



## "OPEN MEETINGS ACT"

Planning Commission Regular Meeting  
City Council Chambers  
June 3, 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](http://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 May 6, 2025 meeting.
4. Chairman Boesiger opens a public hearing to consider a Final Plat application submitted by 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. (590 S. 10th Street).
5. **\*\* TABLED UNTIL JULY 1, 2025 \*\***  
Chairman Boesiger opens a public hearing to consider a Final Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1 - 3, being a platting of Tax Lots 16 and 17, located in the East 1/2 of the Northeast 1/4 of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska. (13206 County Road P26)
6. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the federal highway setback exceptions from all districts and changing the front-yard setbacks in the

- Agricultural/Highway Commercial, Agricultural/Light Industrial and Manufacturing and Agricultural/Heavy Industrial and Manufacturing Districts.
7. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the requirements in all business districts (A/CH – Agricultural/Highway Commercial District; CCB – Central Business District; CL – Limited Commercial and OPD – Office Park District) for a Conditional Use Permit for Permitted businesses within 200 feet of a residential district.
  8. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the requirements from all industrial districts (A/ML – Agricultural/Light Industrial and Manufacturing District; and A/MH – Agricultural/Heavy Industrial and Manufacturing District) for a Conditional Use Permit for permitted businesses within 500 feet of a residential district.
  9. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations Section 10 by adding Section 1011, a Special Use Near Residential (SUR) overlay district, which requires a Conditional Use Permit for permitted businesses within 300 feet of a residential district.
  10. **\*\* WITHDRAWN BY THE CITY OF BLAIR \*\***  
Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations placing a Special Use Near Residential overlay district on the Agricultural/Light Industrial and Manufacturing District west of 10th Street; north of the railroad right-of-way; east of 18th Street and south of Park Street.
  11. **\*\* WITHDRAWN BY THE CITY OF BLAIR \*\***  
Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations adding Pet Grooming Services to Definitions and as a Permitted use in the Agricultural/Highway Commercial District (A/CH).
  12. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations allowing accessory units in the second front yard with a Conditional Use Permit.
  13. Report from Staff
  14. 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 May 5, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Milt Heinrich, Kiley Huber, Melanie Kaeding, Jim Pounds, Travis Radnor, and Ryan Schroeter. Joe Peleska: 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 – Motion by Travis Radnor, second by Ryan Schroeter to the April 1, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Abstain, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Abstain, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 1, Abstain: 3. Chairman Boesiger declared the motion carried.

Agenda Item #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. Community Development Director Beiermann stated there is an apartment below this business. They would like to add a basement egress window to the apartment. The basement egress window is 36 inches by 50 inches (3' x 4', 2") and will provide emergency egress to the basement apartment of Dales House of Bottles and will have a safety grate to prevent anyone falling into the window well. A basement apartment is not a Permitted Principal Use in A/CH - Highway Commercial, but the apartment was in use before the A/CH zoning regulations were adopted, so the use is non-conforming, otherwise known as the "grandfather" clause. Section -1208 states Non-Conforming Uses, Limited Extension of Non-Permanent Natures. Notwithstanding any other provisions of Article 12, the City Council may by a non-conforming use permit, after public hearing and referral to a recommendation from the Planning Commission, authorize and permit an extension of a nonconforming use where the following conditions and criteria are met. The addition of a basement egress window meets the

requirements of Section 1208, in part: It is allowable as a permitted use in A/CH defined by the building code. It is not detrimental to the health, safety, morals, and general welfare of the area. The basement egress window meets current zoning regulations in its location. The extension of the nonconforming use shall be for no other use other than as the original nonconforming use. Beiermann also stated if the non-conforming use expires by not being used as an apartment for more than 12 months, the basement egress window is still in compliance in the A/CH district. By adding this egress window, it can provide a second escape route. Beiermann showed through PowerPoint the two options the applicant has for the placement of the egress window. There was a survey done, and we do not prohibit egress windows being placed in the side yard. Donald Kruse, 1074 Washington Street, stated that in the future he may sell the property and would like to provide an extra egress for the building. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Kiley Huber to recommend approval of the Non-conforming Use Limited Extension application submitted by Donald Kruse for the life of the structure. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #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. Community Development Director Beiermann stated the current zoning is OPD - Office Park District. Section 805 - Office Park District. Beiermann stated that Section 805.01 states the intent of the Office Park District 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, etcetera. to partially screen parking areas and soften the appearance of the OPD - Office Park District. Beiermann stated that with the exceptions of the Office Park District, construction offices, where all equipment and materials are stored inside a permanent structure, and miniature golf courses and recreational facilities are the closest options for the conditional use permit. Staff believe this use would be a good "fit" for the Office Park District with the following recommendations: 1) The color scheme for the exterior of the building should be at least two-toned with accents to create a professional and timeless appearance, 2) Landscaping should include native plants and/or trees to soften the appearance of the OPD district, and 3) The appearance should be similar to other buildings along this portion of South 10th Street. Brian Brown, 1435 Fieldcrest Drive, stated this project is a new home for the Blair Training Center, which is currently located in the Enterprise building. The 10th Street location is a convenient site for Blair High School. This is a preliminary look for the building. Mr. Brown stated there would be more activities available in this building. 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

Conditional Use Permit application submitted by Brian Brown for thirty (30) years with the following stipulation: 1) the color scheme for the exterior of the building should be at least two-toned with accents to create a professional and timeless appearance, 2) Landscaping should include native plants and/or trees to soften the appearance of the OPD district, and 3) The appearance should be similar to other buildings along this portion of South 10th Street. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opened a public hearing to 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. Community Development Director Beiermann stated the current zoning district is RM - Residential Medium Density District, which requires a conditional use permit. This daycare has been in use since 2007 and is now required to obtain a conditional use permit. The hours are from 6 a.m. to 6 p.m., Monday through Friday. The applicant is currently working with DHHS on licensing. Three e-mails of support have been received and were included in your packets. Commission members Rador and Schroeter questioned the capacity of children and if she has had any complaints lodged against her or by the state. Dawn McGauley, 1031 N 28th Street, stated she is currently licensed for ten (10) kids. She is asking for twelve (12), so she does not need to split up children within the same family. Dawn stated she has had no complaints lodged against her personally or by the state. Jessica Johnson, 408 E Baronage Drive, spoke about the conditional use permit being granted due to the limitations for current daycare. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Jim Pounds to recommend approval of the Conditional Use Permit application submitted by Dawn McGauley as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opened 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 ¼ of the SE ¼ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW ¼ of the NE ¼ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska. Community Development Director Beiermann stated this over two different tax lots. The current zone is OPD - Office Park District. There are no plans to change the zoning district. There are presently no city utilities, but they will be added as the plats develop. There are no city streets. This preliminary plat meets the City of Blair subdivision requirements. Lots 1 & 2 will be accessed from 10th Street for any driveways. Part of the subdivision is in the 500-year flood plain, although it does not hinder construction. Janet Nielsen 13476 Spring Ridge Loop was present. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Melanie Kaeding, second by Kiley Huber to recommend approval of the Preliminary Plat application submitted Nielsen Homes and

