



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
August 5, 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 July 1, 2025, meeting.
4. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Renewal Application submitted by Karen M. Baker, 2106 Grant Street, Blair, for the continuation of Bakers Bed and Breakfast (Boarding and Rooming House) and a lighted sign on Lots 11 & 12, & Part of Vacated Street, Block 101, Sixth Edition of Blair, Washington County, Nebraska (2106 Grant Street) for continuation for 10 years and non-transferable.
5. Chairman Boesiger opens a public hearing to consider a Non-conforming Use Limited Extension application submitted by Brian A & Susan J, Beverland, 1358 Lincoln Street, Blair, to add six (6) feet to a 13-foot wide replacement front stoop on Lots 18 & 19, Block 49, City of Blair in Washington County, Nebraska (1358 Lincoln Street) for life of the structure.
6. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Kevin Barnhill, 861 S. 16th Street, Blair, for the Reach Church, 13121 County Road 16, Blair, Nebraska, to use the existing dwelling for a church office and meeting space on Tax Lot 92, Section 34, Township 19 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13412 County Road 16) for 10 years.

7. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska for a "Recreation Vehicle (RV) Park" on Lot 1 of Henton Camping and Storage Subdivision, being a platting of Tax Lots 16 & 17, in the East ½ of the Northeast ¼ of Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska for 20 years.
8. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska for "Storage, Indoor and Outdoor" on Lot 3 of Henton Camping and Storage Subdivision, being a platting of Tax Lots 16 & 17, in the East ½ of the Northeast ¼ of Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska for 20 years.
9. Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by the City of Blair, updating the zoning map by adding Article 10, Section 1011, Special Use Near Residential District (SUR), as an overlay on the area east of 18th Street; south of Park Street; west of 10th Street and north of the Union Pacific Railroad right-of way in the City of Blair. This overlay requires all permitted business uses and structures which are also within 300 feet of a residential district to obtain a Conditional Use Permit.
10. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 7, Section 701, RRE - Rural Residential Estate District and other Rural Residential Estate references in the zoning book by removing "Rural" from "Rural Residential Estate" titles and descriptions and modifying Article 7, Section 701, to include "inside the city limits and in the city's Extra Territorial Jurisdiction (ETJ)".
11. Report from Staff
12. 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 July 1, 2025

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

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 Melanie Kaeding, second by Kiley Huber to approve the June 3, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska for a borrow pit and processing site, with concrete crushing recycling operations for 40 working days per year, on Tax Lot 17, Section 27, Township 18 North, Range 11 East of the 6th PM, (13206 Co Rd P26) for 10 years with an end date of 10/13/35 to coincide with existing contractor yard conditional use permit. Community Development Director Beiermann stated the zoning is currently AGG - Agriculture and is in our two-mile ETJ. This conditional use permit application is replacing an existing conditional use permit with an additional 10 days of crushing/recycling operations. The current conditional use permit, which expires in November 2028, granted 30 days of crushing activity. The applicant hired Olsson Engineering to work with the State of Nebraska on a Permit-to-Emit (PTE), which, after an evaluation by Olsson's Industrial-Environmental Team, determined the "air construction" levels were below the Nebraska Department of Environment and Energy's permit threshold values for all criteria pollutants. No construction permit is required for operations based on these results. Olsson recommends maintaining the emission calculations associated with this memo in a location accessible by on-site personnel to be provided to the NDEE if requested. Staff recommends the

following stipulations: 1) Restricted hours of all operations between 7:00 a.m. and 6:00 p.m., 2) Allowed 40 working days-per-year to operate the concrete crusher/recycler, 3) Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site, 4) Obtain all required state agency permits and submit copies to the City of Blair upon when granted and renewed, 5) Maintain a log of concrete-crushing operations with the City of Blair, and 6) Stipulations to last until 10/13/35 to coincide with the existing conditional use permit for the contractor's yard. Chris Foley, 12862 Co Rd P26, has concerns about future residential homes within this industrial area. Pattianne Belitz, 12936 Co Rd P26, questioned the days and times of operations. Also, concerns about junk accumulation and old equipment, the water runs off into the stream which runs to the south. Kristina Barta, 12861 Co Rd 26, has concerns about the wind and the impact on her property. Kristina Barta also presented to the planning commission members an article regarding the travel of respirable dust. Motion by Joe Peleska, second by Ryan Schroeter to accept and place on file letter received from Krista Barta, 12861 Co Rd 26 Commission members voted as follows Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried. John Henton, 9505 Co Rd 29, presented to the planning commission a brochure outlining his company and the crushing business. Motion by Melanie Kaeding, second by Joe Peleska to accept and place on file the brochure received from John Henton, 9505 Co Rd 29. Commission members voted as follows Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried. Mr. Henton stated the cover sheet outlines, the timeline, chart of crusher hours, the map of the construction, yard distances from properties, pictures, and pictures of the construction yard. An independent air quality report from Olsson is also included. When we built a new building, we installed a silt basin for our storm water runoff. We now have an even larger silt basin that meets our entire site, it catches everything. We found that after hiring a subcontractor to do the crushing, we needed more control over the operation. The brochure shows the distance from all the residents to the crusher. They are all one thousand (1000) feet plus except my mother and father's house, which is six hundred ninety-eight (698) feet. Mr. Henton stated there is fencing along the highway. There is a twelve (12) foot-tall, two (2) foot-thick concrete block wall on the east side of our property to help with noise, wind, and dust. Mr. Henton stated that due to the proposed rezoning and annexation, he realizes this operation cannot stay forever, although I would like to operate this business a little while longer. Commission member Pounds questioned whether you typically try to operate in the morning or afternoon on an ideal day. Mr. Henton stated we crush it after it rains to help with dust. This could happen over several days, if circumstances change, like the weather. The average time for crushing is four (4) to six (6) hours per day. 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 submitted by Donna & John Henton, with the updated stipulations: 1) Restricted hours of all operations between 7:00 a.m. and 6:00 p.m., 2) Allowed 40 working days-per-year to operate the concrete crusher/recycler, 3) Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site, 4) Obtain all required state agency permits and submit copies to the City of Blair upon when granted and renewed, 5) Maintain a log of concrete-crushing operations with the City of

Blair, and 6) Stipulations to last until 10/13/35 to coincide with the existing conditional use permit for contractor's yard. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Mary Jo and Randy Prine for a garage in the second front on Lot 42, Transformation Hill Addition, an Addition to the City of Blair, as surveyed, platted and recorded in Washington County, Nebraska (2702 Krecji Blvd) for the life of the primary structure. Community Development Director Beiermann stated that Accessory Structures in the Second Front by issuance of a Conditional Use Permit was recently added to the Blair Zoning regulations. The zoning is RM - Residential Medium Density. Public Works and given the okay for a driveway off Hansen Drive. The garage will be 28' x 30' for a total of eight hundred forty (840) square feet. The garage meets the minimum setbacks. Staff recommend the driveway be at least ten (10) feet from the rear property line, if not closer, to keep the driveway as far from the roundabout as possible. Commission member Boesiger questioned if restrictions could be placed on the conditional use permit, so the new structure is similar in appearance to the other structures. Community Development Director Beierman stated, yes, this could be a stipulation. Commission member Heinrich questioned the placement of the driveway due to the amount of traffic in the future with the new development. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing Motion by Darrel Boesiger, second by Kiley Huber to recommend approval of the Conditional Use Permit application submitted by Mary Jo and Randy Prine for a garage in the second front with the stipulation the appearance is similar to the primary structure, the pitch of the roof is the same as the house and the driveway be at least ten (10) feet from the rear property line. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Nay, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 1, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opened a public hearing to consider Final Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1-4, 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. (13206 County Road P26). Community Development Director Beiermann stated the name of this final plat is Henton Camping Storage Subdivision. That is the name that they chose at this time. This does not have anything to do with what may or may not go on these lots. For this matter you are only making sure the final plat meets our subdivision regulations and is acceptable. Beiermann stated the 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. There are presently no city utilities. At this time, there were no public roads planned for the subdivision. A 33-foot dedicated right-of-way on County Road P26 was added to the final plat. This final plat meets the City of Blair Class I subdivision requirements. Class I subdivision just means that there are no platted streets, no utilities, no paved streets. Kristina Barta, 12861 Co Rd 26, questioned if a final plat letter was to be mailed to

