



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
May 6, 2025 - 7:00 PM

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

AGENDA

NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at www.blairnebraska.org. The City Council reserves the right to go into Executive Session at any time.

1. Meeting called to order and introductions at 7:00 p.m. by Chairman Boesiger.
2. Roll call of members.
3. Approval of minutes from the April 1, 2025 meeting.
4. Chairman Boesiger opens a public hearing to consider a Non-conforming Use Limited Extension application submitted by Donald Kruse, 1074 Washington Street, Blair, Nebraska, to add a basement egress window on Tax Lots 128 & 208, Section 12, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (1074 Washington Street) for life of the structure.
5. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Brian Brown, 1435 Fieldcrest Dr., Blair, Nebraska, for an indoor athletic training facility for baseball, softball, soccer and performance training, along with office space, on Tax Lot 276 in Section 12, Township 18 North, Range 11 East of the 6th P.M. and Tax Lot 177 in Section 13, Township 18 North, Range 11 East of the 6th P.M., (590 S. 10th Street) all in Washington County, Nebraska, for 30 years.
6. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Dawn McGauley, 1031 N. 28th Street, Blair, Nebraska to continue the use of a licensed daycare with a maximum of 12 children on Lot 2, Block 12, Larsen Heights Second Addition, City of Blair, Washington County, Nebraska, (1031 N. 28th Street) for 10 years.

7. Chairman Boesiger opens a public hearing to consider a Preliminary Plat application submitted Nielsen Homes and Development, 1730 State Street, Blair, Nebraska, for The Edge Business Park, Lots 1 and 2, being a platting of Tax Lot 276 in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska.
8. Chairman Boesiger opens a public hearing to consider a Preliminary Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1 - 4, being a platting of Tax Lots 16 and 17, located in the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska.
9. Report from Staff
10. Motion and second by Commission members to adjourn the meeting.

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

Planning Commission Regular Meeting

Tuesday April 1, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Milt Heinrich, Melanie Kaeding, Joe Peleska, and Ryan Schroeter. Chris Boswell, Kiley Huber Jim Pounds, and Travis Radnor: Absent. Others present were City Administrator Green, Assistant City Administrator Barrow, Non-Lawyer Assistant Ferrari, and 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 – Chairman Boesiger called for nominations for Chairman and Vice Charman. Motion by Melanie Kaeding, second by Milt Heinrich to nominate Darrel Boesiger as Planning Commission Chair. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried. Motion by Melanie Kaeding, second by Ryan Schroeter to nominate Joe Peleska as Planning Commission Vice Chair. Motion by Joe Peleska, second by Darrel Boesiger to nominate Travis Rador. Due to two nominations, a paper ballot was held. Non-Lawyer Assistant Ferrari announced Travis Rador as Vice Chairman.

Agenda Item #4 – Motion by Ryan Schroeter, second by Joe Peleska to February 4, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Abstain, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 4, Nay: 0, Absent: 4, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a amending the City of Blair Zoning Regulations, Article 7, Section 704 RML – Residential Multi-Family Residential Low Density District, by moving “Multi- Family Dwellings, to a maximum of six units” & “Residential Condominiums, to a maximum of six (6) living units pursuant to Section 1116” from 704.04 Exceptions to 704.02 Permitted Principal Uses and Structures. Community Development Director Beiermann stated Community Development Director Beiermann stated

RML is the base district for any new subdivisions. We are proposing to add Multi-family dwellings, to a maximum of six (6) units; and Residential condominiums, to a maximum of six living units pursuant to Section 1116, as a permitted use instead of an exception. With an exception a conditional use permit is needed. By allowing this we are seeking to make the process easier for the type of housing in this district. There are stipulations in our code which limit where this housing type can be constructed. Beiermann Community Development Director Beiermann showed a layout for someone interested in this zoning change. City Administrator Green stated on the diagram shown each building is a six plex. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Ryan Schroeter to recommend amending the City of Blair Zoning Regulations, Article 7, Section 704 RML - Residential Multi-Family Residential Low-Density District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Nay, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 4, Nay: 1, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opened a public hearing to consider amending the City of Blair Zoning Regulations, Article 11, Supplementary District Regulations, by adding Section 1103.5 – Accessory Dwelling Unit and amending Article 3, Construction and Definitions, adding Definitions 303.01 (2.5) - Accessory Dwelling Unit. Community Development Director Beiermann stated Community Development Director Beiermann stated This item was postponed from the March 4th meeting, which was cancelled due to inclement weather. This was reviewed by the Ad hoc Planning and Zoning committee consisting of Chris Boswell, Joe Peleska, Ryan Schroeter, Holly Hafer, Kirk Highfill, Mindy Rump, Katie Ferrari, Aaron Barrow, and Phil Green. This is an addition to our zoning book. The Accessory Dwelling Unit (ADU) means a residential dwelling unit on the same parcel as a single-family dwelling that has a separate entrance and address. The ADU provides complete independent living facilities. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling. Article 11, Section 1103.5 - ADU - Accessory Dwelling Unit consists of: 1103.5.01 INTENT: The intent of this supplement is to provide guidelines in adding an accessory dwelling unit (ADU) to a parcel located within the City of Blair's zoning jurisdiction. An ADU is allowed in the following districts: All residential (RRE, RL, RM, RML & RMH); General Agriculture and Transitional Agriculture (AGG & TA), 1103.5.02 - Conditional Use Permit: A Conditional Use Permit (CUP) is required for all ADU's, 1103.5.04 - Location: No detached ADU shall be located between the rear building line of the principle building and the front property line, except: In AGG, TA & RRE Districts as a stipulation of the conditional use permit. The Conditional Use Permit may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front-yard setback requirements. In RL Districts on lots of forty-five thousand (45,000) square feet or greater, as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front yard setback requirements and a garage currently exists in the side yard and is a stipulation of the conditional use permit. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Joe Peleska, second by Melanie Kaeding to recommend approval of amending the City of Blair Zoning Regulations to add, Article 11, Supplementary District Regulations, by adding Section 1103.5 as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt

Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Report from staff. There was nothing to report.

Agenda Item #8 – Motion by Joe Peleska, second by Melanie Kaeding to adjourn the meeting at 7:42pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 4, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary

Filing Date 4-15-2025

Receipt Number 185120

APPLICATION NONCONFORMING USES LIMITED EXTENSION
(SECTION 1208)

Donald Dale Kruse	1074 Washington Street, Blair, NE 68008	402-426-2005
Property Owner	Address	Phone Number

Email: daleshob@gpcom.net

Present Zoning District: A/CH – Highway Commercial

Name of Addition: N/A PIN: 890039690

Legal Description: 1074 Washington Street - TL 128 & 208 S12-T18-R11E, Washington County, Nebraska

Current Use: Retail liquor store with existing basement apartment.

Desired Non-Conformance Extension: Install egress window to existing basement apartment.

Length of Request: Life of the structure _____

Will Extension be connected to Utilities: Water NA

Sewer NA

Storm Drainage NA

April 14, 2025
Date

Donald Dale Kruse
Signature of Owner(s)