Development as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opened 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 1/2 of the Northeast 1/4 of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska. Community Development Director Beiermann stated Zoning is currently AGG - Agriculture. A future zoning change will require a change to A/CH - Highway Commercial and is in our two-mile ETJ. The septic system will be private per the State of Nebraska regulations. There are presently no city utilities. The septic system will be private, per the State of Nebraska regulations. The water system will be private but connected to the City of Blair water system. There are no city streets. This preliminary plat meets the City of Blair subdivision requirements with the exception of two items: a thirty-three (33) foot dedicated right-of-way on County Road P26, which will be added to the final plat, and a corrected legal description. Lot One will be designated as a camping area, and the applicant wants to leave as many trees as possible for this development. If the preliminary plat is approved by the city council, then we will ask for a zoning change for this area to permit the storage facility on the second lot. John Henton, Jr 9505 Co Rd 29, proposes camping for specialized workers who travel with their campers. I am speaking of workers who come to town to work at Cargill, OPPD or medical workers. We are not looking for this to be a recreational campground. The house will stay and possibly have a manager living there. Mr. Henton stated that since they own Green Roof Storage, they are asked frequently if they have storage space for an RV. This storage facility will be for RV indoor storage along with self-storage. Commission member Boswell questioned if there would be a time limit for the campers. Mr. Henton stated he would not want people to winter at the campground. Chris Foley, 12862 Co Rd P26 has concerns about safety at the intersections of S. Hwy 30 and State Hwy 133. Does not have an issue with the campground or storage, only traffic. Patti Anne Belitz, 12936 Co Rd P26, also has concerns about intersection traffic and concerns about usage of the property, along with drainage concerns and criminal activity. Kristina Barta, 12861 Co Rd 26, also has concerns about traffic, drainage, and questions about the current conditional use permit for the grinding. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Melanie Kaeding, second by Travis Radnor to recommend approval of the Preliminary Plat application submitted by Donna & John Henton, Co-Trustees as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Report from staff. City Administrator Green stated there is certain land development which is allowed from an administrative standpoint and does not necessarily need to go before the Planning Commission and then City Council. For example, there is an administrative two-lot replat which is an adjustment to the lot line between the two lots which does not go before the Planning Commission or City Council. This procedure does not have the added expense. Green questioned whether the Planning Commission would be open to the

addition to the zoning regulations, which would allow staff to process two-tax lots to a one-step platting process, with no new streets and no new infrastructure administratively. All Planning Commission members agreed to the new zoning addition.

Agenda Item #10 – Motion by Ryan Schroeter, second by Melanie Kaeding to adjourn the meeting at 8:17pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

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Shelly Jones, Secretary

DRAFT

Filing Date 5/22/2024

Receipt Number 189338

**FINAL PLAT APPLICATION**

Nielsen Homes and Development, 1730 State Street, Blair, NE 402-427-3362  
Property Owner Address Phone Number

Email: Nielsenhomesblair@gmail.com

TD<sup>2</sup>

Engineer Address Phone Number

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

Name of Addition: The Edge Business Park

Legal Description: The Edge Business Park, Lots 1 and 2, being a platting of Tax Lot 276 in the SW ¼ of the SE ¼ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW ¼ of the NE ¼ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska. (590 S. 10th Street)

Current Use: vacant

Utilities and Improvements: Existing Proposed

Sanitary Sewer N/A City per individual builder

Storm Drainage N/A per individual builder

Water N/A City per individual builder

Paving N/A N/A

 5-27-25

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 \_\_\_\_\_

# THE EDGE BUSINESS PARK

## LOTS 1 AND 2

BEING A PLATTING OF TAX LOT 276 IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., TOGETHER WITH TAX LOT 177 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA.

NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T18N, R11E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA  
 FOUND 4/8" REBAR W/CAP #486  
 NORTH 50.55' TO A "X" NAIL IN A POWER POLE.  
 NE 20.10' TO CENTER NUT OF A GAS CURB STOP.  
 SE 53.34' TO A "X" NAIL IN A GUARD POST FOR A TELEPHONE PEDESTAL.  
 NE 62.34' TO A "X" NAIL IN A POWER POLE WITH A LIGHT MAST ARM.