her about this meeting, also she had not seen any signage. Pattianne Belitz, 12936 Co Rd P26, also stated she did not receive a notice in the mail for the final plat. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Kiley Huber, second by Melanie Kaeding to recommend approval of the Final Plat application submitted by Donna & John Henton, as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opened a public hearing to consider the 2025 Southwestern Annexation Plan and conformance with the Comprehensive Plan. Community Development Director Beiermann stated just for the audience, a reminder, the planning commission's role in this process is to make sure this coincides with the comprehensive plan and does comply with the comprehensive plan. The following city council meeting on July 22nd will be the first reading of the 2025 Southwestern annexation, followed by two more readings in the following meetings and months. The areas west and southwest and south of Blair are being considered for annexation. The 42 parcels and roads included in this annexation plan are urban or suburban in character, including a few parcels currently used for agricultural purposes. The 42-parcel area is contiguous or adjacent to the current city limits of the City of Blair. For a map of the annexation area. The area under consideration in this annexation package is along the western and southwestern portions of the current city limits. The western portion is from Nebraska Highway 91 south, east of the UPRR tracks along the 25th Street corridor to Pittack Street, then southwest along the County Road 31 corridor to US Highway 30. From the 2015 Blair Comprehensive Plan it states: Typically, communities grow their size and population by annexing areas that are urban in nature and adjacent and contiguous to the corporate limits of the city. Blair is unique in that easily developed land is scarce on the periphery of the current corporate limits. City Administrator Green stated if you recall the comprehensive plan which the last time, we updated it in a major way was 2015, so that in and of itself was quite a while ago. It just laid out some perspective areas that would make sense at that point in time to look at for potential annexation sometime in the future. Commission member Pounds questioned what has prompted this. Community Development Director Beierman stated by doing this annexation and bringing the parcels into the city limits, we can better protect our borders and protect our future. City Administrator Green stated last year the Housing Advisory Committee, which you all recommended, and the council then eventually adopted, was to be more proactive when it came to annexations. Commission member Schroeter questioned how this would affect property taxes. Green stated if you come within the city limits, everyone's levy is going to increase because the city's levy would then be placed upon those properties. The city's levy includes the fire department and police department. All the ones that are outside the city limits are currently in one of the rural fire districts and so that rural fire district levy will go away. There may be a township levy that would go away, gets replaced by the cities, although the ultimate dollar amount is going to be higher, yes. Um, when it comes to valuation, which is up to the county assessor's office. Tim Ott, 8587 Victory Ln, spoke against the annexation due to his property would not receive any benefits by doing this. John Curtis, 12790 Co Rd P26, spoke against the annexation due to issues with the premium tax increase and the change of address which must occur. Chris Foley, 12862 Co Rd P26, Kristina Barta, 12861 Co Rd 26, and Pattianne Belitz, 12936 Co Rd P26 spoke against the annexation. Tim Walsh, 1221 Skyline Drive, questioned if

the property owner must comply with the city rules if their property is within the two-mile jurisdiction. When the next comprehensive plan will happen and are there plans to put a road connecting Highway 30 or County Road 31 to Highway 90 alongside the railroad tracks. City Administrator Green stated we are going to be recommending in this next budget year to the council that we look at making a comprehensive plan this coming year. Libby Long, 1124 S 16th Street stated I am not here to say I am for or against this annexation. I am here to give a unique perspective of representing different buyers and sellers throughout the community and how this affects the long-term value of homes that are currently zoned as they are. I believe the Transitional AGG is leading to many questions without clarity, and it should not be voted on until there is more clarity with the plans on what the city is planning to do. And that is mine and my client's. On the long-term purposes and the benefits that it is supposed to be provided by the current owners. I am representing a seller that is being annexed, and it is affecting how we list and market the property. Commission member Schroeter stated at this time we are not changing the zoning, we are only talking about annexation. Rich Zelensky, 8697 Victory Ln, questioned if he would still be able to open burn, will we follow the same building codes and what are we really gaining. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Darrel Boesiger to recommend approval of the annexing and find the Southwestern Annexation Plan and annexation area in conformance with the City of Blair Comprehensive Plan. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Abstain (With Conflict), Melanie Kaeding: Yea, Joe Peleska: Nay, Jim Pounds: Nay, Travis Radnor: Absent, Ryan Schroeter: Nay. Commission members present voted: Yea: 3, Nay: 3, Absent: 2, Abstain: 1. Chairman Boesiger declared the motion failed.

Agenda Item #8 – Chairman Boesiger opened a public hearing to consider Rezone Application submitted by the City of Blair for a potential change in the zoning of properties located in the Southwestern Annexation Plan as outlined in Exhibit A. This item is contingent on the current annexation and will not be voted on by the City Council until August 26, 2025, the Council Meeting. Community Development Director Beiermann stated that as we look at this area mostly in question are AGG - Agricultural District or RRE - Rural Residential Estates. We plan to change these districts to TA - Transitional AGG and RL - Residential Low District and some highway commercial if the annexation is approved. This is the least constraining of the residential districts. There are also areas which are AGG which would be changed to RL with an overlay of TA - Transitional AGG. Once the zoning change is made, anything allowed with the previous zoning will be allowed to continue. Hank Neef, 2510 Hollow Road, questioned whether a property has livestock, will they be able to continue to have livestock. City Administrator Green stated if the items were allowed with the previous zoning, they would be grandfathered in. Green also stated I do just want to bring your attention to your packet in Sparq is a letter of opposition from one of the property owners on P26. It happens to be its residential use, although it is one of the larger lots that is there. It is twelve (12) acres in size. In the letter they raised a good question about why RL - Residential Low-Density zoning, as opposed to TA - Transitional AGG, and I do not think we would be opposed to the Transitional AGG for that one. Several of the other lots are zoned RRE - Rural Residential Estates already, which is normally outside city limits. If it was brought into the city limits, it normally should be rezoned to something that would be more appropriate, such as RL - Residential Low Density, but for a few of these large lots, ten (10) acres in size or larger, we really wouldn't be opposed, if the ultimate recommendation was to be Transitional AGG. Tim Ott, 8587 Victory Ln questioned is this

