



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
September 2, 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 August 5, 2025, meeting.
4. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Renewal Application submitted by Royce Rentals, LLC, Mike Royce & Associates, 15707 S. 234th St, Gretna, Nebraska, for the continuation of a contractor's yard and office on the West 15 feet of Lot 14 and all of Lot 15, Block 16, in the City of Blair, Washington County, Nebraska, together with part of vacated street adjoining (330 N. 16th Street) for 10 years.
5. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Michael Bierman, 10930 Lariat Lane, Blair, Nebraska, for the use of part of the building for golf driving-range simulators on Tax Lot 257, Section 12, Township 18 North, Range 11, East of the 6th P.M., City of Blair, Washington County, Nebraska (660 Grant Street) for five (5) years.
6. **Postponed from the Aug. 5, 2025 Planning Commission meeting:**
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)".

7. Report from Staff

8. 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 August 5, 2025

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

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

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

Agenda Item #3 – Motion by Ryan Schroeter, second by Joe Peleska to approve the July 1, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #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.

Community Development Director Beiermann stated the zoning district is RML - Multi-family Low-Density District. The RML District requires a Conditional Use Permit for a Bed & Breakfast under "Boarding and Rooming Houses". The first conditional use permit was issued in 2015, followed by a CUP for a sign in 2017. There are now just two (2) guest rooms with the required off-street parking. To the best of my knowledge, there have been no complaints, nor has the city received any letters or phone calls opposing this application. Staff recommend keeping the existing stipulations of the 2015 and 2017 conditional use permits: 1) One (1) off-street parking space per rental unit, and 2) If the sign is a lighted sign, then it must automatically turn off at 10 p.m. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Joe Peleska, second by Jim Pounds to recommend approval

of the Conditional Use Permit Renewal Application submitted by Karen M. Baker, Bed and Breakfast (Boarding and Rooming House) and a lighted sign for 10 years and non-transferable as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #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. Community Development Director Beiermann stated Community Development Director Biermann stated the Zoning is A/CH - Highway Commercial. Because it is a residence in A/CH it is non-conforming, so any expansion of the current dwelling requires a Non-Conforming Use Limited Extension. The front stoop needed repair and while obtaining a permit they were informed they also needed the Limited Extension because they were enlarging the stoop. The larger stoop is wider but does not encroach upon the existing front-yard setback. The Beverland's had already started work on the new stoop and asked if they had to wait until after the Limited Extension was granted before the entire stoop was finished. They agreed to sign a demolition agreement that states if the Limited Extension is not granted, they would have the stoop reduced to its original size. Sue Beverland, 1358 Lincoln Street, applicant, stated they wanted to improve the aesthetic of the house. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Kiley Huber, second by Chris Boswell to recommend approval of the Non-conforming Use Limited Extension application submitted by Brian A & Susan J, Beverland, to add six (6) feet to a replacement front deck/stoop as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opened 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. Community Development Director Beiermann stated the zoning is currently AGG - Agriculture and the parcel is in our two-mile ETJ. Under the Agriculture District, exceptions allow for community facilities and institutions, including monasteries, convents, and other religious institutions; public and private philanthropic and charitable institutions; cemeteries; hospitals, sanitariums, nursing homes and rest homes; private, noncommercial clubs and lodges. There will be no structural modifications to the house as the applicant's plans are to return the use to a single-family dwelling. Kevin Barnhill, 861 S 16th Street, representative for Reach Church, stated the church is desperate for more space. Mr. Barnhill stated the church would be able to move staff to the house to free up space for education and ministry use. There will be no one living in the house only being used for office space. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Ryan Schroeter, second by Kiley Huber to recommend approval of the Conditional Use Permit Application submitted by Kevin Barnhill