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

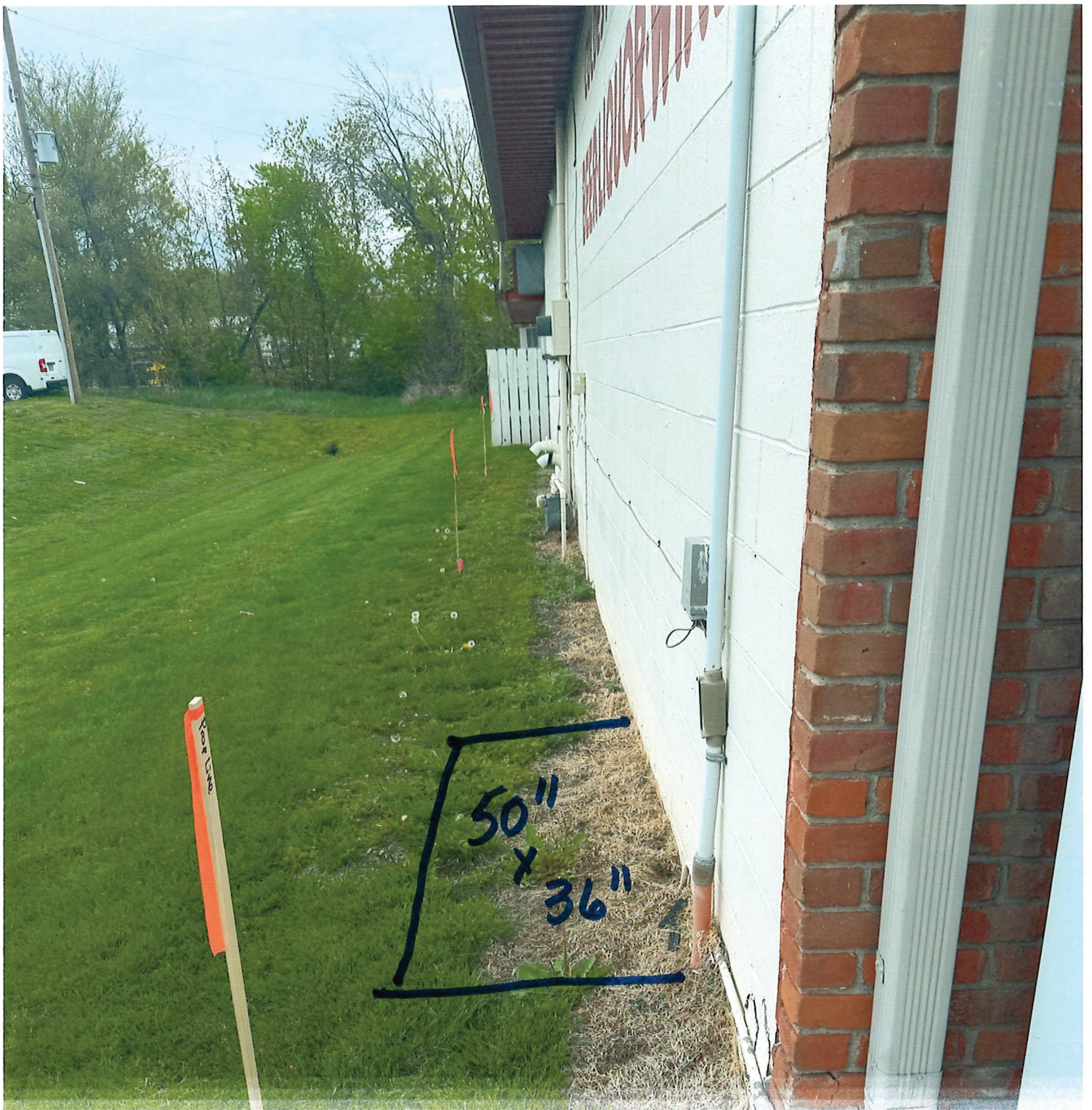
VOTE: _____ TO _____ TO _____



Don Krose 1074 Washington Facing East



Don Krose 1074 Washington Facing North



Don Kruse
1074 Washington

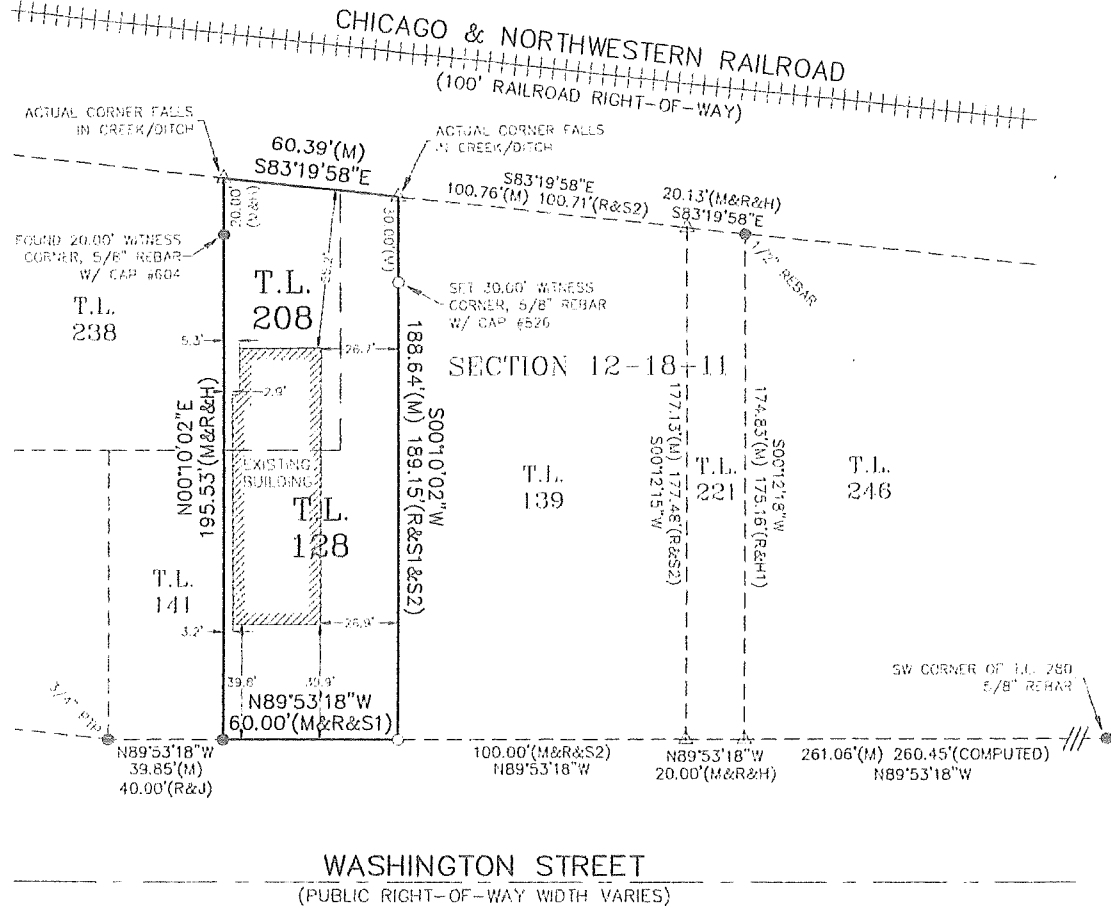
Facing North

TO THE OFFICE OF WASHINGTON COUNTY SURVEYOR

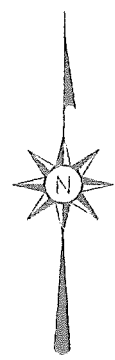
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A NEBRASKA PROFESSIONAL LAND SURVEYOR OF THE STATE OF NEBRASKA, DULY LICENSED IN THE STATE OF NEBRASKA UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THIS ACCOMPANYING SURVEY PLAT; THAT SAID SURVEY PLAT IS A TRUE DELINEATION OF THE SURVEY PERFORMED AND WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION: TAX LOT 128 AND TAX LOT 208, IN SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA



- LEGEND**
- PROPERTY CORNER FOUND, STAR-BUILD
 - HOLE IN CONCRETE (UNLESS NOTED)
 - PROPERTY CORNER SET, 5/8" REBAR
 - W/ CAP #626 (UNLESS NOTED)
 - COMPUTED CORNER (NOT SET)
 - RECORD DIMENSION (R)
 - MEASURED DIMENSION (M)
 - STEWART A. SMITH DIMENSION (S1)
 - SURVEY DATED 08/22/1968
 - STEWART A. SMITH DIMENSION (S2)
 - SURVEY DATED 05/09/1969
 - RICHARD L. HANSEN DIMENSION (H)
 - SURVEY DATED 11/18/1968
 - JACOB HEADLEY DIMENSION (J)
 - SURVEY DATED 02/20/2017
 - PINCHED TOP PIPE (PIP)
 - OPEN TOP PIPE (OTP)
- 0 50 100
 SCALE: 1" = 50'



Jeffrey L. Daharsh
 JEFFERY L. DAHARSH
 DATE 4/30/25 PLS. NO. 826



CORNER STONE SURVEYING, LLC
 PHONE: (402) 451-2088
 14225 DAYTON CIRCLE, SUITE 15, OMAHA NE 68137

Don Kruse 1074 Washington

Filing Date March 5th 2025

Receipt Number 181304

APPLICATION FOR CONDITIONAL USE PERMIT

1. Brian Brown 1435 Fieldcrest Dr 402 237 9610
Applicant's Name Mailing Address Telephone

Email: blairtrainingcenter@gmail.com

2. Same
Agent's Name Mailing Address Telephone

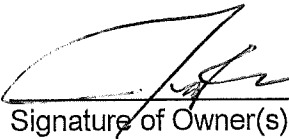
3. ~~same~~ Nielsen Homes 1930 State St
Owner's Name Mailing Address Telephone

4. 590 10th St
Address and Legal Description of Location - Subject Property

OPD
Current Zoning

5. Indoor Athletic Training Center + Office(s)
Describe the requested Conditional Use
Requesting conditional use for Blair Training Center to
build 90x130 facility to offering baseball, softball
soccer performance training.

6. Length of request: 2 years 20 yr
(All permits approved are for one (1) year unless otherwise noted)

 3-13-25
Signature of Owner(s) Date

Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

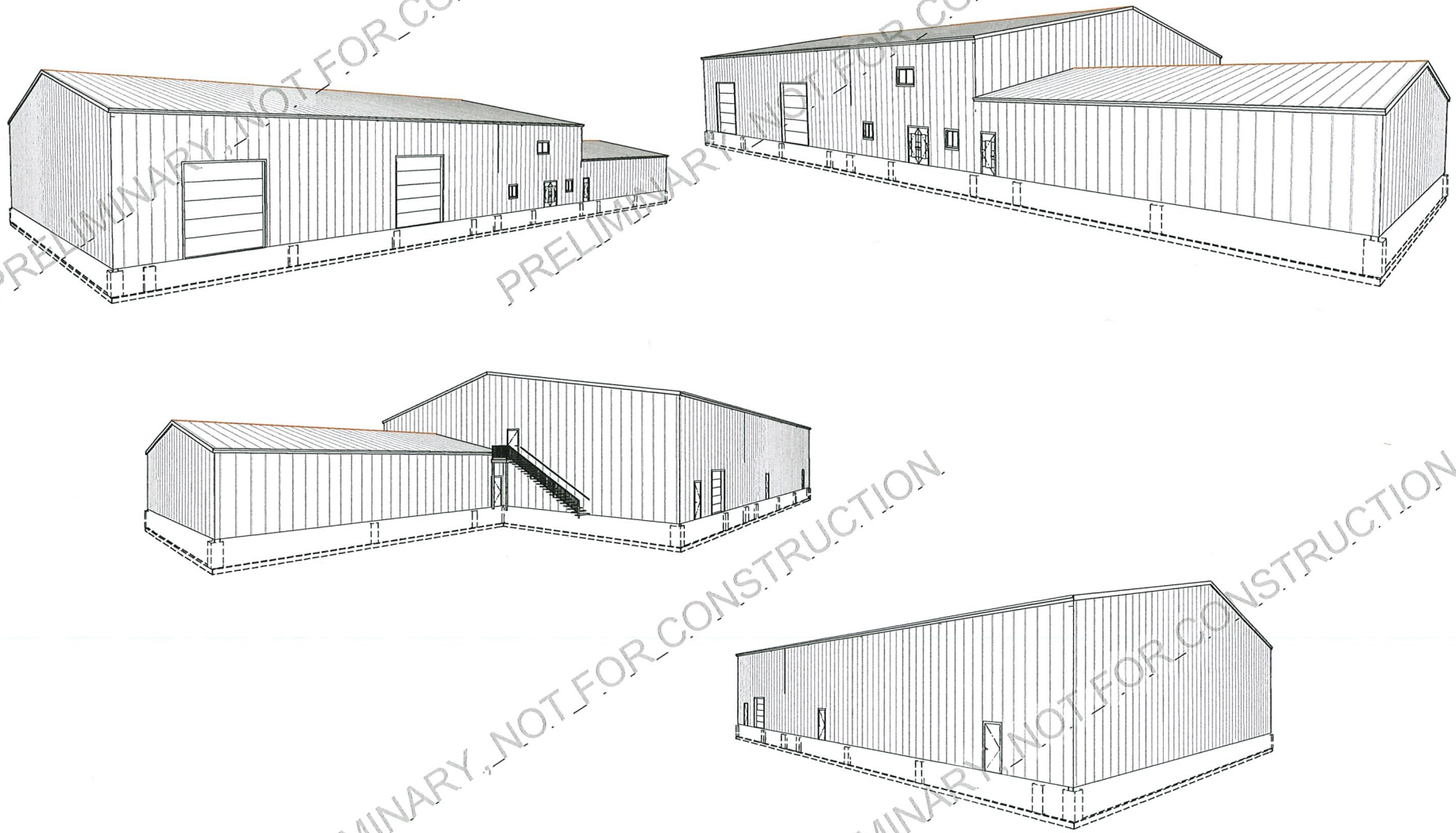
DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.