**WASHINGTON COUNTY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WASHINGTON COUNTY TREASURER

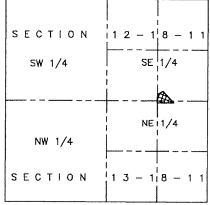
TREASURER'S SEAL

**APPROVAL OF CITY OF BLAIR PLANNING COMMISSION**

THIS PLAT OF THE EDGE BUSINESS PARK, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRPERSON

VICINITY MAP NO SCALE

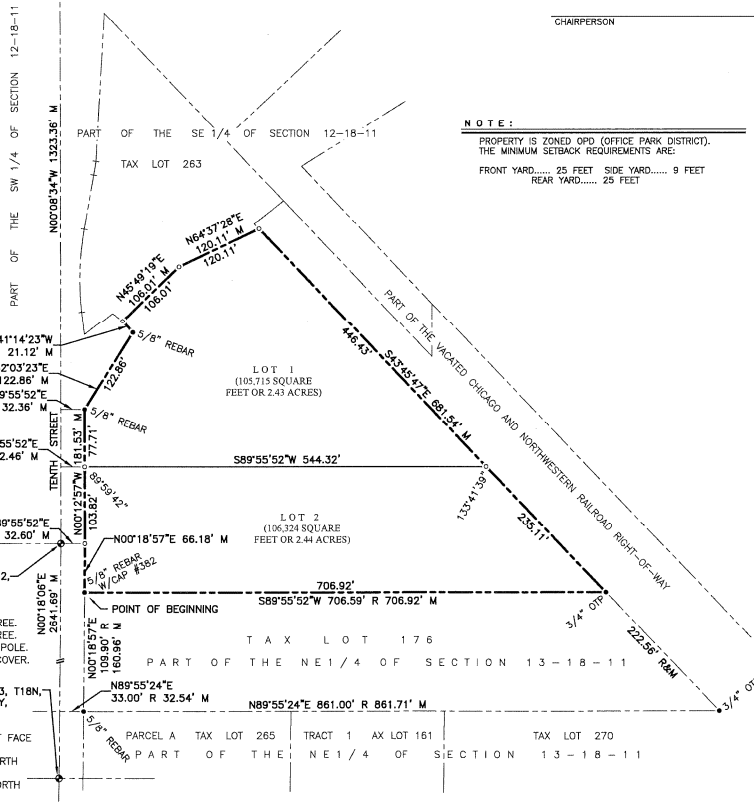


**LEGEND**

- PROPERTY CORNER FOUND
- o PROPERTY CORNER SET (5/8" REBAR W/CAP #963)
- R RECORD DISTANCE
- M MEASURED DISTANCE
- OTF OPEN TOP PIPE

SW CORNER OF THE SE 1/4 OF SECTION 12, T18N, R11E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA  
 FOUND A 1" DIAMETER BRASS CAP  
 NW 36.19' TO A DUPLEX NAIL IN A PINE TREE.  
 SW 81.43' TO A DUPLEX NAIL IN A PINE TREE.  
 SE 72.85' TO A DUPLEX NAIL IN A POWER POLE.  
 ESE 18.5'± TO THE CENTER OF MANHOLE COVER.

NW CORNER OF THE SE 1/4 OF SECTION 13, T18N, R11E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.  
 FOUND 1-1/2" OTF  
 NNE 9.95' TO MAG NAIL W/WASHER IN WEST FACE OF DECIDUOUS TREE.  
 EAST 39.40' TO MAG NAIL W/WASHER IN NORTH FACE OF DECIDUOUS TREE.  
 WEST 28.35' TO MAG NAIL W/WASHER IN NORTH FACE OF WOOD POST.



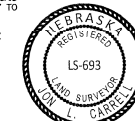
**NOTE:**  
 PROPERTY IS ZONED OPD (OFFICE PARK DISTRICT).  
 THE MINIMUM SETBACK REQUIREMENTS ARE:  
 FRONT YARD..... 25 FEET  
 SIDE YARD..... 9 FEET  
 REAR YARD..... 25 FEET

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND I HAVE MADE A BOUNDARY SURVEY OF THE AREA OF THE REPLAT DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BLAIR TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN THE EDGE BUSINESS PARK, LOTS 1 AND 2, BEING A PLATTING OF TAX LOT 276 IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., TOGETHER WITH TAX LOT 177 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF TAX LOT 177 IN SAID SECTION 13; THENCE N00°04'29"W (ASSUMED BEARING) 247.70 FEET ON THE EAST LINE OF TENTH STREET; THENCE N32°03'23"E 122.86 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET; THENCE N41°14'23"W 21.12 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET TO THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE N45°49'19"E 106.01 FEET ON THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE N64°37'28"E 120.11 FEET CONTINUING ON THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12 TO THE MOST NORTHERLY CORNER THEREOF, ALSO BEING A POINT ON THE WESTERLY LINE OF THE VACATED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE S42°45'47"E 861.54 FEET ON THE WESTERLY LINE OF SAID VACATED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY TO THE SE CORNER OF TAX LOT 177 IN SAID SECTION 13; THENCE S89°55'52"W 706.92 FEET ON THE SOUTH LINE OF TAX LOT 177 IN SAID SECTION 13 TO THE POINT OF BEGINNING.

CONTAINS: 4.87 ACRES MORE OR LESS

MARCH 18, 2025  
 DATE:



JON L. CARRELL  
 NEBRASKA RLS #993

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, NIELSEN HOMES AND DEVELOPMENT, BEING THE OWNERS OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED HEREON AND WE, WASHINGTON COUNTY BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE EDGE BUSINESS PARK, AND WE DO HEREBY PARTY AND ASSURE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK CO AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NIELSEN HOMES AND DEVELOPMENT

WASHINGTON COUNTY BANK

BY: JAY NIELSEN, MEMBER

BY: DAVE LADWIG, MANAGER

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF \_\_\_\_\_ )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY JAY NIELSEN, MEMBER OF NIELSEN HOMES AND DEVELOPMENT, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF \_\_\_\_\_ )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY DAVE LADWIG, MANAGER OF WASHINGTON COUNTY BANK ON BEHALF OF SAID BANK.

NOTARY PUBLIC

**APPROVAL OF BLAIR CITY COUNCIL**

THIS PLAT OF THE EDGE BUSINESS PARK, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS DAY OF \_\_\_\_\_, 2025.

MAYOR, MELINDA RUMP

ATTEST: BLAIR CITY CLERK, BRENDA WHEELER



Hopkinson, Dreesen & Dorner, Inc.  
 10830 Old Mill Rd  
 Omaha, NE 68154  
 P: 402.330.8860 1.402.330.5886  
 jcarrell@td2co.com  
 dba: TD2 Engineering & Surveying  
 NE CA-0199