for the Reach Church, to use the existing dwelling for a church office and meeting space as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opened a public hearing to consider 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. Community Development Director Beiermann stated Community Development Director Beiermann stated the zoning is currently AGG - Agriculture. A future zoning change will ask for a change to A/CH - Highway Commercial. A Recreation Vehicle Park is an exception in A/CH: Recreational Vehicle (RV) Park: RV (also known as a motor home, pull-behind trailer or fifth-wheel trailer) parking shall not be permitted on lots with direct access from a Federal-Aid Primary or Federal-Aid Secondary designated street or highway. RV parks must have accepted connections to the City’s sanitary sewer system and to the City’s water system with at least one backflow preventer installed at the water meter’s connection to the City’s water source. A backflow preventer must be maintained per the City of Blair’s Municipal Code. Any modification of the sanitary sewer or water requirements must be approved by the City Council as part of the Conditional Use Permit. Accessory structures are not permitted on the individual RV pads. There are presently no city utilities. The septic system will be private and is permitted as part of the conditional use permit application. The system will follow the State of Nebraska regulations. The water system will be connected to the City of Blair water system. There is no highway access to this lot, only from County Road P35. The housing committee suggested this is something the city needs. The park will be private and will not need any police presence. Only normal patrols along P26 and E911 calls. Commission member Boesiger questions the length of stay. Community Development Director Beiermann stated this would be for the owner of the RV park. Commission member Schroeter questioned if approval of the conditional use permit could be contingent on the rezone application being approved by the city council on August 26th. Beiermann stated any stipulation, or condition can be placed on the conditional use permit the board approves of. Patti Anne Belitz, 12936 Co Rd P26. Her property is directly to the east of this property. Her concerns are that the increase in traffic will increase the number of accidents in this area, and we are not able to walk on the county roads anymore because of the excessive traffic. Rich Zelenksy, 8697 Victory Lane, questioned if people can live at the RV park year-round. John Henton, 9505 Co Rd 29, representative for the applicant, stated about the many projects, such as Cargill, the demolition of the nuclear plant, the new calcium plant, and the gas pipe workers in town, whom in my trade I interact with, most travel in their RVs. Because there is nowhere in Blair to stay, some must travel as far as Omaha to park their RV. We are not looking for year-round camper stays. This is not our intent. We would like the campground to be open in the winter as well. The state requires a dump station when you enter the campground, so the chemicals in the campers do not enter the septic system, which can kill it. Once on the camp site, each camper will have its own water, sewer, and water. The campground will supply trash service as well. Ken Larsen, 12624 Co Rd P26, is concerned about traffic on the road. There is no shoulder, and a drop-off. A lot of county vehicles use this road. The turn onto Co Rd P26 is hazardous from either Hwy 133 or S Hwy 30. There were no other comments from

the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Ryan Schroeter, second by Kiley Huber to recommend approval of the Conditional Use Permit Application submitted by Donna & John M. Henton, for a "Recreation Vehicle (RV) Park" for 20 years with the stipulation the conditional use permit cannot move forward unless the rezone to Highway/Commercial at the City council meeting on 8/26/2025 is approved. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Nay, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 5, Nay: 1, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opened a public hearing to 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. Community Development Director Beiermann stated the zoning is currently AGG - Agriculture. A future zoning change will ask for a change to A/CH - Highway Commercial and is in our two- mile ETJ. "Storage, Indoor and Outdoor" is an Exception in A/CH. Storage, Indoor and Outdoor: This use shall not be permitted on lots with highway frontage. All outdoor storage areas which are located within one hundred feet (100’) of the right of way, or within five hundred feet (500’) of a Federal Aid Primary or Federal Aid Secondary designated street or highway, shall be hard surfaced with concrete, asphalt, recycled asphalt, or asphalt milling. Beiermann stated there is a demand for storage in Blair. The preliminary plan is to have four (4) storage buildings with possible outdoor storage. John Henton, 9505 Co Rd 29, representative for the applicant, stated at this time there are no plans for outdoor storage. We would prefer the same appearance as the storage facility we have in Blair, Green Roof Storage. The units would be 10' x 20' and possible taller units to house campers and boats. Patti Anne Belitz, 12936 Co Rd P26, stated she has the same concerns as with the campgrounds. Ken Larsen, 12624 Co Rd P26, questioned whether the storage building should be fenced, where the drive will be located, and whether it will be locked and secured. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Kiley Huber, second by Chris Boswell to recommend approval of the Conditional Use Permit Application submitted by Donna & John M. Henton, for "Storage, Indoor and Outdoor" for 20 years. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Chairman Boesiger opened 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. Community Development Director Beiermann stated 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. This will cover much of the current existing light industrial and the midtown area. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Jim Pounds, second by Joe Peleska to recommend approval of the rezoning application adding Article 10, Section 1011, Special Use Near Residential District (SUR), as an overlay as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #10 – Chairman Boesiger opened 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)”. Community Development Director Beiermann stated this is a rebranding of the RRE - Rural Residential Estates. Staff perceive certain areas, certain properties which are currency zone RRE - Rural Residential Estates, which could be inside the city. This district is not prohibited in our zoning, we just want to clean up the wording. Nothing is changing, the permitted uses, or the exceptions. Simply change the RRE - Rural Residential Estates to RE - Residential Estate. We also want to clarify by taking out the wording, which, because of their size, cannot be economically accommodated within urban areas. We are now stating that the parcel can be inside the city limits or can be in our ETJ. Rich Zelensky, 8697 Victory Lane, questioned if this rezone could wait until the annexation happens. City Administrator Green stated we are trying to demonstrate we are hearing concerns residents have about the potential to be annexed someday and know how this will limit their capabilities. By rebranding and making these residential estates, we are emphasizing it is going to be larger areas, larger estates. They automatically then have a little broader capability of having animals, and other activities which go with a larger lot. There is no intention to change this. So, even if these properties are not annexed now in the future, we want the property owners in the RE District to understand there is no intent by the city to limit their use. Annette Ott 8587 Victory Ln, wanted to clarify this is only a housekeeping name change. Also, questioned if there was any RE- Residential Estate District within the city limits now and will there be any tax implications whether we are annexed or not by this change. John Curtis, 12790 Co Rd P26, has concerns about this change and there will be some rights taken away. Ben Westerfield, 8661 Victory Lane, spoke against the change, does not believe it is necessary and is not impressed with the tax increase. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Joe Peleska, second by Kiley Huber to recommend to table the motion until the annexation has been approved. Commission members voted as follows: Darrel Boesiger: Nay, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Nay, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 4, Nay: 2, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #11 – Report from staff. There was nothing to report.