rezoning dependent on the annexation plan. Commission member Boesiger stated yes. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Joe Peleska, second by Milt Heinrich to approve the rezone application submitted by the City of Blair for parcels in the Southwestern annexation area contingent upon the City Council annexing said parcels with the stipulation ten (10) acres and larger be zoned Transitional AGG - TA. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Abstain (With Conflict), Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 2, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Chairman Boesiger opened a public hearing to consider amending the City of Blair Zoning Regulations by adding Pet Services which includes dog/pet grooming and pet daycare centers to RMH-Multi-Family Residential High Density, A/CH-Agricultural/Business and Commercial, CBB-Central Business, OPD-Office Park, and A/ML-Agricultural/Industrial and Manufacturing as an exception. Gavin Mielke, City Intern under Community Development Department, stated this is an ordinance to amend the City of Blair's zoning regulations to allow pet services such as dog and cat grooming service and daycare service to the zoning regulations. Pet services may include both pet grooming and pet daycare facilities. A pet grooming facility shall mean a facility where dogs and cats are bathed, brushed, clipped, or otherwise groomed for hygiene or aesthetic purposes. A pet daycare shall mean a facility where dogs and cats are temporarily cared for. Both services may be combined, but neither use shall allow overnight boarding nor kenneling of dogs or cats. Pet Services are separated from veterinarian clinics, animal shelters, and animal hospitals licensed under the laws of the State of Nebraska. There happens to be a business at 13th Street and Grant Street which has been in business since 2007, with this change will allow them to be in conformance with our city code. 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 amending the Zoning Regulations by adding Pet Services which includes dog/pet grooming and pet daycare centers to RMH, A/CH, CBB, OPD & A/ML as an exception. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #10 – Report from staff. City Administrator Green wanted to thank the Planning Commission board for their hard work this evening.

Agenda Item #11 – Melanie Kaeding, second by Ryan Schroeter to adjourn the meeting 8:58. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary

Filing Date 7/25-2025

Receipt Number 196786

APPLICATION FOR CONDITIONAL USE PERMIT

1. BAKERS BED and BREAKFAST 2106 Grant St 402 426 8909
Applicant's Name Mailing Address Telephone

Email: bakersbedandbreakfast@gmail.com

2. _____
Agent's Name Mailing Address Telephone

3. Karen & Mark Baker 2106 Grant St 402 426 8909
Owner's Name Mailing Address Telephone

4. 2106 Grant St Blair - BC Lots 11 & 12 1/2 PT of Vac St Blk 101114 PC8
Address and Legal Description of Location - Subject Property

Current Zoning _____

5. Renewal of 10 year CUP for Bakers Bed and Breakfast
Describe the requested Conditional Use and ground sign

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

Karen Baker 7-21-25
Signature of Owner(s) Date

[Signature] 7/22/25
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 _____

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

2106 Grant Baker B& B Stipulations from 2015 CUPs:

- One (1) off-street parking space per rental unit.
- If the sign is a lighted sign, than it must automatically turn off at 10 p.m.



Bakers
Bed and Breakfast
(402)426-8909

**"Condition
Action**
For In
Call
Blair C

Filing Date 7/23/2025

Receipt Number 196737

**APPLICATION NONCONFORMING USES LIMITED EXTENSION
(SECTION 1208)**

Brian & Susan
BEVERLAND
Property Owner

1358 LINCOLN ST
Address BLAIR NE 68008

402-250-5614 - Susan
402-250-5617 - Brian
Phone Number

Email: BrianBeverland@gmail.com Suebererland@yahoo.com

Present Zoning District: A1CH

Name of Addition: Blair City

Legal Description: Lots ~~18 & 19~~ 18 + 19, City of Blair, Wash Co. NE

Current Use: Dwelling

Desired Non-Conformance Extension: replace front deck/steep & add 6' of deck - but not any further front

Length of Request: life of structure

Will Extension be connected to Utilities: Water N/A

Sewer N/A Storm Drainage /

7/22/25 7/22/25
Date

[Signature]
Signature of Owner(s)
Susan Beverland

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

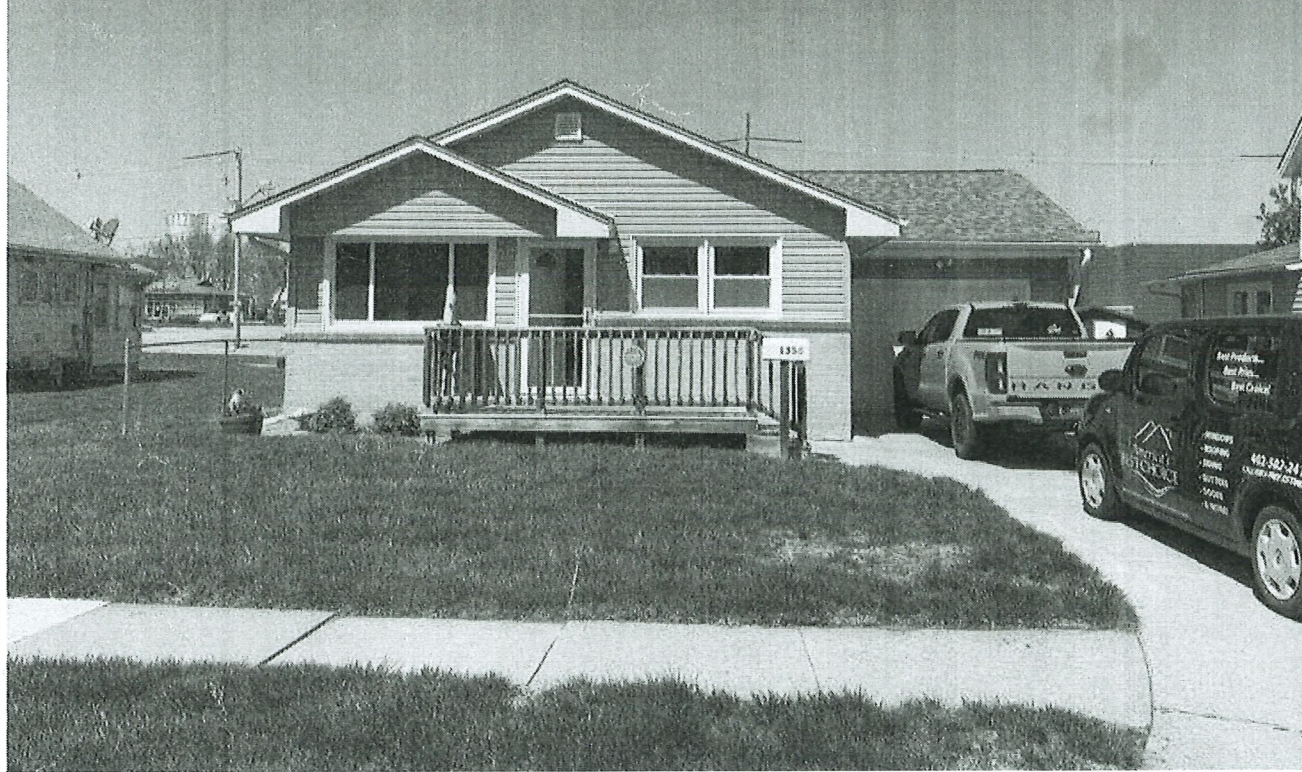
DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____



VIEW 3D MODEL

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PROPERTY ID: 1567282!
MODEL ID: 15670274
BRIAN BEVERLAND
21 APR 2025



hole



rotten
hole under
rug







1358

vivint.
smartHome





Filing Date 7-31-25

Receipt Number 196987

APPLICATION FOR CONDITIONAL USE PERMIT

1. Kevin Barnhill 861 S 16th St, Blair 402-203-3506
Applicant's Name Mailing Address Telephone

Email: kevin.s.barnhill@gmail.com

2. _____
Agent's Name Mailing Address Telephone

3. Reach Church 13121 CR 16 Blair 402-426-5592
Owner's Name Mailing Address Telephone

4. 13412 COPPER TRAIL S34-T19N-RUE G4M
Address and Legal Description of Location - Subject Property WASHINGTON COUNTY

AGG (FNU) 8000 30751 NEBRASKA
Current Zoning

5. Church office space, Meeting space
Describe the requested Conditional Use

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

[Signature] 7/7/25
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.