THE EDGE BUSINESS PARK  
 LOTS 1 AND 2



**Revision Dates**

No.	Description	MM-DD-YY

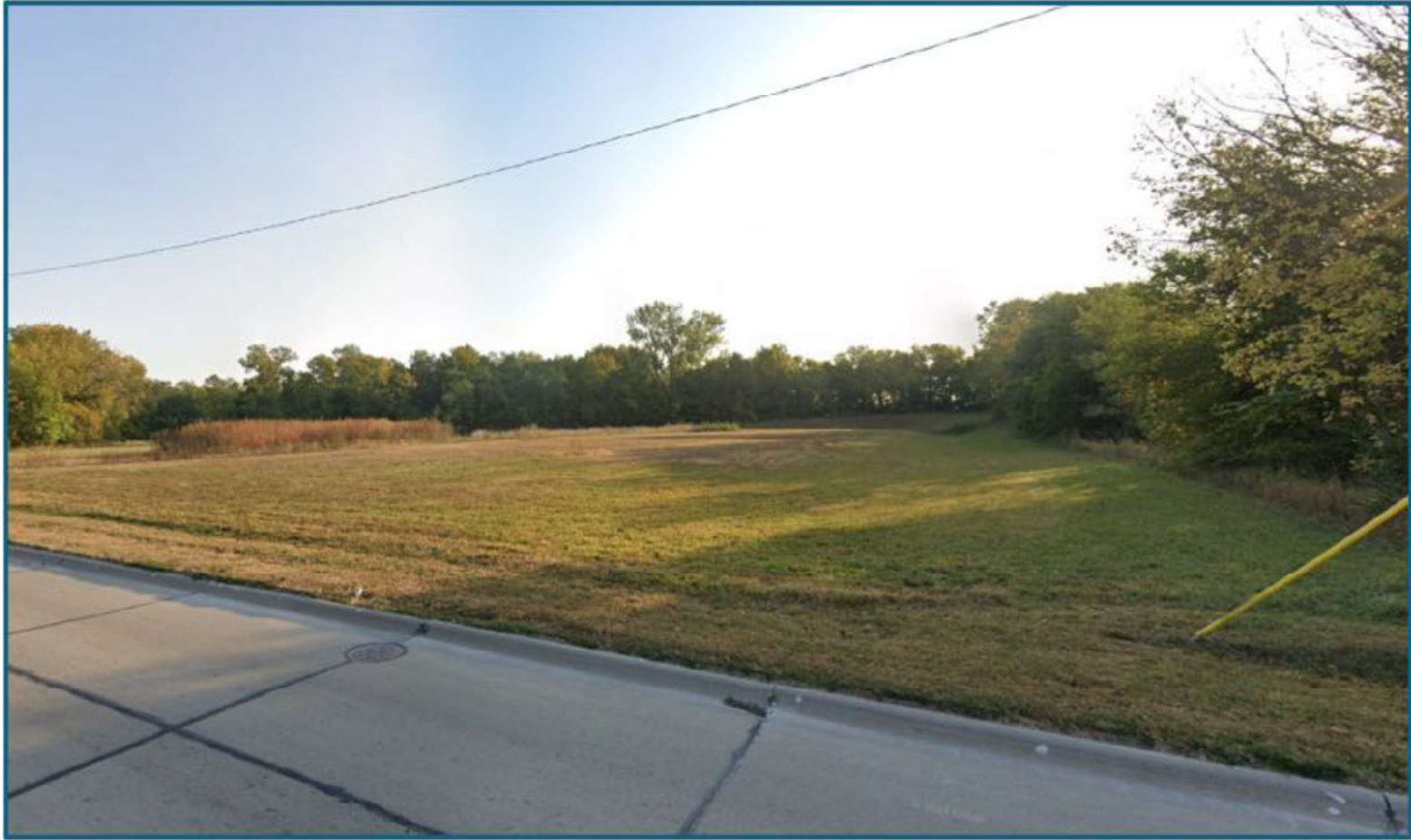
Job No.: 1387-25-3(ADM)  
 Drawn By: RJR  
 Reviewed By: JLC  
 Date: MARCH 18, 2025  
 Book: 24/76  
 Page: 46

**Sheet Title**

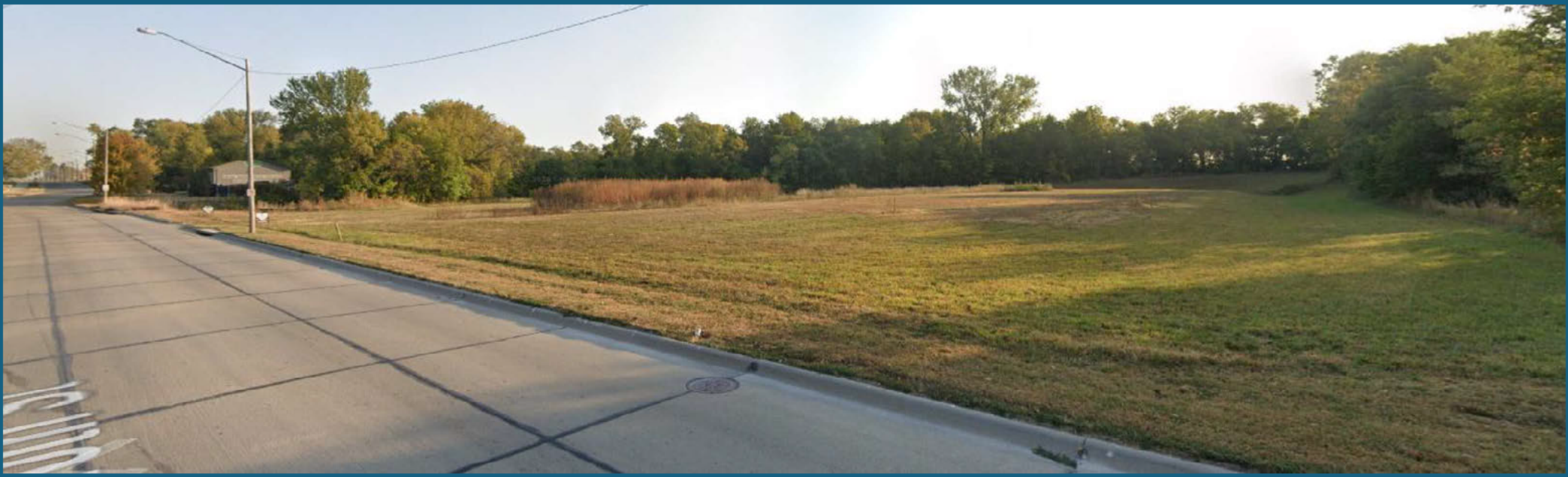
CITY OF BLAIR  
 WASHINGTON COUNTY  
 FINAL PLAT

