. 10th Street north to unnamed creek) changing the future land use from Residential Multi-Family to Commercial. Community Development Director Beiermann stated the future zoning is currently residential — multifamily. The request is to change to commercial use. This would allow the two properties to be rezoned from RMH - Multi-family High-Density Residential to a commercial use, Office Park District. There has been a request to rezone properties identified as Tax Lots 8, 9,11, and 261, which will be addressed in the following agenda items. However, before any amendments can be made to the current zoning map, the Future Land Use Map must first be amended to ensure consistency with the proposed changes. This item pertains solely to an amendment of the Future Land Use Map. The subject properties are located on 10th Street, just south of No Name Creek (also referred to by some as South Creek). Currently, the Future Land Use designation for these parcels is Residential Multi-Family. The request is to change the Future Land Use designation to Commercial. For the property to be considered for development as an office park or contract yard, the first step is to amend the Future Land Use Map. Specifically, the designation would need to be changed from Residential Multi-Family to Commercial before any rezoning or development request could be considered. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Darrel Boesiger to recommend approval, updating the Future Land-Use Map as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider a Rezone application submitted by Curt & Meadow Scott, 2975 Southern Hills Drive, Blair, Nebraska, for Tax Lot 203, Section 12, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, a Rezone application submitted by Curt & Meadow Scott, 2975 Southern Hills Drive, Blair, Nebraska, for Tax Lot 203, Section 12, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska (600 block of S. 10th Street), rezoning the tax lot from RMH – Multi-Family Residential High Density District to OPD – Office Park District. Community Development Director Beiermann stated the zoning district is currently RMH - Multi-family Residential High Density. The request is to change the Office Park District. This would allow the property to be used for a contractor’s yard through the Conditional Use Permit process. The Scotts are going to purchase Tax Lot 203. The Future Land-Use Map is for Commercial use. Mr. Scott does have a plan to establish a contractor’s yard on the property. If the zoning is changed to Office Park, the contractor’s yard would require a separate Conditional Use Permit (CUP) application later. Additionally, the future land use designation has been changed, or is proposed to be changed, to commercial use, which would allow this type of development. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to recommend approval of the rezone application submitted by Curt & Meadow Scott, changing Tax Lot 203 from RMH - Multi-Family Residential High-Density District to OPD - Office Park District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds:

Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by Travis Mann, 1449 Voss Drive, Blair, Nebraska, for Tax Lots 8, 9,11 and 261 in Section 13, Township 18 North, Range 11 East of the 6th P.M., all in the City of Blair, Washington County, Nebraska (all located at 715 S. 10th Street), rezoning the tax lots from RMH – Multi-Family Residential High Density District to OPD – Office Park District. Community Development Director Beiermann stated the zoning district is currently RHM — Multi-family Residential High Density. The request is to change the Office Park District. This would allow the property to be used for a contractor's yard through the Conditional Use Permit process. Mr. Mann owns all four (4) tax lots. The future land use map is for commercial use. The next rezoning application is very similar to the previous request. It involves the tax lots located just south of the property that was previously approved. The applicant is requesting a zoning change from Residential Medium-High Density (RMH) to Office Park for the properties on South 10th Street. Mr. Mann owns all four (4) tax lots included in this request. The future land use designation for this area has been changed to Commercial following the previous vote. Approval of the rezoning would allow the properties to be used for contractors' yards, subject to specific conditions. The applicant has indicated plans to develop several contractors' yards and maintain access as a private drive. However, development of the contractor's yards would require a separate Conditional Use Permit (CUP) application, which would be considered and voted on at a future date. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky to recommend approval of the rezone application submitted by Travis Man, changing Tax Lots 8, 9,11 and 261 from RMH - Multi-Family Residential High-Density District to OPD - Office Park District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opens a public hearing to consider an Ordinance amending the City of Blair Zoning Regulations, Article 8, Section 804, Limited Commercial District: Moving “Offices”, “Professional office buildings, including clinics and doctor’s buildings”, “Multi-family dwellings with forty-eight or fewer living units”, and “Home occupations” from “Permitted Uses” to “Exceptions”, along with other updates. Community Development Director Beiermann stated the Commercial Limited District, also referred to as the CL, has presented some challenges for quite some time. This area has experienced compatibility issues with surrounding residential properties. Most recently, a structure was constructed in full compliance with existing regulations. However, it did not align well with the character of the surrounding homes. As a result, we have been discussing this matter for some time, evaluating what changes could be made to the Limited Commercial District regulations to ensure compatibility and prevent similar concerns in the future. Beiermann stated that when this district was originally designed, the long-term vision was that the area would eventually transition to fully commercial use. The expectation was that as you entered town, there would be a gradual mix of houses, offices, and businesses. However, that transition has not occurred as anticipated. Instead, there have been instances where, due to how the ordinance is written, new houses and structures have been constructed that do not fit well with the surrounding area, creating

compatibility concerns. Rather than eliminating the commercial designation altogether, our goal tonight is to propose targeted changes to the district regulations. These changes would create clearer exceptions and standards, so that if someone proposes a new building that may not be compatible with the area, there would be additional review measures in place to address those concerns before approval. What we are removing as permitted uses in this district are: Professional offices, Multi-family dwellings, Home occupations and Row crop agriculture. However, these uses are not being eliminated entirely. They are being moved to the "exception" category. This means that if someone wants to establish one of these uses, they must submit a plan and receive approval from the Planning Commission and City Council before proceeding. What we are keeping as permitted by right are: Single-family dwellings, Two-family dwellings (duplexes), and Attached single-family dwellings. For clarification: Two-family dwellings include both upstairs/downstairs duplexes and side-by-side duplexes, and Attached single-family dwellings refer to side-by-side units that share a common wall. During the discussion, there was consideration about whether uses such as a barbershop should be allowed. Rather than individually listing small commercial type uses, it was determined to align those types of activities with the definition of "commercial centers" in our code. The following uses would be allowed by exception only, meaning they require Planning Commission and Council approval: Family daycare, Multi-family dwellings with twenty-four (24) or fewer units, Pet services, Offices and professional office buildings, and Home occupations. Any permitted use within the CCB (Central Commercial Business) District, i.e., the downtown area. Beiermann stated residential uses such as single-family and duplex dwellings remain permitted by right. More intensive residential or commercial-type uses would require an exception process, ensuring review and oversight before approval. Currently, the Limited Commercial District does not have specific limitations regarding building size or overall lot coverage. To address that, we have replaced those open-ended standards with the dimensional regulations from the RMH (Residential Manufactured Home) District, which is consistent with the surrounding residential zoning. This change is intended to better align development standards with the character and scale of the adjacent residential area. In addition, we have added a new spacing requirement: No primary structure shall be located closer than ten (10) feet to another primary structure. This ensures adequate separation between buildings for safety, access, and neighborhood compatibility. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to recommend approval of the Ordinance amending the City of Blair Zoning Regulations, Article 8, Section 804, Limited Commercial District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Report from staff. Community Development Director Beiermann stated the annual Nebraska Planning and Zoning Conference is coming up from March 4th to March 6th. If you would like to attend, let me know.

Agenda Item #10 – Motion by Melanie Kaeding, second by Joe Peleska to adjourn the meeting 7:38. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis

Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted:
Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary

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