VIRTUACTIVE
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



3D PERSPECTIVE VIEWS ARE PURELY FOR VISUAL REPRESENTATION AND NOT FOR CONSTRUCTION PURPOSES.
PLATE HEIGHTS AND EXACT ROOF DETAILS CAN VARY DEPENDING ON A VARIETY OF FACTORS INCLUDING (but not limited to) SOFFIT THICKNESS, HEADER SIZES AND HEEL HEIGHTS. OWNER AND CONTRACTOR TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION.

3D PERSPECTIVE VIEWS
NOT TO SCALE



NO.	DATE	DESCRIPTION

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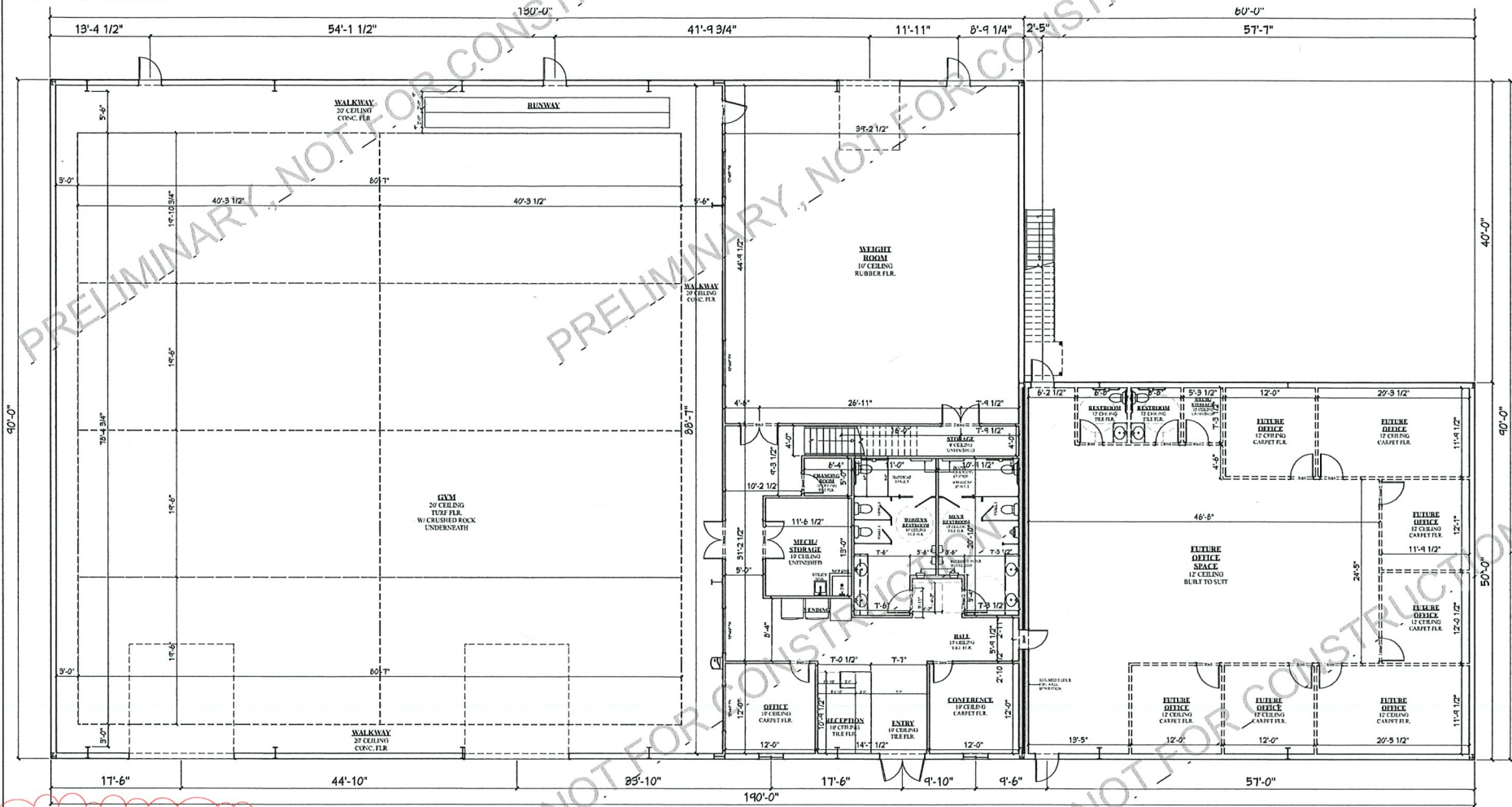
PREPARED FOR:	PROJECT LOCATION:
CONTRACTOR:	PROJECT:
PROJECT:	CONTRACTOR:
DATE:	PROJECT:
DATE:	PROJECT:



DATE:
2/18/2025
SHEET:
5 OF 9



VIRTUACTIVE
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

- FOUNDATION & FRAMING NOTES**
1. All structural members and framing members shall be confirmed by contractor, public inspector, and/or a-builder for size, spacing, and specs to verify they meet local code requirements.
 2. All exterior framing dimensions are to exterior face of sheathing.
 3. All interior framing dimensions to finished edge, unless otherwise noted.
 4. 8" x 12" high poured concrete foundation walls, unless otherwise noted.
 5. 2x4 exterior and 2x4 interior walls, unless otherwise noted.
 6. All exterior headers shall be (2) 2x12, unless otherwise noted.
 7. Doors are noted as head and sills.
 8. Window sizes noted as inches. Contractor, sub-contractor, and/or supplier to confirm window openings for egress, min. height, min. height, and ventilation requirements. Contractor and/or sub-contractor to get all of a-builder provided window opening sheet for all framing openings & sizes.
 9. Ceiling heights: 9'-1-1/2" Main Floor, 8'-1-1/2" Second Floor, unless otherwise noted.
 10. Allow for at least 30" from window top to any opening to walk.
 11. All angled walls are 45° unless otherwise noted.
 12. All verticals dimensions to finished shall be double checked for 1/8" accuracy.
 13. All tracking method = CS-48P.

← WILL CHANGE BASED ON COMPANY
PROVIDING THE EXTERIOR SHELL

FINISHED SQ. FT.	UNFINISHED SQ. FT.	SPECIALTY SQ. FT.
MAIN LEVEL	BATTING CAGES	
1,676	END LEVEL STORAGE	
	WEIGHT ROOM	
	MECH. STORAGE	
	FUTURE OFFICE SPACE	
	GYM	
TOTALS:	TOTALS:	TOTALS:
1,676	16,672	

VIRTUACTIVE

DESIGN TABLE

NUMBER	DATE	DESCRIPTION

PROJECT LOCATION:
PROJECT: _____
CITY: _____
COUNTY: _____
STATE: _____

PREPARED BY:
CONTRACTOR: _____
PROJECT: _____
PHONE: _____
EMAIL: _____

VIRTUACTIVE
VirtuActive - 3D Printing & Design
14111 S. 26th Street, Suite 100
Tucson, AZ 85711
www.virtuactive.com | 602.737.8500
Designed by: 1/27/2025 | 1/27/2025

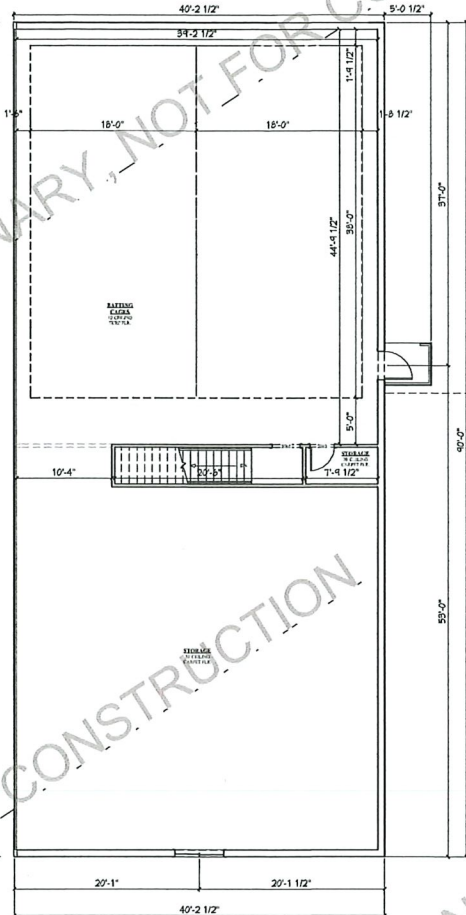
DATE: 2/18/2025
SHEET: 7 OF 9



VIRTUACTIVE
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

PRELIMINARY, NOT FOR CONSTRUCTION

PRELIMINARY, NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

- PLATE HEIGHTS AND EXACT ROOF DETAILS CAN VARY DEPENDING ON A VARIETY OF FACTORS INCLUDING (but not limited to) SOFFIT THICKNESS, HEADER SIZES AND HEEL HEIGHTS, OWNER AND CONTRACTOR TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION.
- FOUNDATION & FRAMING NOTES**
1. All structural members and framing members shall be confirmed by contractor, sub-contractor, and/or supplier for size, spacing, and species to verify they meet local code requirements.
 2. All exterior framing dimensions are to exterior face of sheathing.
 3. All exterior framing dimensions to framing edge, unless otherwise noted.
 4. 8" x 12" high poured concrete foundation walls, unless otherwise noted.
 5. 2x12 exterior and 2x4 interior walls, unless otherwise noted.
 6. All exterior headers shall be (2) 2x12, unless otherwise noted.
 7. Door size noted as field and none.
 8. Window sizes noted as tripart. Contractor, sub-contractor, and/or supplier to confirm window openings for egress, min. light, min. height, and ventilation requirements. Contractor and/or sub-contractor to get all of supplier provided rough opening sheet for all rough openings & doors.
 9. Ceiling Heights: 9'-8 1/2" Main Floor, 8'-10 1/2" Second Floor, unless otherwise noted.
 10. 2x12 blocking for all least 36" from interior door rough openings to wall.
 11. All rough walls are 48" - unless otherwise noted.
 12. All rough floor dimensions to not be double checked for mill accuracy.
 13. Wall blocking method - CS-WP