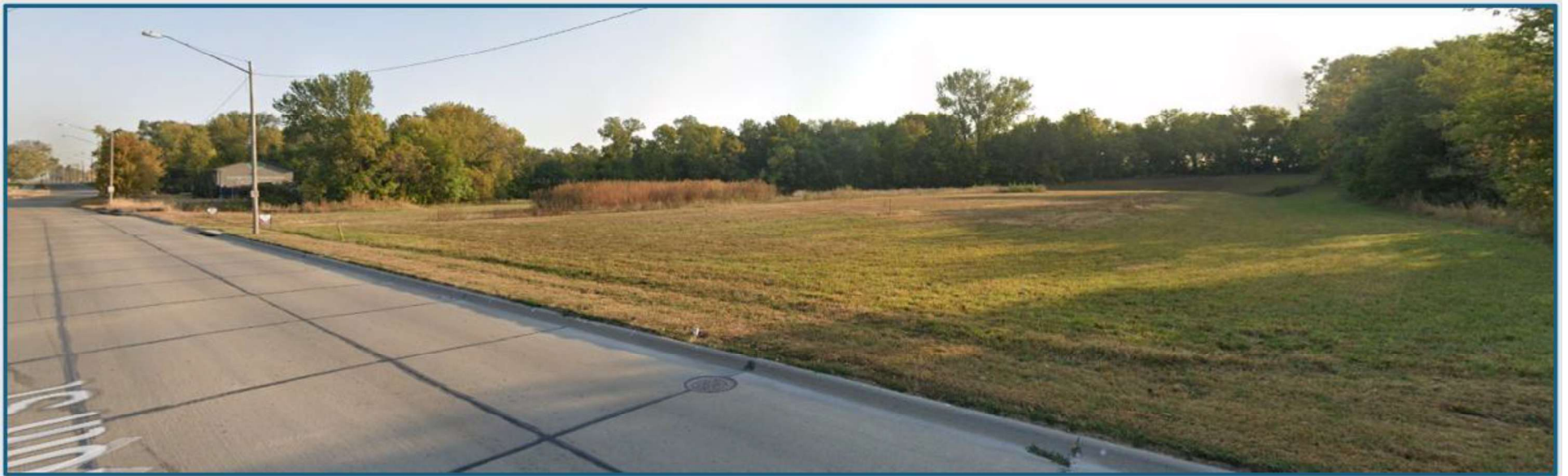
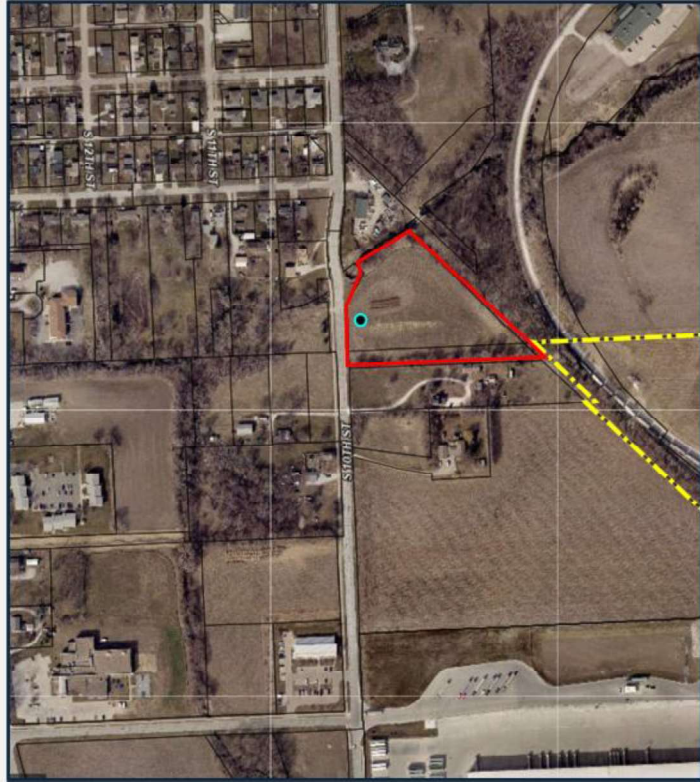
**Sheet Number**

SHEET 1 OF 1



590 S. 10<sup>th</sup> Street





Filing Date 5/27/25

Receipt Number 189244

**FINAL 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 ST., 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 & TL 16 27-18-11**

Current Use: **AGRICULTURE**

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>

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

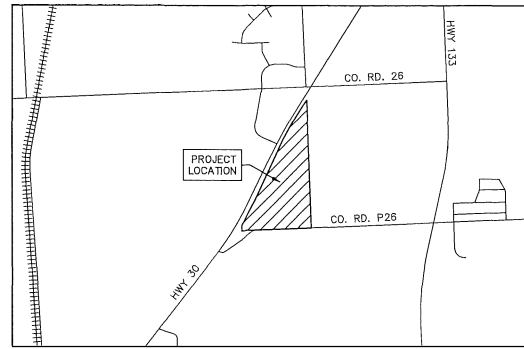
DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

**CITY COUNCIL ACTION:**

DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_



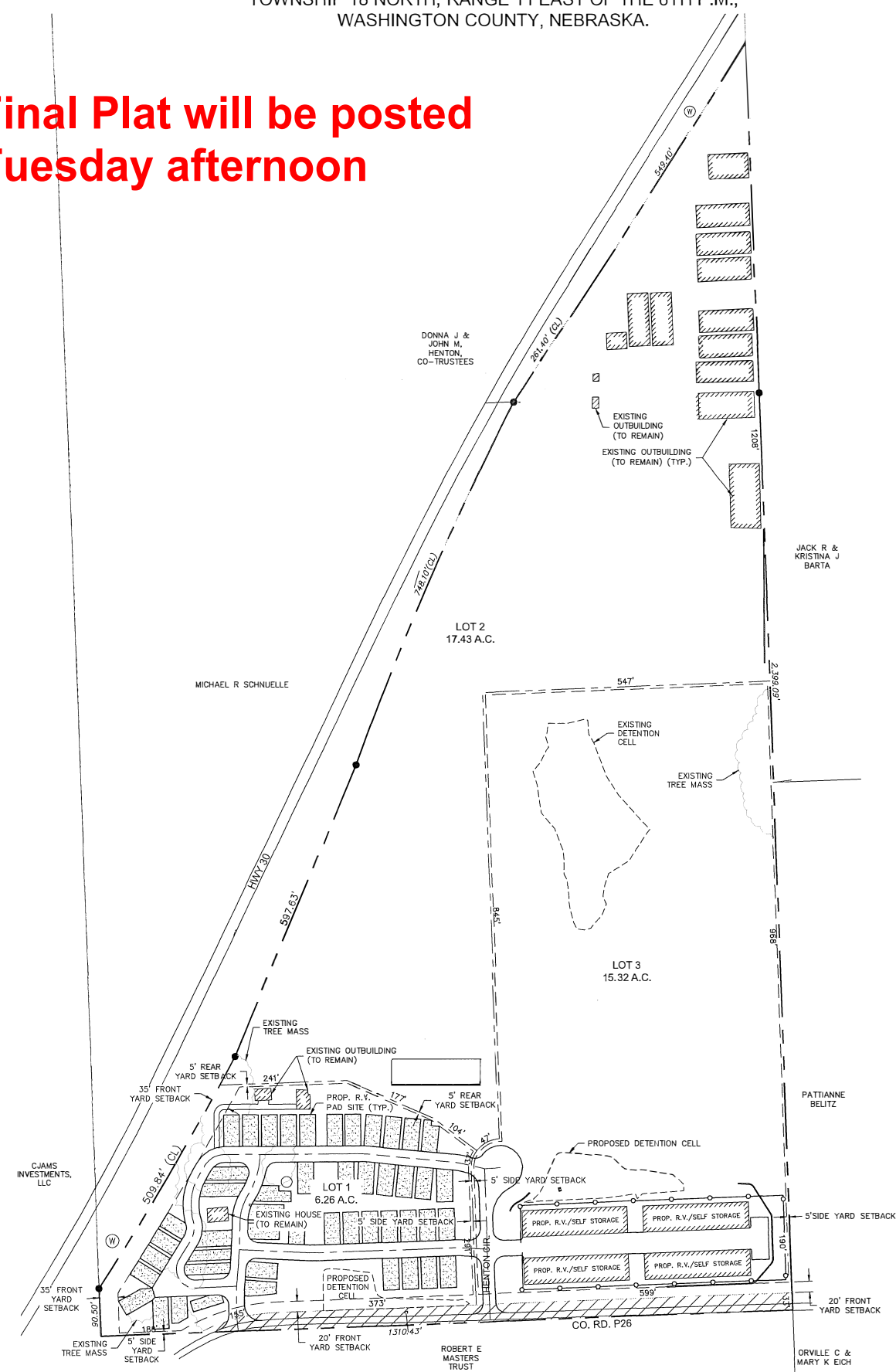
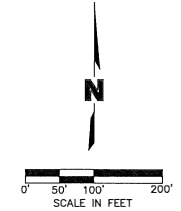
# HENTON CAMPING AND STORAGE