Filing Date 7/27/25

Receipt Number 196989

APPLICATION FOR CONDITIONAL USE PERMIT

1. John M + Donna S Henton - 13206 US Hwy 30
Applicant's Name Mailing Address Telephone

Email: _____

2. John Henton 402 306 0202
Agent's Name Mailing Address Telephone

3. John M + Donna S Henton
Owner's Name Mailing Address Telephone

4. 13206 CO RD P26 - Lot 1, Henton Camping & Storage Subdivision, Blair, Washington County
Address and Legal Description of Location - Subject Property

A/CH

Current Zoning

5. Describe the requested Conditional Use

CUP for a recreational vehicle park for up to units using city water & a private septic system.

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

John M Henton 7/21/25
Signature of Owner(s) Date

Donna S Henton 7/21/25
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: _____

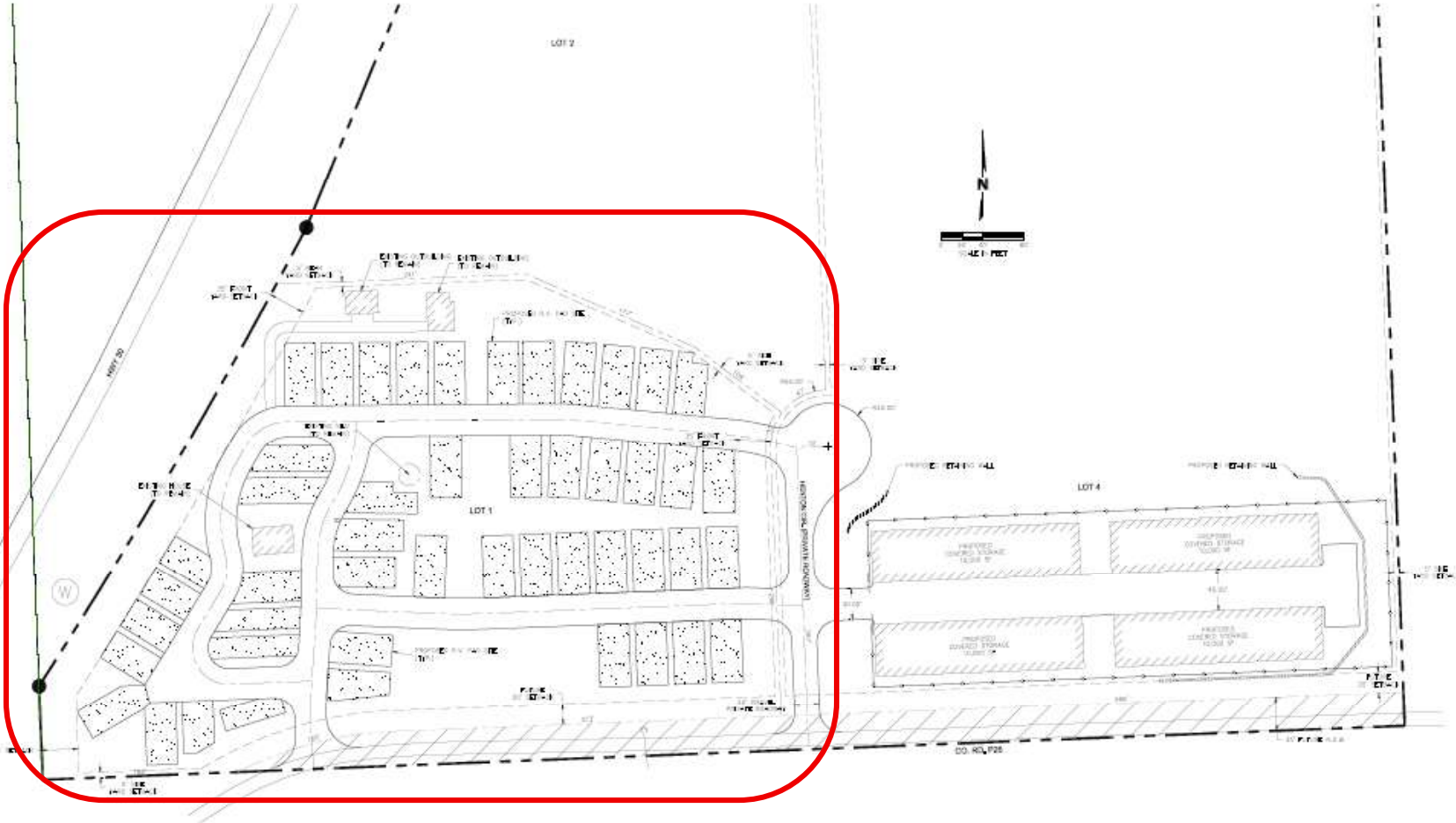
VOTE: _____ TO _____ TO _____

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

HENTON CAMPING AND STORAGE SITE PLAN

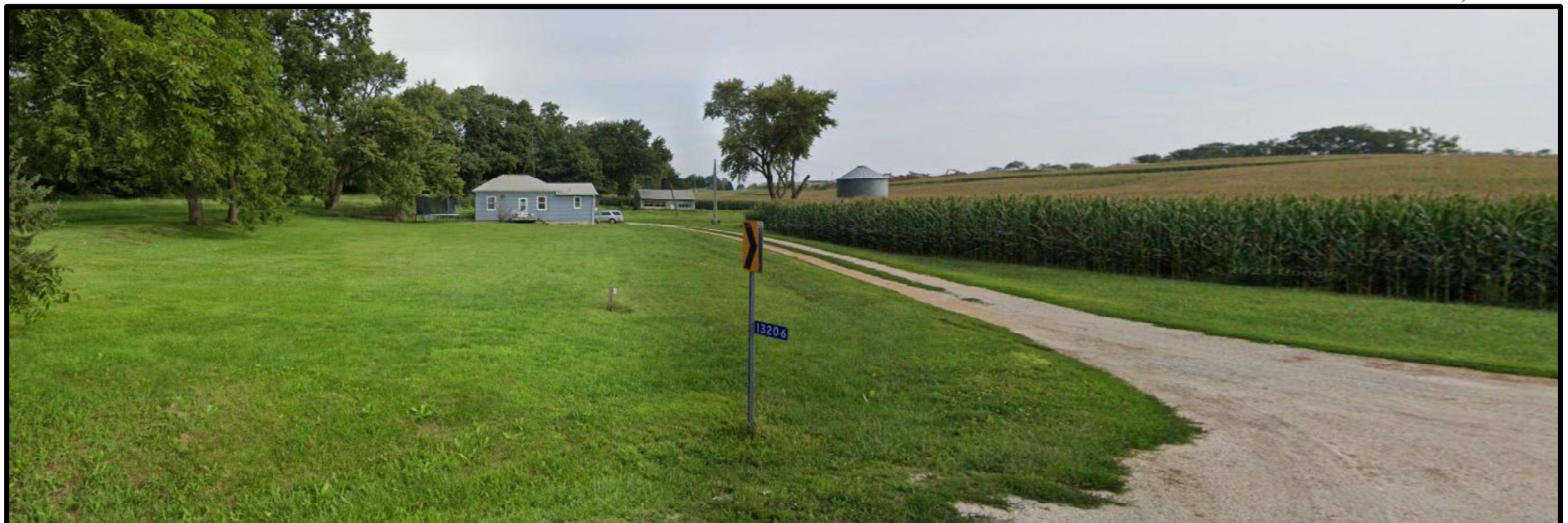
LEGEND

	EXISTING
	EXISTING LOT
	PROPOSED LOT
	PROPOSED LOT
	PROPOSED LOT
	PROPOSED LOT

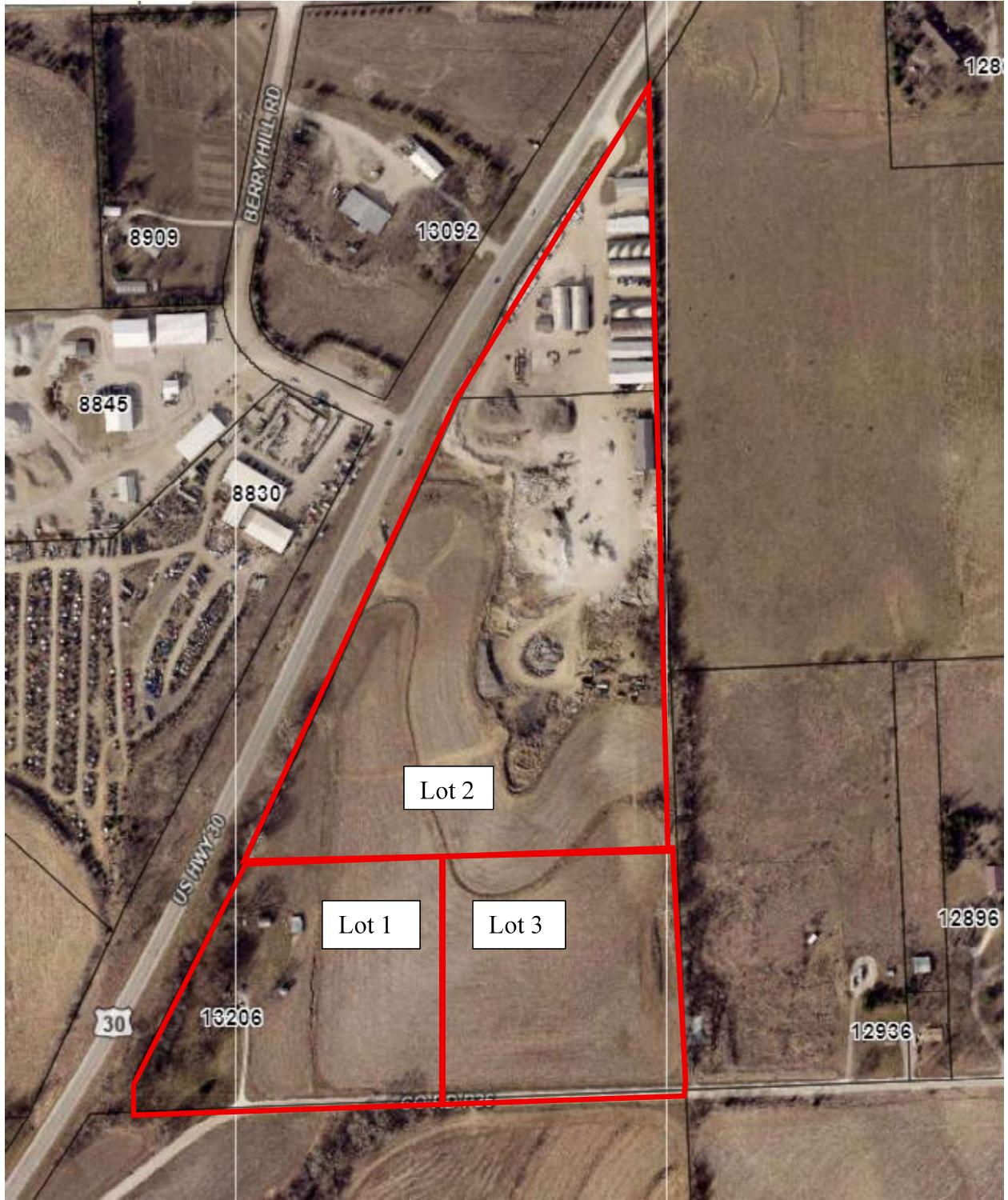




RV Park marked in red. Street view, below.



HENTON CAMPING & STORAGE SUBDIVISION



Jeff Beiermann

From: Kaleb Metzger <kaleb.metzger@coatings2coverings.com>
Sent: Tuesday, August 5, 2025 10:35
To: Jeff Beiermann
Cc: Zelensky Rich
Subject: Opposition: henton camping and storage/rural residential changes

Hello Jeff,

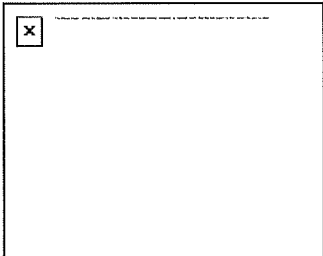