WILL CHANGE BASED ON COMPANY PROVIDING THE EXTERIOR SHELL

	FINISHED SQ. FT.	UNFINISHED SQ. FT.
MAIN LEVEL	3,695	
		BATTING CAGES 1,910
		2ND LEVEL STORAGE 1,762
		WEIGHT ROOM 1,855
		WEEK STORAGE 158
		FUTURE OFFICE SPACE 3,022
		GYM 7,916
TOTALS:	3,695	TOTALS: 16,672



REVISION	DATE	DESCRIPTION

PREPARED FOR:
OWNER
PROJECT
CITY
COUNTY

PREPARED BY:
CONTRACTOR
PROJECT
PHONE
EMAIL



PROJECT LOCATION:
PROJECT
CITY
SUBDIVISION
COUNTY

VIRTUACTIVE
virtuactive - 3D Drafting & Design
301 W. 10th Street, Suite 100
Des Moines, IA 50319
www.virtuactive.com | 515.277.9100
Designed by: 10/27/2022 | 10/27/2022



DATE:
2/18/2025
SHEET:
8 OF 9

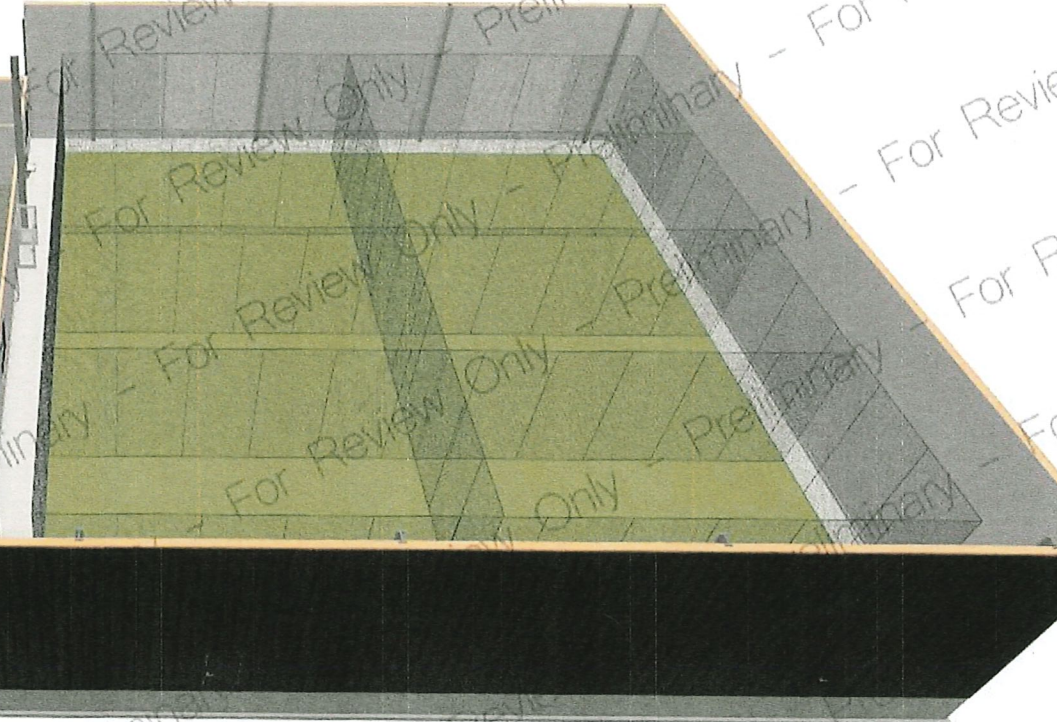


For Review Only

- For Review Only - Preliminary



Preliminary - For Review Only



For Review Only - Preliminary



For Review