LOTS 1 TO 3  
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.

Final Plat will be posted  
Tuesday afternoon

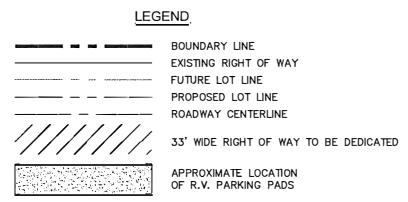
SHEET INDEX	
NUMBER	TITLE
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	GRADING PLAN
4 OF 4	DRAINAGE PLAN

LOT AREA	
LOT	AREA (S.F.)
1	272,586
2	759,254
3	667,399



**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/CH 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.



**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.  
WOODBINE, IA 51579  
PHONE: 712.592.5021

**LEGAL DESCRIPTION**  
HENTON CAMPING AND STORAGE,  
LOTS 1 - 3, BEING A PLATTING OF TAX  
LOTS 16 AND 17, LOCATED IN THE  
EAST 1/2 OF THE NORTHEAST 1/4 OF  
SECTION 27, TOWNSHIP 18 NORTH,  
RANGE 11 EAST OF THE 6TH P.M.,  
WASHINGTON COUNTY, NEBRASKA.

**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

Engineering - Nebraska COA #CA-0638  
601 P Street, Suite 200  
Lincoln, NE 68508  
TEL: 402.474.6311 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

COVER SHEET

HENTON CAMPING AND STORAGE  
PRELIMINARY PLAT

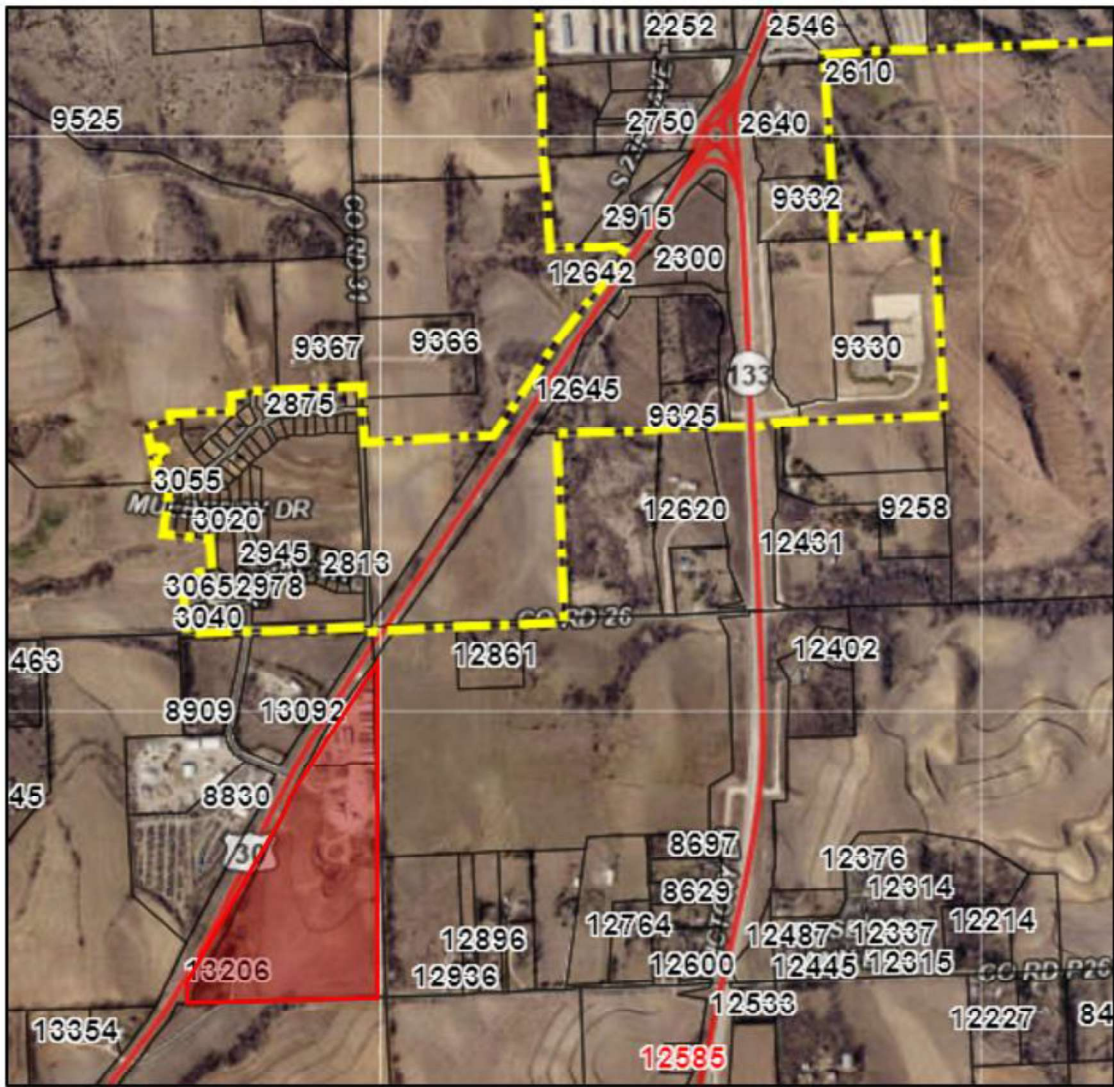
2025

BLAIR, NEBRASKA

Drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
DATE: \_\_\_\_\_  
project no.: \_\_\_\_\_  
drawing no.: \_\_\_\_\_  
date: 10/15/2024