We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern with the potential idea of the storage and camping facilities as well as a change from rural residential.

We are renovating and increasing the value of our property and adding the facilities could definitely hurt our home values as well as changing the zoning. We chose to move to this location for the acreage, peace and to build a life for our family.

By putting big the facility, you would be adding a ton of traffic leaving our acreages at risk of increased theft and unwanted visitors, defeating the purpose of why we chose to move to the area we did.

Please take this into deep consideration as I have worked my whole life to make this move happen and build a certain life for my family away from the chaos as well as building value within the community.

Feel free to reach out to me if needed at 502-979-1342. Thank you for your time.



Kaleb Metzger

Kaleb.Metzger@Coatings2Coverings.com

[Facebook](#) | [Website](#) | [Schedule](#)

Filing Date 7/22/25

Receipt Number 196989

APPLICATION FOR CONDITIONAL USE PERMIT

1. JOHN HENTON 402 306 0202
Applicant's Name Mailing Address Telephone

Email: _____

2. JOHN HENTON
Agent's Name Mailing Address Telephone

3. JOHN^M & DONNA^S HENTON
Owner's Name Mailing Address Telephone

4. 13206 CO RD P26 - Lot 3 Henton Camping & Storage Subdivision, Blair, Washington County
Address and Legal Description of Location - Subject Property

A/CH (at a later date) -
Current Zoning

5. Describe the requested Conditional Use

Storage, Indoor and Outdoor.