Preliminary - For Review Only

For Review Only - Preliminary

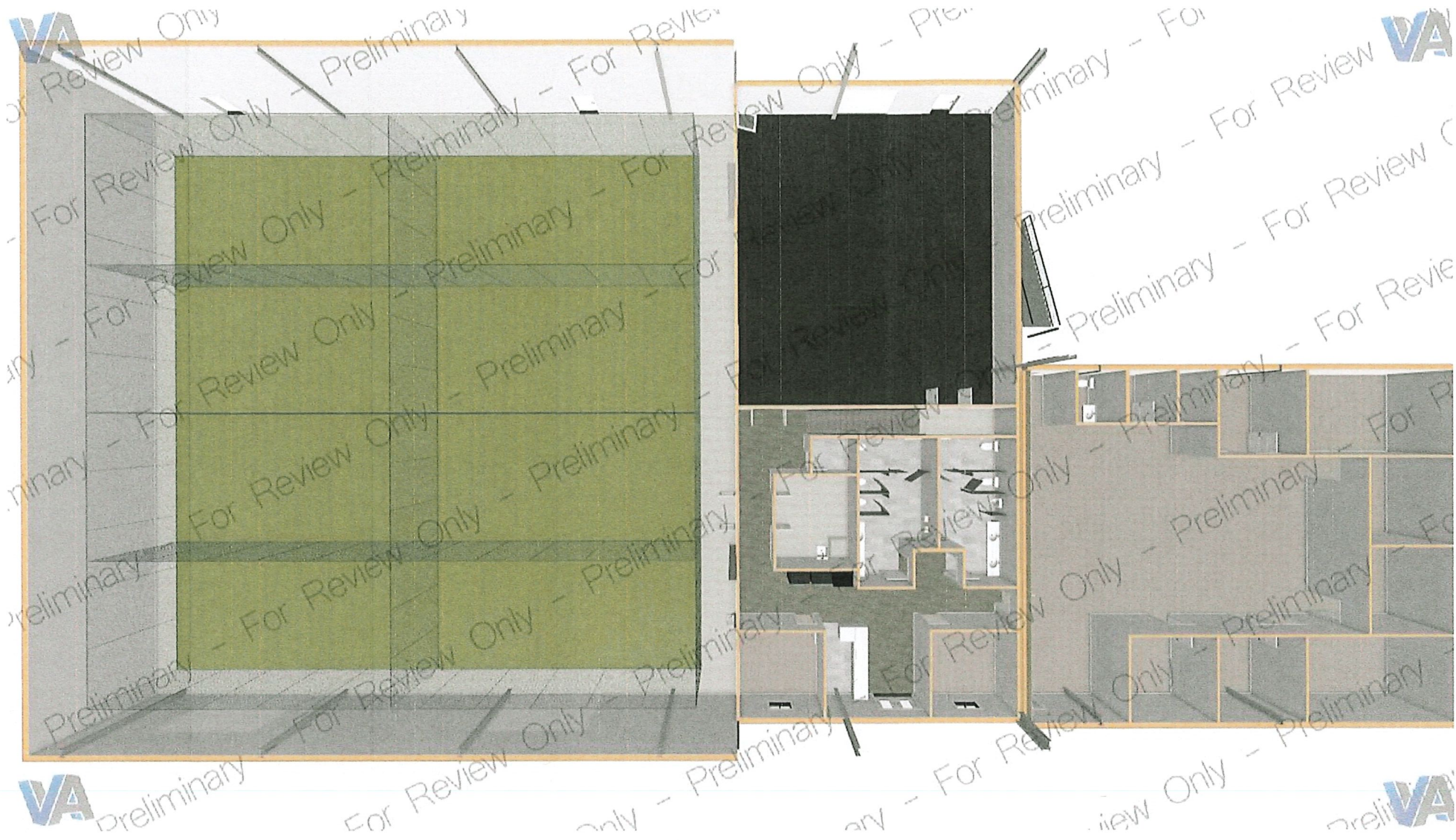
For Review Only - Preliminary

For Review Only - Preliminary

For Review Only - Preliminary

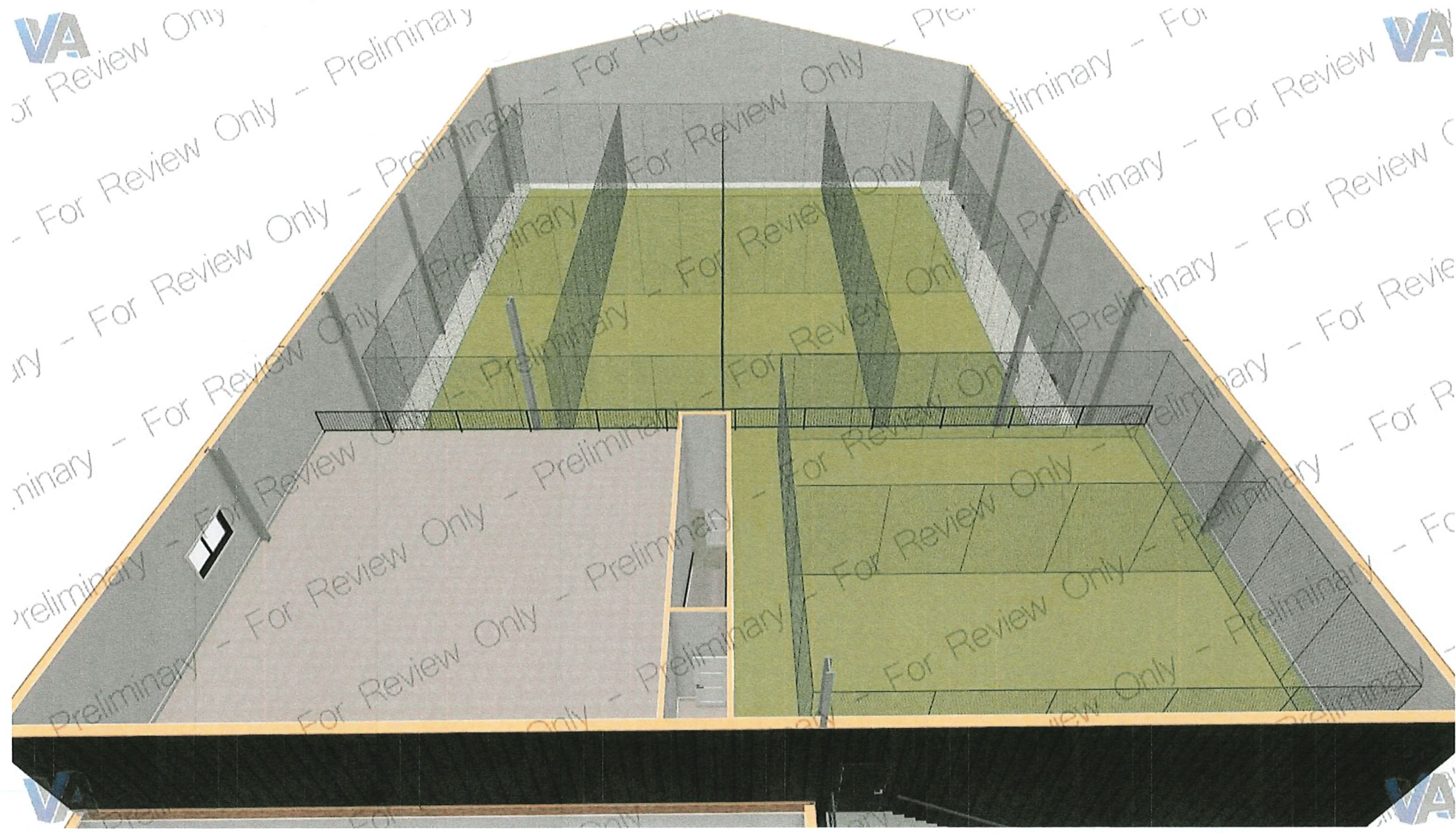


For Review





For Review Only



For Review Only

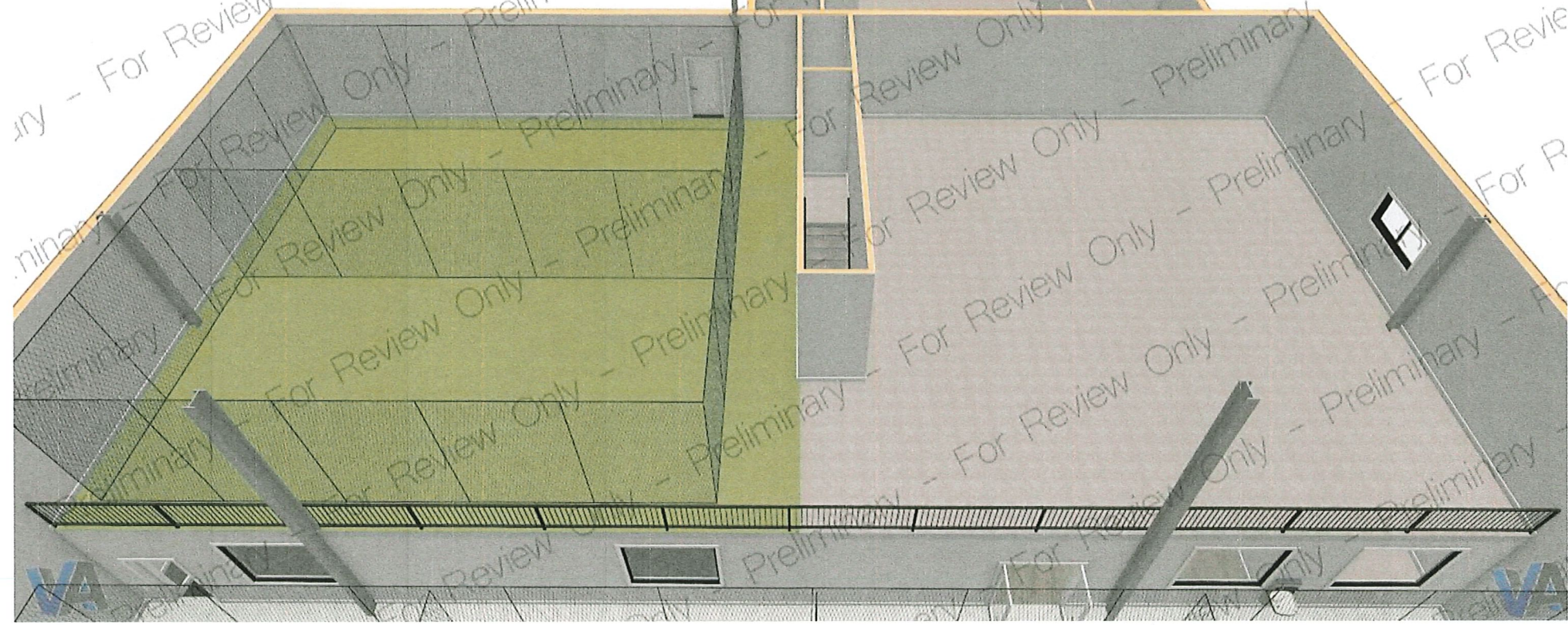


For Review Only



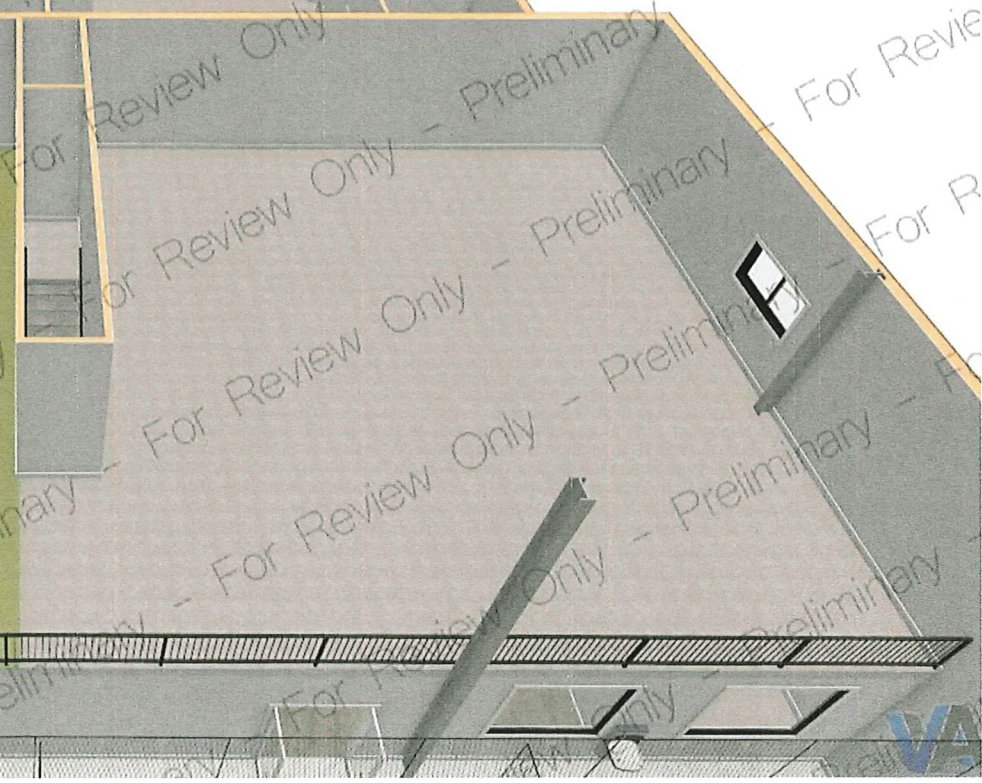
For Review Only

- For Review Only - Preliminary - For Review



For Review Only

- For Review Only - Preliminary - For Review



For Review Only

- For Review Only - Preliminary - For Review

- For Review Only - Preliminary - For Review

- For Review Only - Preliminary - For Review

- For Review Only - Preliminary - For Review

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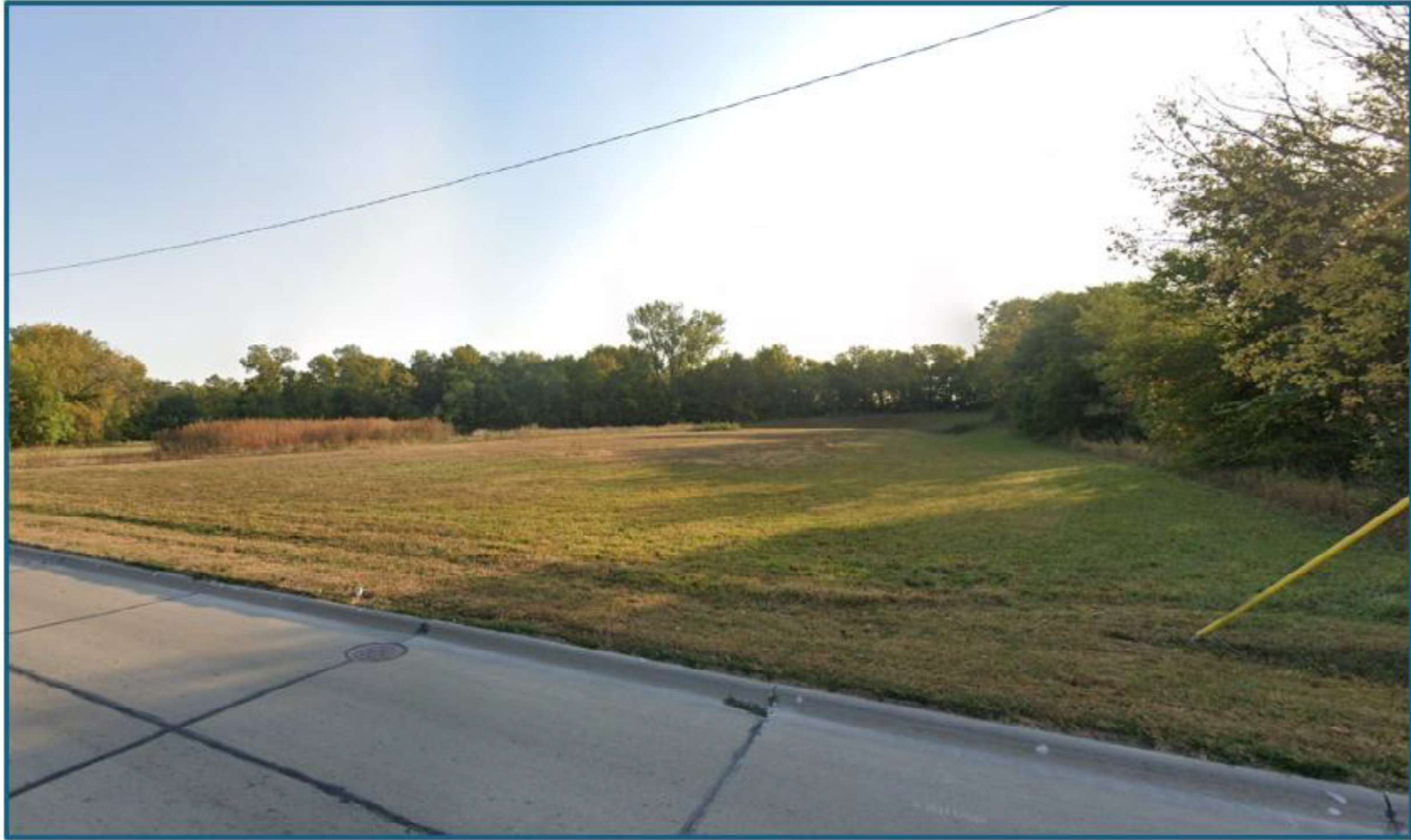