SHEET  
1 of 4

DWG: F:\2024\04001-04500\024-04230\40-Design\Exhibits\Sheets\42301\_COV01.dwg  
 DATE: May 27, 2025 2:24pm  
 USER: mlongston  
 P\_BASE\_2  
 XREFS: S:\028 Henton\04\_Eng\01\_0182024





## **ARTICLE 5. AGG AGRICULTURAL DISTRICTS**

### **SECTION 501 AGG GENERAL AGRICULTURAL DISTRICT**

#### **501.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than fifty (50) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

### **SECTION 502 TA TRANSITIONAL AGRICULTURAL DISTRICT**

#### **502.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than fifty (50) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

## **ARTICLE 7 R RESIDENTIAL DISTRICTS**

### **SECTION 701 RRE RURAL RESIDENTIAL ESTATE DISTRICT**

#### **701.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than thirty-five (35) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

### **SECTION 702 RL RESIDENTIAL LOW DENSITY DISTRICT**

#### **702.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than a depth of twenty-five (25) feet from the property line.

### **SECTION 703 RM RESIDENTIAL MEDIUM DENSITY DISTRICT**

#### **703.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than a depth of twenty-five (25) feet from the property line.

### **SECTION 704 RML MULTI-FAMILY RESIDENTIAL LOW DENSITY DISTRICT**

#### **704.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line.

### **SECTION 705 RMH MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT**

#### **705.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line.

**ARTICLE 8 ACH AGRICULTURAL/BUSINESS AND COMMERCIAL DISTRICTS**

**SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT**

**801.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: There shall be a minimum front-yard depth of not less than 25 feet, unless parking is to be in front of the primary structure, in which case the front-yard setback is 50 feet. These yard requirements shall apply to any yard abutting a Federal Aid-Primary or Federal Aid-Secondary designated street or highway regardless of the lot being an interior or corner lot.

**ARTICLE 9. A/ML AGRICULTURAL/INDUSTRIAL AND MANUFACTURING DISTRICTS**

**SECTION 901 A/ML AGRICULTURAL/LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT**

**901.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: There shall be a minimum front-yard depth of not less than 25 feet, unless parking is to be in front of the primary structure, in which case the front-yard setback is 50 feet. These yard requirements shall apply to any yard abutting a Federal Aid-Primary or Federal Aid-Secondary designated street or highway regardless of the lot being an interior or corner lot.

**SECTION 902 A/MH AGRICULTURAL/HEAVY INDUSTRIAL AND MANUFACTURING DISTRICT**

**902.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: There shall be a minimum front-yard depth of not less than 25 feet, unless parking is to be in front of the primary structure, in which case the front-yard setback is 50 feet. These yard requirements shall apply to any yard abutting a Federal Aid-Primary and Federal Aid-Secondary designated street or highway regardless of the lot being an interior or corner lot.

**ARTICLE 5. AGG AGRICULTURAL DISTRICTS**  
**SECTION 501 AGG GENERAL AGRICULTURAL DISTRICT**  
501.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than fifty (50) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

**SECTION 502 TA TRANSITIONAL AGRICULTURAL DISTRICT**  
502.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than fifty (50) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

**ARTICLE 7 R RESIDENTIAL DISTRICTS**  
**SECTION 701 RRE RURAL RESIDENTIAL ESTATE DISTRICT**  
701.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of Federal Aid Primary or Federal Aid Secondary designated street or highway or fifty (50) feet from the property line, whichever is greater.~~ On all ~~other~~ streets or highways there shall be a minimum front yard of not less than thirty-five (35) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

**SECTION 702 RL RESIDENTIAL LOW DENSITY DISTRICT**  
702.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty five (35) feet from the property line, whichever is greater.~~ On all ~~other~~ streets or highways there shall be a minimum front yard of not less than a depth of twenty-five (25) feet from the property line.

**SECTION 703 RM RESIDENTIAL MEDIUM DENSITY DISTRICT**  
703.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty five (35) feet from the property line, whichever is greater.~~ On all ~~other~~ streets or highways there shall be a minimum front yard of not less than a depth of twenty-five (25) feet from the property line.

**SECTION 704 RML MULTI-FAMILY RESIDENTIAL LOW DENSITY DISTRICT**  
704.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty five (35) feet from the property line, whichever is greater.~~ On all other streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line.

## **SECTION 705 RMH MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT**

### **705.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty five (35) feet from the property line, whichever is greater.~~ On all other streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line., ~~unless Section 1110 (front yard adjustment) is applicable.~~

## **ARTICLE 8 ACH AGRICULTURAL/BUSINESS AND COMMERCIAL DISTRICTS**

### **SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT**

#### **801.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty five (35) feet from the property line, whichever is greater.~~ On all other streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line. There shall be a minimum front yard depth of not less than 25 feet, unless parking is to be in front of the primary structure, in which case the front yard setback is 50 feet. These yard requirements shall apply to any yard abutting a Federal Aid-Primary or Federal Aid-Secondary designated street or highway regardless of the lot being an interior or corner lot.

## **ARTICLE 9. A/ML AGRICULTURAL/INDUSTRIAL AND MANUFACTURING DISTRICTS**

### **SECTION 901 A/ML AGRICULTURAL/LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT**

#### **901.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty five (35) feet from the property line, whichever is greater.~~ On all other streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line. There shall be a minimum front yard depth of not less than 25 feet, unless parking is to be in front of the primary structure, in which case the front yard setback is 50 feet. These yard requirements shall apply to any yard abutting a Federal Aid-Primary of Federal Aid-Secondary designated street or highway regardless of the lot being an interior or corner lot.