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

[Signature] 7/21/25
Signature of Owner(s) Date

[Signature] 7/21/25
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: _____

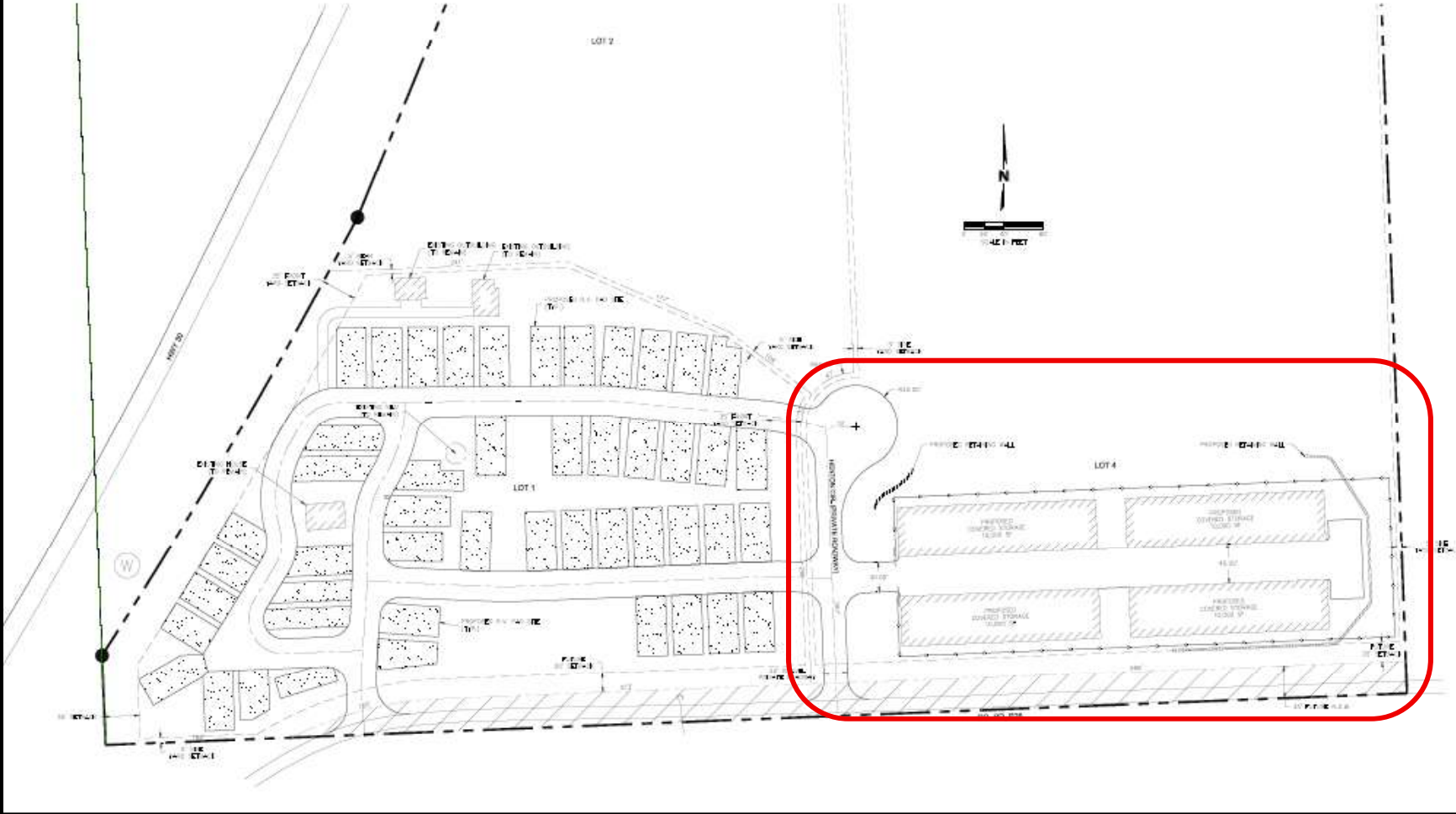
VOTE: _____ TO _____ TO _____

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

HENTON CAMPING AND STORAGE SITE PLAN

LEGEND

	PROPERTY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED LOT AREA
	PROPOSED LOT AREA

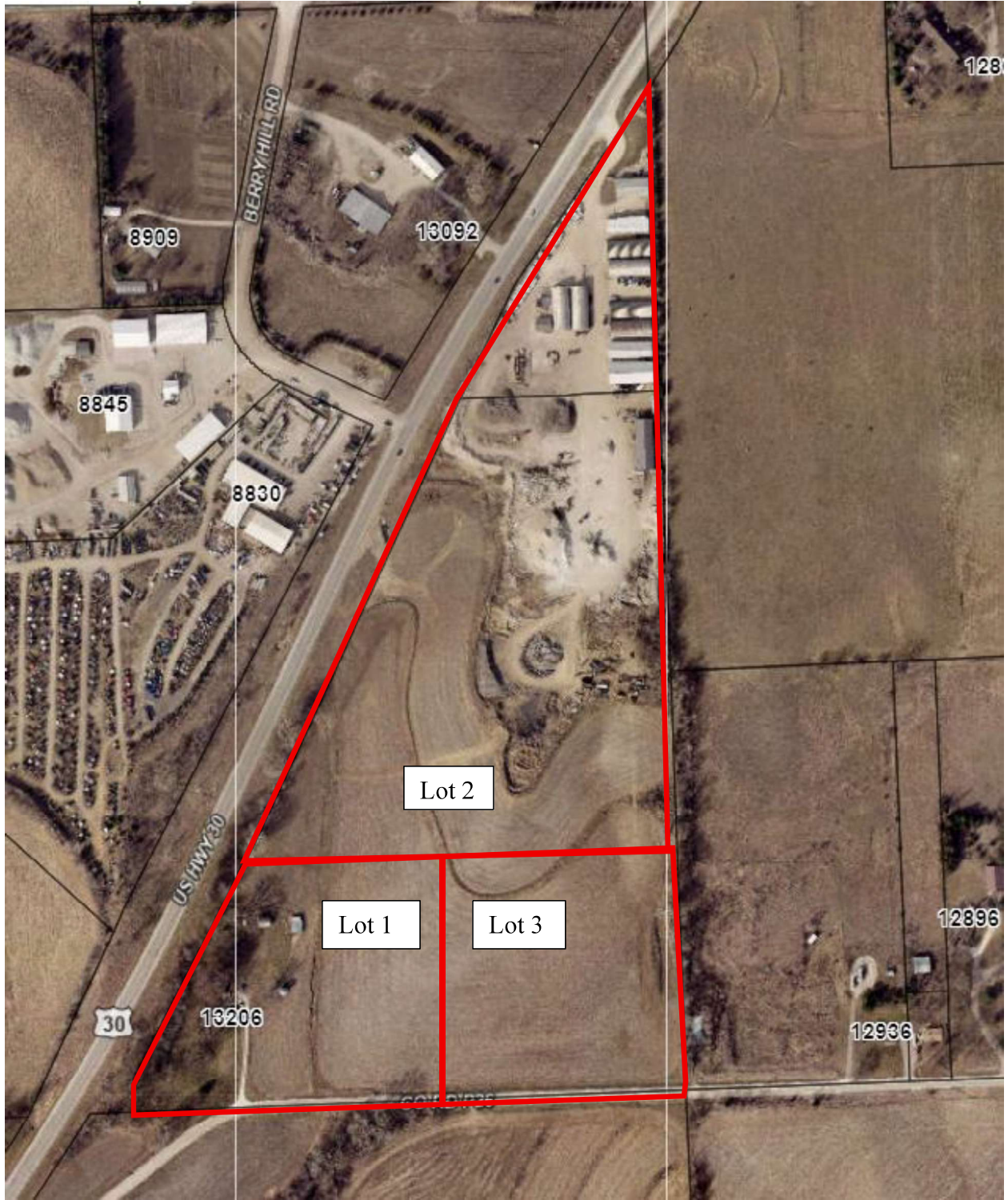




County Road P26 & Storage Site Plan in Red.



HENTON CAMPING & STORAGE SUBDIVISION



Jeff Beiermann

From: Kaleb Metzger <kaleb.metzger@coatings2coverings.com>
Sent: Tuesday, August 5, 2025 10:35
To: Jeff Beiermann
Cc: Zelensky Rich
Subject: Opposition: henton camping and storage/rural residential changes

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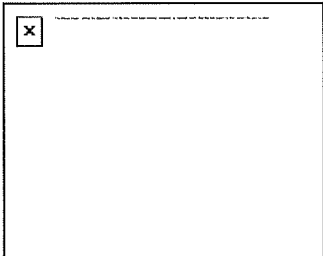
We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern with the potential idea of the storage and camping facilities as well as a change from rural residential.