CITY OF BLAIR

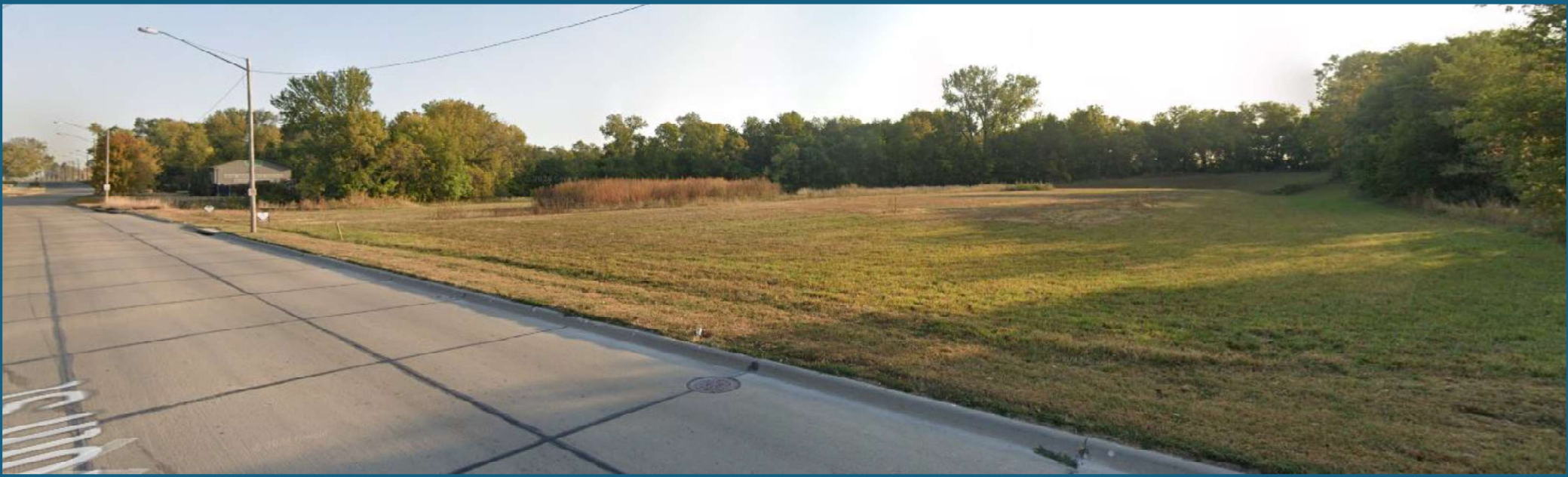
Blair Training Center Recommendations:

805.01 INTENT: The intent of the Office Park District is to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial and/or public facilities and to buffer these higher use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural appearing rock formations, etc. to partially screen parking areas and soften the appearance of the OPD - Office Park District.

The color scheme for the exterior of the building should be at least two-toned with accents to create a professional and timeless appearance along with landscaping using native plants and/or trees to soften the appearance of the OPD district. The appearance should be similar to other buildings along this portion of South 10th Street.



Blair Training Center site: 590 S. 10th Street



Filing Date 4-14-2025

Receipt Number 185458

APPLICATION FOR CONDITIONAL USE PERMIT

1. Dawn McEauley 1031 N. 28th St, Blair, NE 68008 402-547-7690
 Applicant's Name Mailing Address Telephone

Email: d.mcgauley@abbnebraska.com

2. _____
 Agent's Name Mailing Address Telephone

3. Dawn McEauley 1031 N. 28th St, Blair, NE 68008 402-547-7690-C
 Owner's Name Mailing Address Telephone

4. _____
 Address and Legal Description of Location - Subject Property -- 1031 N. 28th Street, Blair, NE Larsen Heights, Second Addition, Lot 2, Block 12, City of Blair, Washington County, Nebraska

5. Describe the requested Conditional Use
To continue operating my family home daycare, est. 2007, with a current capacity of 10, to a capacity of 12. There is a high demand for quality daycare in the Blair area. I only just found out about the cup requirement, while I was inquiring DHHs to change to a home II daycare. I'm here to be compliant with this regulation. Thank-you.

6. Length of request: 10 years.
 (All permits approved are for one (1) year unless otherwise noted)

Dawn McEauley 4-14-2025
 Signature of Owner(s) Date Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____
 DATE OF PUBLIC HEARING: _____
 VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____
 VOTE: _____ TO _____ TO _____

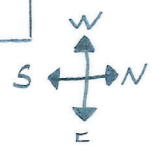
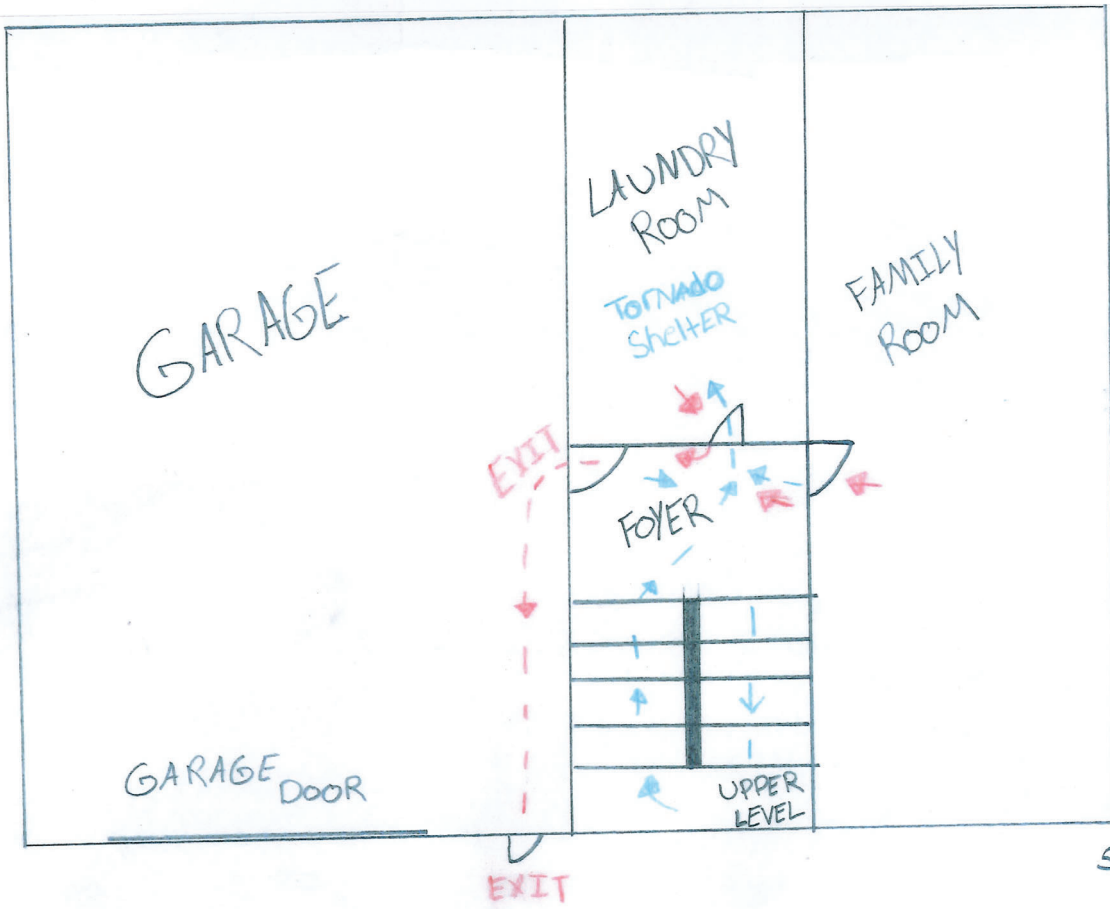
NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

Daycare space: Indoors, Upstairs Livingroom, Kitchen, dining room. Exclusively used for Daycare are both porches.

Sleeping Areas: Master Bedroom, First bedroom on the left. Additional space if needed, is the downstairs Family Room.

Outdoor Space: we utilize both the front and back yards. No "Fixed" playground equipment. Plenty of ride on toys, bicycles, tricycles, and other things. Bats and Balls, Frisbees, jump ropes etc. My house is on a Culdesac, so we can go for walks around it. Kids love the sidewalk chalk, Bushie Machine, plus they have plenty of imagination.

FIRE ESCAPE
 = [Red dashed line with arrow]
 TORNADO SHELTER
 = [Blue dashed line with arrow]





Brenda Wheeler

Subject: FW: Conditional Use Permit Support

From: Cullen, Nickole <NCullen@mchhs.org>

Sent: Thursday, May 1, 2025 11:37:09 AM

To: Jeff Beiermann <jbeiermann@blairnebraska.org>; James Letcher <jletcher@blairnebraska.org>; Kirk Highfill <khighfill@blairnebraska.org>; Building Department <building@blairnebraska.org>; Mindy Rump <mrump@blairnebraska.org>

Subject: Conditional Use Permit Support

I am writing to bring attention to the urgent matter of the child care crisis that is affecting not only Nebraska, but the entire nation. According to the recently published article in the Nebraska Examiner, our state is facing a shortfall of over 17,000 child care spaces.