### **SECTION 902 A/MH AGRICULTURAL/HEAVY INDUSTRIAL AND MANUFACTURING DISTRICT**

#### **902.08 MINIMUM YARD REQUIREMENTS:**

(1) Front yard: ~~There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty five (35) feet from the property line whichever is greater. On all other streets or highways there shall be a minimum front yard on not less than a depth of twenty (20) feet from the property line.~~ There shall be a minimum front yard depth of not less than 25 feet, unless parking is to be in front of the primary structure, in which case the front yard setback is 50 feet. These yard requirements shall apply to any yard abutting a Federal Aid-Primary and Federal Aid-Secondary designated street or highway regardless of the lot being an interior or corner lot.

**ARTICLE 8 ACH AGRICULTURAL/BUSINESS AND COMMERCIAL DISTRICTS**

**SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT**

801.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

**SECTION 802 CCB CENTRAL BUSINESS DISTRICT**

802.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

**SECTION 804 CL LIMITED COMMERCIAL DISTRICT**

804.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

**SECTION 805 OFFICE PARK DISTRICT**

805.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

## **ARTICLE 8 ACH AGRICULTURAL/BUSINESS AND COMMERCIAL DISTRICTS**

### **SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT**

801.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right: ~~except when located within 200 feet of any Residential District, in which case a conditional use permit will be required to allow the following uses:~~

### **SECTION 802 CCB CENTRAL BUSINESS DISTRICT**

802.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right: ~~except when located within 200 feet of any Residential District, in which case a conditional use permit will be required to allow the following uses:~~

### **SECTION 804 CL LIMITED COMMERCIAL DISTRICT**

804.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right: ~~except when located within 200 feet of any Residential District, in which case a conditional use permit will be required to allow the following uses:~~

### **SECTION 805 OFFICE PARK DISTRICT**

805.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right: ~~except when located within two hundred (200) feet of any Residential District, in which case a conditional use permit will be required to allow the following uses:~~

**ARTICLE 9. A/ML AGRICULTURAL/INDUSTRIAL AND MANUFACTURING DISTRICTS**

**SECTION 901 A/ML AGRICULTURAL/LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT**

901.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

**SECTION 902 A/MH AGRICULTURAL/HEAVY INDUSTRIAL AND MANUFACTURING DISTRICT**

902.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

**ARTICLE 9. A/ML AGRICULTURAL/INDUSTRIAL AND MANUFACTURING DISTRICTS**

**SECTION 901 A/ML AGRICULTURAL/LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT**

901.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right ~~except when located within 500 feet of any Residential District, in which case a conditional use permit will be required to allow the following uses:~~

**SECTION 902 A/MH AGRICULTURAL/HEAVY INDUSTRIAL AND MANUFACTURING DISTRICT**

902.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right ~~except when located within 500 feet of any Residential District, in which case a conditional use permit will be required:~~

## **SECTION 1011 SUR SPECIAL USE NEAR RESIDENTIAL DISTRICT**

1011.01 INTENT: The Special Use Near Residential (SUR) District is an overlay district for use in commercial and industrial districts intended to protect nearby residential districts which may be adversely impacted by businesses. To encourage increased public input, all permitted business uses and structures within this overlay district which are also within 300 feet of a residential district are considered exceptions and require a Conditional Use Permit.

1011.02 PERMITTED PRINCIPAL USES AND STRUCTURES: Uses and structures permitted under the provisions of the regulations of the Parent District of which this district is made a part and which are located more than 300 feet from a residential district shall be permitted.

1011.03 PERMITTED ACCESSORY USES AND STRUCTURES: Accessory uses and structures permitted under the provisions of the regulations of the Parent District of which this district is made a part and which are located more than 300 feet from a residential district, and those normally appurtenant to the uses and structures permitted as exceptions and which are located more than 300 feet from a residential district shall be permitted.

1011.04 EXCEPTIONS: Uses and structures permitted under the provisions of the regulations of the Parent District of which this district is made a part and which are located within 300 feet from a residential district shall be exceptions. Exceptions allowed under the provisions of the regulations of the Parent District of which this district is made a part shall remain exceptions.

1011.05 CONDITIONS FOR GRANTING EXCEPTIONS: All provisions for the granting of exceptions under the Parent District of which this district is made a part shall be followed. In addition, stipulations may be added to control lighting, noise, traffic, work hours, or other factors which may detract from this district and surrounding districts.

1011.06 ADOPTION OF A SUR DISTRICT:

- (1) The ordinance adopting the SUR District shall include a map detailing the boundaries of the district.
- (2) Each SUR District shall be shown on the zoning map, identified sequentially by year and order of enactment, i.e. SUR-2025.01, SUR-2025.02, etc.

# Allowing Accessory Buildings in the Second Front Yard upon approval of a Conditional Use Permit

## SECTION 1103 ACCESSORY BUILDINGS AND USES

### 1103.02 SIZE LIMITATIONS

2. No accessory building shall be located between the front line of the principle building and the front property line, except:

(C) In all residential districts an accessory building may be placed in the second front of the principal building upon approval of a conditional use permit.

## SECTION 702 RL RESIDENTIAL LOW DENSITY DISTRICT

### 702.08 MINIMUM YARD REQUIREMENTS:

- (4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

B) Front Yard – Lots of less than forty-five thousand (45,000) square feet shall have no accessory buildings located between the front building line of the principle building and the front property line. Lots of forty-five thousand (45,000) square feet or greater may have accessory buildings located between the front building line of the principle building and the front property line or the second front only upon the approval of a conditional use permit, provided said accessory buildings meet front yard setback requirements. The conditional use permit may include but not be limited to requirements for additional set back, landscaping, screening, etc. The conditional use shall last through the legal existence of the primary use.

## SECTION 703 RM RESIDENTIAL MEDIUM DENSITY DISTRICT

### 703.08 MINIMUM YARD REQUIREMENTS:

- (4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line. An accessory building may be located in the second front by a Conditional Use Permit (CUP). The CUP may include additional requirements of landscaping, screening, etc.

## SECTION 704 RML MULTI -FAMILY RESIDENTIAL LOW DENSITY DISTRICT

### 704.08 MINIMUM YARD REQUIREMENTS:

- (4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line. An accessory building may be located in the second front by a Conditional Use Permit (CUP). The CUP may include additional requirements of landscaping, screening, etc.

**SECTION 705 RMH MULTI -FAMILY RESIDENTIAL HIGH DENSITY DISTRICT**

**705.08 MINIMUM YARD REQUIREMENTS:**

**(4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:**

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line. An accessory building may be located in the second front by a Conditional Use Permit (CUP). The CUP may include additional requirements of landscaping, screening, etc.