We are renovating and increasing the value of our property and adding the facilities could definitely hurt our home values as well as changing the zoning. We chose to move to this location for the acreage, peace and to build a life for our family.

By putting big the facility, you would be adding a ton of traffic leaving our acreages at risk of increased theft and unwanted visitors, defeating the purpose of why we chose to move to the area we did.

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Feel free to reach out to me if needed at 502-979-1342. Thank you for your time.



Kaleb Metzger

Kaleb.Metzger@Coatings2Coverings.com

[Facebook](#) | [Website](#) | [Schedule](#)



Exhibit A

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.

ARTICLE 7 R RESIDENTIAL DISTRICTS

The purposes and objectives of the Residential Districts are to preserve and protect areas in the City which by their location, proximity to other land uses, the character of the natural environment, and accessibility to public services and facilities exhibit a high potential as living areas for the people. The regulations are intended to preserve the quality and character of existing residential neighborhoods, as well as encourage continuing maintenance and rehabilitation by ensuring that incompatible uses of the land will not encroach upon the residential areas.

SECTION 701 RE RESIDENTIAL ESTATE DISTRICT

701.01 INTENT: This district is intended primarily for application to subdivision of land in agricultural and scenic areas to: (a) permit the opportunity of developing estate-type lots inside the city limits and in the city's Extra Territorial Jurisdiction (ETJ); and (b) to encourage the provision of estate-type lots as a subdivision of land which will assure the provisions of at least those minimum physical improvements necessary to protect the health, safety and general welfare of people living on estate-type lots or parcels.

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

- (1) Single-family dwellings;
- (2) Raising of fruit and nut trees, vegetables and horticultural specialties;
- (3) Breeding, hatching, raising and fattening birds, rabbits, chinchillas, hamsters, or other small animals and fowl on a domestic and noncommercial basis, not to exceed one animal unit per acre, provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, or closer than twenty-five (25) feet to any dwelling on the site.
- (4) The raising or keeping of horses, not to exceed one (1) animal unit per acre provided that no stable shall be located closer than fifty (50) feet to any property line or to any dwelling on the site.
- (5) Public and private playgrounds, parks, community centers and other recreational facilities for communal use on an exclusive noncommercial basis.
- (6) Electrical distribution substations, gas regulator stations, communications equipment buildings.
- (7) Public service pumping stations and/or elevated pressure tanks.
- (8) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

701.03 PERMITTED ACCESSORY USES AND STRUCTURES: Accessory uses and structure normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions shall be permitted.

701.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the Residential Estate District in accordance with ARTICLE 14 of this Ordinance.

- (1) Home occupations.
- (2) Temporary subdivision sales offices and signs and model home display areas.
- (3) Signs subject to SECTION 1114 of this Ordinance.
- (4) Family day care home, not operated within a private dwelling, group day care home, and day care center.
- (5) Borrow area.
- (6) Private or Public Covered Bridges. Since covered bridges may cross or be located along property lines, the Planning Commission and City Council may waive the Minimum Yard Requirements for Primary Buildings and Accessory Buildings as well as the Creeks/Water Course Setback Requirements as part of their consideration of the conditional use permit.

701.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the RE Residential Estate District.

701.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the RE Residential Estate District.

701.07 MINIMUM LOT REQUIREMENTS:

- (1) The minimum lot area shall be:
 - (a) Three (3) acres, in which case a private sewer and private well are permissible, or
 - (b) 1.25 acres up to 2.99 acres with public water, or
 - (c) 30,000 square feet up to 1.249 acres with public water, sewer and paving.
- (2) Each lot shall have not less than eighty (80) feet of frontage, when a lot fronts on a cul-de-sac or loop street, where there are curbs and gutters and shall have not less than one hundred (100) feet of frontage where there are not curbs and gutters.
- (3) The minimum width of each lot shall be one hundred (100) feet.

(4) Each lot shall have a depth of not less than one hundred fifty (150) feet.

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.

(2) Rear yard: The minimum rear yard of a principal structure shall be twenty-five (25) feet.

(3) Side yards: The minimum side yards of a principal structure shall be ten (10) feet.

(4) Driveways shall have a maximum grade of ten (10) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side.

(4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(A) Side yard - Same as district in which accessory use is located except an accessory building may be located in the side yard as close as five (5)-feet to the property line, providing it is located between the rear building line of the principle building and the rear property line and no building shall be located within any easement or right-of-way.

(B) Unattached garages may be located in the side yard adjacent to the primary structure, providing the design and construction of the garage are similar in style and color to the primary structure. The side-yard setback shall be seven (7) feet and the distance between the garage and the primary structure must be four (4) feet or more, with proper fire-resistant construction.

(C) Front Yard – Accessory buildings may be located between the front building line of the principle building and the front property line, provided said accessory buildings meet front yard setback requirements only upon the approval of a conditional use permit. The conditional use permit may include, but not limited to, requirements for additional set back, landscaping, screening, etc.

(D) Rear Yard - Unless specifically permitted, no accessory building shall be located closer than five (5) feet from the rear property line and no accessory building shall be located within any easement or right-of-way along the rear property line. If the accessory building requires vehicular access perpendicular to an alley, a minimum fifteen (15) feet access driveway is required between said accessory building and the alley.

701.085 ADDITIONAL SETBACK REQUIREMENTS – CREEKS/WATER COURSES: In addition to any other minimum yard requirements, no structure shall be installed or constructed in violation of Section 1110.5 of this Zoning Ordinance.

701.09 MAXIMUM LOT COVERAGE: The maximum lot coverage shall not exceed thirty (30) percent of the total lot area.

701.10 MAXIMUM HEIGHT: The height of all structures shall not exceed thirty-five (35) feet for the main structure. The size limitations for accessory structures shall be subject to the provisions of SECTION 1103 and SECTION 1105 of the Comprehensive Zoning Ordinance of the City of Blair, Nebraska.

701.11 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 1114 of this Ordinance.

701.12 OFF-STREET PARKING: In granting a conditional use permit, the City Council may require that any or all of the proposed off-street parking be hard surfaced with either portland cement, concrete, or asphalt.

Notwithstanding the above, all such off street parking shall comply with the provisions of Section 1111.03 of this ordinance.

701.125 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

701.13 ADDITIONAL PAVING AND OTHER IMPROVEMENT REQUIREMENTS: In addition to the other requirements set forth above, the following conditions shall be required for any subdivision of land in the Residential Estate District:

- (1) Paving Requirement – For any subdivision of land which has any platted lot(s) with an area of thirty thousand square feet up to 1.25 acres, all streets, curb and gutter shall be paved with asphaltic concrete or concrete in conformance with Section 603, et. seq. of the Subdivision Regulations for the City of Blair, Nebraska, and shall also have a public water supply system and a wastewater distribution system that conforms to the rules and regulations established by the State of Nebraska, Department of Environmental Quality Rules and Regulations (See Title 124 Chapter 4 of the DEQ Regulations, as amended from time to time)
- (2) For any subdivision of land which has any platted lot(s) with a minimum lot size of 1.25 acres up to 2.99 acres, such subdivision shall have a public water supply system and shall have a wastewater distribution system that conforms to the rules and regulations established by the State of Nebraska, Department of Environmental Quality’s Rules and Regulations (See Title 124 Chapter 4 of the DEQ Regulations, as amended from time to time)
- (3) For any subdivision of land which has a minimum lot size of 3 acres, the developer must include, as part of the preliminary plat and final, at least one soil percolation test for every five lots spaced evenly throughout the subdivision and shall have a wastewater distribution system that conforms to the rules and regulation established by the State of Nebraska, Department of Environmental Quality’s Rules and Regulations (See Title 124 Chapter 4 of the DEQ Regulations as amended from time tot time)
- (4) For any subdivision zoned Residential Estate District shall contain a minimum of four lots or be contiguous to land previously zoned as l Residential Estate District.