In the growing city of Blair, we cannot afford to lose another licensed and highly qualified child care provider. Having access to reliable and high-quality child care options is essential for young families who are looking to make Blair their home. It is crucial for the city to support and retain experienced child care providers like Dawn, who has been operating an in-home child care facility for over 20 years, with nearly a decade of that time serving the families of Blair.

Dawn has maintained a spotless record with her state-approved license and has consistently provided top-notch care to the children under her supervision. It is imperative that the City Council consider granting Dawn's Conditional Use Permit as soon as possible so that she can continue to serve the families in our community without interruptions.

The well-being of our children and the peace of mind of their parents are at stake here. I urge you to prioritize this issue and recommend that Dawn's Conditional Use Permit be approved without delay. (Address is 1031 N 28th St- NE DHHS License #FI9957)

{On the May 6, 2025 Planning Commission Agenda and then, hopefully the May 13, 2025 City Council Agenda}

Your support in this matter is greatly appreciated and will have a positive impact on the future of Blair.

Thank you for your attention to this crucial matter. And please feel free to forward this email all other Planning Commission and City Council Members, as I am unfortunately unable to attend the next meeting in person, but wanted to show my support and express my concern.

Please add this letter of support to the file so it is entered into the agenda.

Please email or reach me by phone at the number listed below with any questions or more information.

Sincerely,

Nickole Cullen

Mother and Blair Community Member

Phone 402.657.2863

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Brenda Wheeler

Subject: FW: Dawn Mcgauley hearing with Planning Comission May 6, 2025

From: Tracy Andress <tracy.andress85@gmail.com>

Sent: Thursday, May 1, 2025 1:37:25 PM

To: Jeff Beiermann <jbeiermann@blairnebraska.org>; James Letcher <jletcher@blairnebraska.org>; Mindy Rump <mrump@blairnebraska.org>; Shelly Jones <shellyj@blairnebraska.org>

Subject: Dawn Mcgauley hearing with Planning Comission May 6, 2025

Hello,

I want to start off by saying thank you for reading this email. I'm a mother of two girls who currently and have in the past attended Dawn Mcgauley's Inhome daycare. I was in search of childcare back in January of 2022 when another inhome daycare in Blair decided to shut down. I had a 3 year old and a 3 month old in need of care fast. Searching through all my options with no luck due to all the daycares in town with no openings, I finally got the best news. Dawn had openings for my girls. I am a full time working mother who has a job in Blair and was so greatful to have care in town. Now my daughter who currently attends Dawn Mcgauley's daycare since she was 3 months old still needs childcare along with the other children who attend her daycare so the parents are able to work and know their kids are in good hands and have a safe place for them to attend during the day. Please, as a parent I'm asking you to let Dawn Mcgauley's Daycare continue as a business for the community and personally for our families that need the care. Please forward to whoever needs to read this email.

Thank you so much,

Tracy Andress



Outlook

Fw: CUP - Dawn McGauley

From Building Department <building@blairnebraska.org>**Date** Thu 5/1/2025 3:40 PM**To** Building Department <building@blairnebraska.org>**Subject:** CUP - Dawn McGauley

Dear Members of the City Council and Planning Commission,

I am writing to express my strong support for Dawn McGauley and to request that she be granted the necessary permits and approvals to continue providing childcare services in our community.

As a parent, I have experienced firsthand the challenges of finding quality childcare in Blair. The demand for reliable and nurturing childcare providers far exceeds the available options, making it incredibly difficult for working families to find suitable care for their children. This shortage not only places a significant burden on parents but also impacts the overall well-being and development of our children.

Dawn McGauley has been a beacon of hope for many families in our community. Her dedication to providing a safe, educational, and loving environment for children is unparalleled. Dawn's commitment to excellence in childcare is evident in the way she engages with each child, fostering their growth and development through thoughtful and creative activities. Her home has become a second home for many children, where they feel secure, valued, and encouraged to thrive.

I respectfully urge the City Council and Planning Committee to approve the necessary permits and any required changes to allow Dawn McGauley to continue her exceptional work. Supporting dedicated childcare providers like Dawn is essential for the well-being of our children and the stability of our community.

Thank you for your attention to this important matter. I am confident that with your support, we can ensure that quality childcare remains accessible to all families in Blair.

Please forward to the planning commission members and allow my comments to be placed on file for the meeting on May 6th, 2025.

Sincerely,

Ali & Sebastien Holmes



Ali Holmes

(Office) 712-322-0291

Echo Group Inc

4325 Gifford Road, Council Bluffs, IA 51501

www.echogroupinc.com

Filing Date 4/17/2025

Receipt Number #185186

PRELIMINARY PLAT APPLICATION

Nielsen Homes and Development, Inc.- 1730 State Street, Blair, NE --
Property Owner Address Phone Number

Email: Nielsen Construction: nielsenhomesblair@gmail.com

Engineer/Surveyor: Jon Carrell, TD2 Address: Omaha Phone Number:

Zoning (Present/Proposed): Office Park - OPD/Office Park OPD

Name of Addition: The Edge Business Park

Legal Description: 590 S. 10th Street, Blair, NE TL 276 S12-T18N-R11E & TL 177 S13-T18N-R11E

Current Use: Expense

Utilities and Improvements:	<u>Existing</u>	<u>Proposed</u>
Sanitary Sewer	_____	<u>YES</u>
Storm Drainage	_____	<u>YES</u>
Water	_____	<u>YES</u>
Paving	_____	<u>YES</u>

[Signature] 4-17-25 _____
 Signature of Owner(s) Date Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

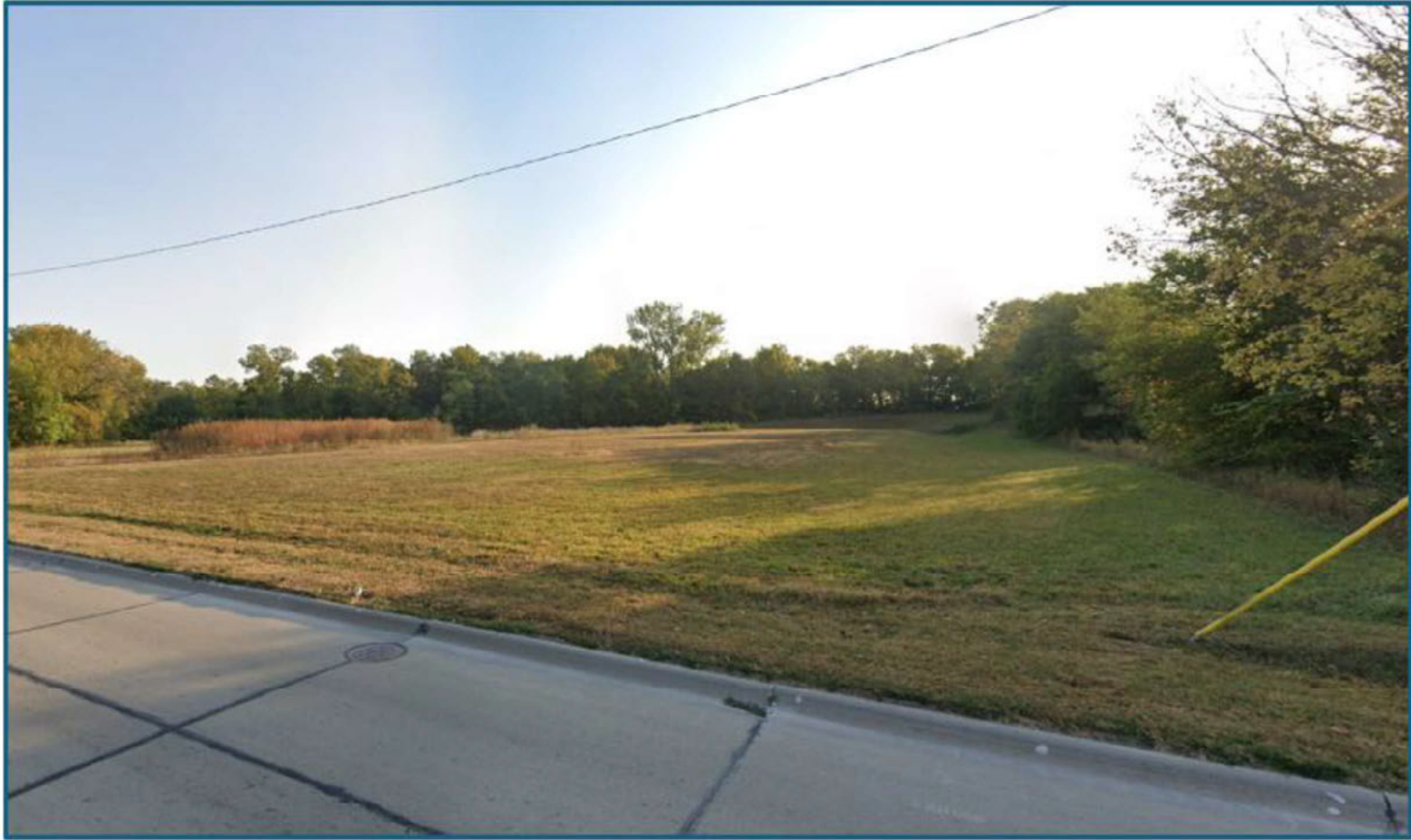
VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

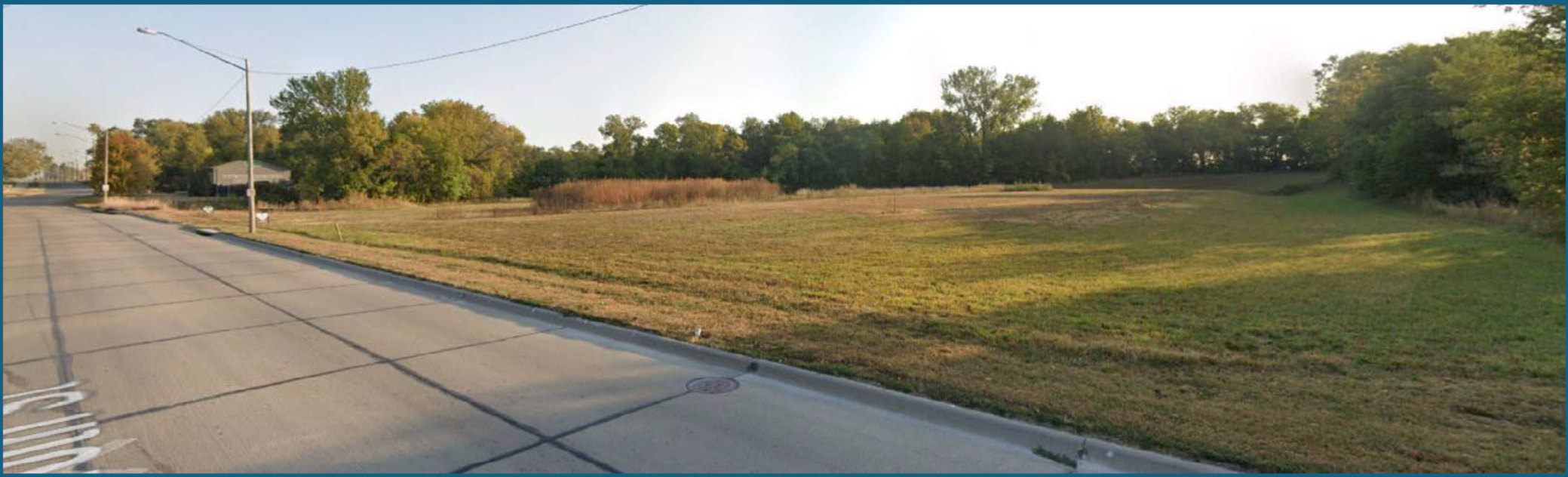
DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

Recvd 4-17-25 1:30p JP



590 S. 10th Street



Filing Date 4-17-2025

Receipt Number 185174

PRELIMINARY PLAT APPLICATION

John & Donna Henton, Co-Trustees, 13092 US Hwy 30, Blair, NE 68008 402-426-9581
Property Owner Address Phone Number

Email: Henton Trenching <hentonoffice@gmail.com>

Olsson, Attn. Matt Langston, 601 P Street, Ste. 200, Lincoln, NE 68501 402-474-6311
Engineer Address Phone Number

Zoning (Present/Proposed): AGG / A/CH and AGG

Name of Addition: Henton Camping and Storage

Legal Description: TL 17 27-18-11 12K PC 2 + TL 14 SD7-T11-R11E

Current Use: Light Industrial, Agriculture, and Residential

Utilities and Improvements:	<u>Existing</u>	<u>Proposed</u>
Sanitary Sewer	<u>Private Septic System</u>	<u>Private Septic System</u>
Storm Drainage	<u>Pub. Culverts for Pub. Roadways</u>	<u>Private Storm Sewer</u>
Water	<u>Private Water System</u>	<u>Private Water System</u>
Paving	<u>None</u>	<u>None</u>

John M. Henton 4/16/25
Signature of Owner(s) Date

Donna Henton 4/16/25
Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

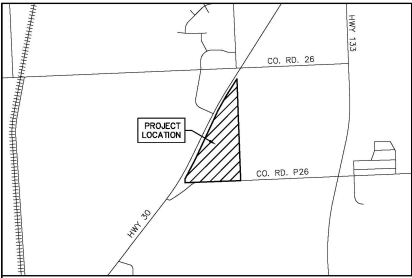
DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

**PRELIMINARY PLAT
HENTON CAMPING AND STORAGE
BEING A PLATTING OF TAX LOTS 16 AND 17, LOCATED IN THE
EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M.,
WASHINGTON COUNTY, NEBRASKA.**

GENERAL NOTES

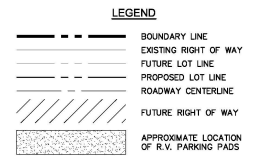
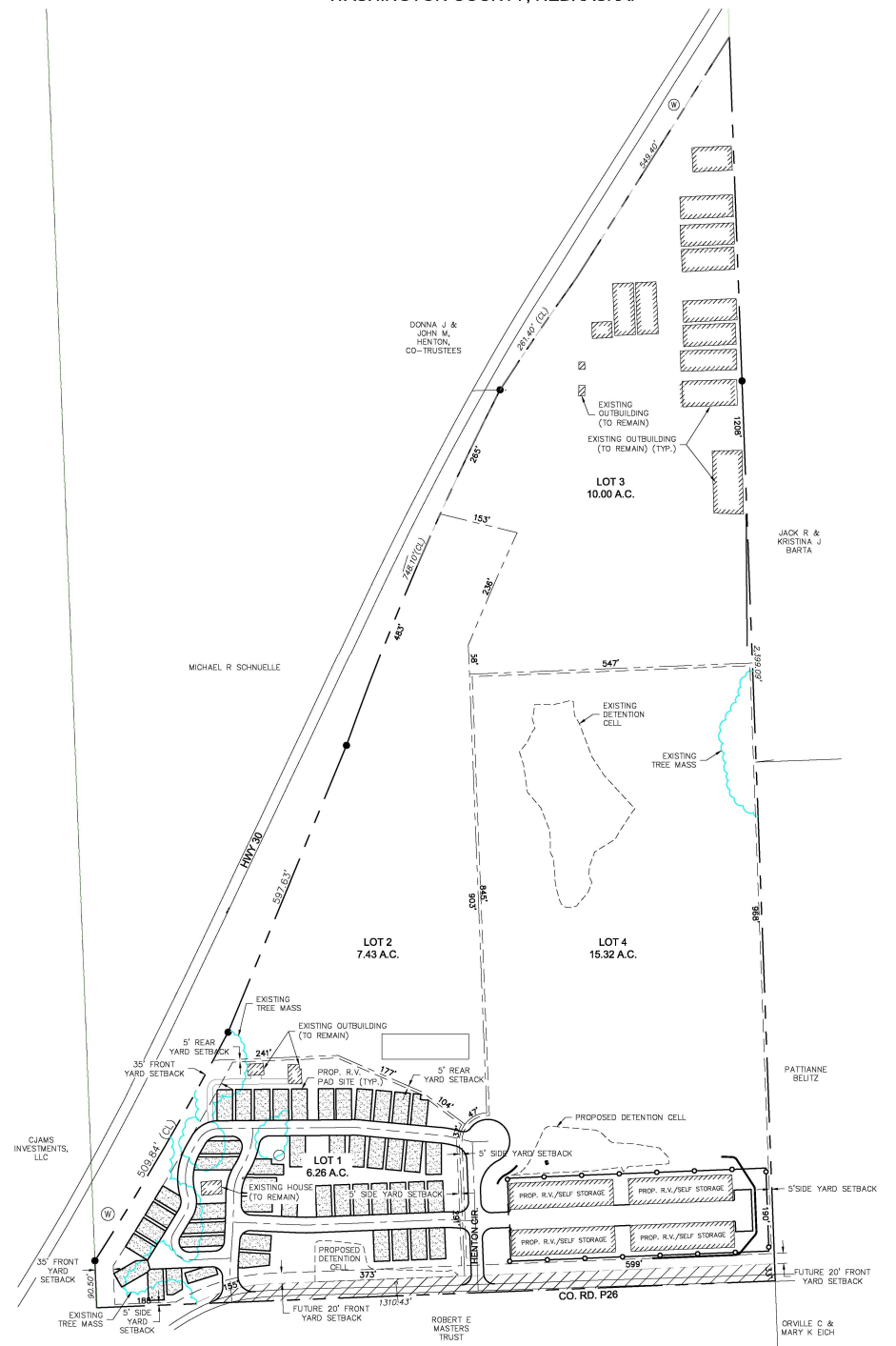
1. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF BLAIR FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
2. ALL ROADS ARE PROPOSED TO BE PRIVATE, EXCEPT COUNTY ROAD P26 WHICH SHALL REMAIN PUBLIC.
3. THE PROPOSED PRELIMINARY PLAT IS CURRENTLY ZONED AGG WITH A PROPOSED ZONING OF A/GH AND AGG.
4. NO SIDEWALK IS REQUIRED.
5. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
6. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY AT TIME OF FINAL PLATTING, PROVIDED MINIMUM LOT DIMENSIONS ARE MET.
7. THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF BLAIR.
8. ALL ELEVATIONS ARE TO NAVD 1988.
9. ALL SETBACKS WILL BE IN ACCORDANCE WITH ZONING STANDARDS.
10. ALL PROPERTY CORNERS HAVE BEEN VERIFIED, AND PROPERTY CORNER MONUMENTS HAVE BEEN SET BY A LICENSED SURVEYOR.
11. CAMPING SITES LOCATED IN LOT 1 ARE SUBJECT TO CHANGE, PROVIDED INTENDED DRAINAGE REQUIREMENTS ARE MET AND THE NUMBER OF PAD SITES SHALL BE LIMITED TO 48.
12. PROPOSED WATER AND SANITARY SEWER SYSTEMS TO BE PRIVATE, THE PROPOSED SEWER SYSTEM SHALL COMPLY WITH TITLE 124 OF CHAPTER 4 OF THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS.
13. STREET LIGHTING WILL NOT BE REQUIRED.



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
NUMBER	TITLE
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	GRADING PLAN
4 OF 4	DRAINAGE PLAN

LOT AREA	
LOT	AREA (S.F.)
1	272,586
2	323,618
3	435,636
4	667,399



OWNER
JOHN AND DONNA HENTON
CO-TRUSTEES
13092 US HWY 30
BLAIR, NE 68008

DEVELOPER
JOHN HENTON
9505 COUNTY RD 29
BLAIR, NE 68008

ENGINEER
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 402.474.6311

SURVEYOR
FOUTS LAND SURVEYING
1554 ONEIDA AVE.
WOODRIDGE, IA 51579
PHONE: 712.592.5021

LEGAL DESCRIPTION
27 18 11 TL 17 27-18-11
12K PC 2 AND 27 18 11
TL 16 27-18-11 12K PC 1

APPROVAL
THE PRELIMINARY PLAT OF HENTON CAMPING AND STORAGE WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, THIS _____ DAY OF _____ 20____.

DATE _____ PLANNING COMMISSION CHAIRMAN _____

DATE _____ ADMINISTRATIVE OFFICIAL _____

DATE _____ MAYOR _____

olsson

REVISION DESCRIPTION

DATE

REV. NO.

COVER SHEET

drawn by: _____
checked by: _____
approved by: _____
project no.: _____
drawing no.: _____
date: _____