701.14 UTILITY AND LOT AREA FOR RESIDENTIAL STRUCTURES PER SECTION 1107

- (1) It shall be unlawful to occupy a residential structure or any building for living purposes that does not have an approved waste disposal system.
- (2) No waste absorption field (septic tank, cesspools, etc.) shall be constructed any closer than twenty-five (25) feet from any adjacent property line.
- (3) There shall be no waste absorption field located closer than fifty (50) feet from any other residential structure.
- (4) There shall be no waste absorption field located closer than fifty (100) feet from a water well provided; however, where geology and subsurface conditions and topography would indicate that seepage could reach the well supply, a greater distance shall be required.
- (5) An individual residential waste absorption field shall contain a minimum of ten-thousand (10,000) square feet, exclusive of the area required by structure. The entire tract shall contain not less than twenty-thousand (20,000) square feet. If tract is less than two (2) acres, public water must be available.

(END OF SECTION)

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ARTICLE 7 R RESIDENTIAL DISTRICTS

The purposes and objectives of the Residential Districts are to preserve and protect areas in the City which by their location, proximity to other land uses, the character of the natural environment, and accessibility to public services and facilities exhibit a high potential as living areas for the people. The regulations are intended to preserve the quality and character of existing residential neighborhoods, as well as encourage continuing maintenance and rehabilitation by ensuring that incompatible uses of the land will not encroach upon the residential areas.

SECTION 701 ~~RRE RURAL~~ RE RESIDENTIAL ESTATE DISTRICT

701.01 INTENT: This district is intended primarily for application to subdivision of land in agricultural and scenic areas to: (a) permit the opportunity of developing estate-type lots ~~which, because of their size, cannot be economically accommodated within urban areas inside the city limits and in the city's Extra Territorial Jurisdiction (ETJ);~~ and (b) to encourage the provision of estate-type lots as a subdivision of land which will assure the provisions of at least those minimum physical improvements necessary to protect the health, safety and general welfare of people living on estate-type lots or parcels.

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- (3) Breeding, hatching, raising and fattening birds, rabbits, chinchillas, hamsters, or other small animals and fowl on a domestic and noncommercial basis, not to exceed one animal unit per acre, provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, or closer than twenty-five (25) feet to any dwelling on the site.
- (4) The raising or keeping of horses, not to exceed one (1) animal unit per acre provided that no stable shall be located closer than fifty (50) feet to any property line or to any dwelling on the site.
- (5) Public and private playgrounds, parks, community centers and other recreational facilities for communal use on an exclusive noncommercial basis.
- (6) Electrical distribution substations, gas regulator stations, communications equipment buildings.
- (7) Public service pumping stations and/or elevated pressure tanks.
- (8) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

701.03 PERMITTED ACCESSORY USES AND STRUCTURES: Accessory uses and structure normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions shall be permitted.

701.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the ~~RRE Rural~~ Residential Estate District in accordance with ARTICLE 14 of this Ordinance.

- (1) Home occupations.
- (2) Temporary subdivision sales offices and signs and model home display areas.
- (3) Signs subject to SECTION 1114 of this Ordinance.
- (4) Family day care home, not operated within a private dwelling, group day care home, and day care center.
- (5) Borrow area.
- (6) Private or Public Covered Bridges. Since covered bridges may cross or be located along property lines, the Planning Commission and City Council may waive the Minimum Yard Requirements for Primary Buildings and Accessory Buildings as well as the Creeks/Water Course Setback Requirements as part of their consideration of the conditional use permit.

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- (1) The minimum lot area shall be:
 - (a) Three (3) acres, in which case a private sewer and private well are permissible, or
 - (b) 1.25 acres up to 2.99 acres with public water, or
 - (c) 30,000 square feet up to 1.249 acres with public water, sewer and paving.
- (2) Each lot shall have not less than eighty (80) feet of frontage, when a lot fronts on a cul-de-sac or loop street, where there are curbs and gutters and shall have not less than one hundred (100) feet of frontage where there are not curbs and gutters.

- (3) The minimum width of each lot shall be one hundred (100) feet.
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Notwithstanding the above, all such off street parking shall comply with the provisions of Section 1111.03 of this ordinance.

701.125 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

701.13 ADDITIONAL PAVING AND OTHER IMPROVEMENT REQUIREMENTS: In addition to the other requirements set forth above, the following conditions shall be required for any subdivision of land in the ~~Rural~~ Residential Estate District:

- (1) Paving Requirement – For any subdivision of land which has any platted lot(s) with an area of thirty thousand square feet up to 1.25 acres, all streets, curb and gutter shall be paved with asphaltic concrete or concrete in conformance with Section 603, et. seq. of the Subdivision Regulations for the City of Blair, Nebraska, and shall also have a public water supply system and a wastewater distribution system that conforms to the rules and regulations established by the State of Nebraska, Department of Environmental Quality Rules and Regulations (See Title 124 Chapter 4 of the DEQ Regulations, as amended from time to time)
- (2) For any subdivision of land which has any platted lot(s) with a minimum lot size of 1.25 acres up to 2.99 acres, such subdivision shall have a public water supply system and shall have a wastewater distribution system that conforms to the rules and regulations established by the State of Nebraska, Department of Environmental Quality’s Rules and Regulations (See Title 124 Chapter 4 of the DEQ Regulations, as amended from time to time)
- (3) For any subdivision of land which has a minimum lot size of 3 acres, the developer must include, as part of the preliminary plat and final, at least one soil percolation test for every five lots spaced evenly throughout the subdivision and shall have a wastewater distribution system that conforms to the rules and regulation established by the State of Nebraska, Department of Environmental Quality’s Rules and Regulations (See Title 124 Chapter 4 of the DEQ Regulations as amended from time tot time)
- (4) For any subdivision zoned ~~Rural~~ Residential Estate District shall contain a minimum of four

lots or be contiguous to land previously zoned as ~~Rural~~ Residential Estate District.

701.14 UTILITY AND LOT AREA FOR RESIDENTIAL STRUCTURES PER SECTION 1107

- (1) It shall be unlawful to occupy a residential structure or any building for living purposes that does not have an approved waste disposal system.
- (2) No waste absorption field (septic tank, cesspools, etc.) shall be constructed any closer than twenty-five (25) feet from any adjacent property line.
- (3) There shall be no waste absorption field located closer than fifty (50) feet from any other residential structure.
- (4) There shall be no waste absorption field located closer than fifty (100) feet from a water well provided; however, where geology and subsurface conditions and topography would indicate that seepage could reach the well supply, a greater distance shall be required.
- (5) An individual residential waste absorption field shall contain a minimum of ten-thousand (10,000) square feet, exclusive of the area required by structure. The entire tract shall contain not less than twenty-thousand (20,000) square feet. If tract is less than two (2) acres, public water must be available.

(END OF SECTION)

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