Agenda Item #11 – Motion by Ryan Schroeter, second by Joe Peleska adjourn the meeting 8:33. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary

DRAFT

Filing Date 8-14-2025

Receipt Number 200147

APPLICATION FOR CONDITIONAL USE PERMIT

1. Mike Royce + Associates 334 N. 16th St Blair 402-657-9116
Applicant's Name Mailing Address Telephone

Email: blu4252@aol.com

2. Leticia K... L... 402-611-0951
Agent's Name Mailing Address Telephone

3. Mike Royce 15707 S. 234th St. Gretna, NE 68028 402-657-9116
Owner's Name Mailing Address Telephone

4. 330 N. 16th St, BC Lot 15, W15' Lot 14 + Pt of Vac St, BIK 16
Address and Legal Description of Location - Subject Property

A/ML
Current Zoning

5. A/ML Agricultural/high Industrial/Manufacturing w/a SUR
A/CH - Agricultural / Hiway Commercial District. Required off street
Describe the requested Conditional Use parking will still be determined by the schedule requirements
of Section 1111.04 - Contractor's yard & office

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

[Signature] for Mike Royce 8.14.2025
Signature of Owner(s) Date

Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: ____ TO ____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: ____ TO ____ TO _____

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

Filing Date 8/19/25

Receipt Number 200292

APPLICATION FOR CONDITIONAL USE PERMIT

1. Michael Bierman 10930 Lariat Ln Blair NE 68008 762-233-7626
Applicant's Name Mailing Address Telephone

Email: bierman21@hotmail.com

2. _____
Agent's Name Mailing Address Telephone

3. Steve Bierman 4320 C-Ave Marcus FA 51035 712-
Owner's Name Mailing Address Telephone

4. 257 S12 T18 R11 E. of 6th PM
Address and Legal Description of Location - Subject Property

A/ML
Current Zoning

5. Use a portion of the building as a golf simulator
Describe the requested Conditional Use
for the public. Golfers would have a membership to
use facility. 24/7 - badge entry - time

6. Length of request: 5 yrs -
(All permits approved are for one (1) year unless otherwise noted)

Steve Bierman 8/17/25
Signature of Owner(s) Date

Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

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



Company Overview

TEE'D UP GOLF SIMULATORS

Mission Statement

Offering golf enthusiasts a premium, membership-based indoor simulator experience with 24/7 access, zero staff, and seamless online reservations.

Business Concept

An advanced, fully automated golf simulator lounge where members book time online, access via key card, and enjoy high-quality golf simulations at their convenience.

Company History

Tee'd Up was created to redefine the golfing experience in Blair by removing the restrictions of traditional tee times and staffed operations. With 24/7 access, automated booking, and key-card entry, members get the freedom to play on their schedule, without interruptions. The goal is to blend cutting-edge technology with the passion for golf, offering an exclusive, self-service facility where golfers can train, compete, and enjoy the game whenever they want. Tee'd Up is more than just a business—it's a vision for golf without limits.

Markets and Services

We cater to amateur and professional golfers, busy professionals, corporate groups, and social clubs looking for high-quality indoor play year-round. Whether it's off-season practice, networking events, or private tournaments, Tee'd Up offers an elite training and leisure environment without limitations.

Operational Structure

Tee'd Up is a fully automated, 24/7 membership-based golf simulator facility, designed for convenience and efficiency. Members reserve their simulator time online and gain entry using personalized key cards, ensuring a seamless, self-service experience without the need for staff. The facility is equipped with high-end golf simulators, automated security monitoring, and a tech-driven reservation system that maximizes accessibility.

Extra Accommodations

At Tee'd Up, comfort and convenience go hand in hand with your golfing experience. The facility is equipped with vending machines stocked with snacks and drinks, ensuring players can grab a quick refreshment between rounds. Additionally, members are welcome to bring their own alcoholic beverages, allowing for a relaxed, social atmosphere while enjoying the game. Whether you're unwinding solo or

COMPANY OVERVIEW

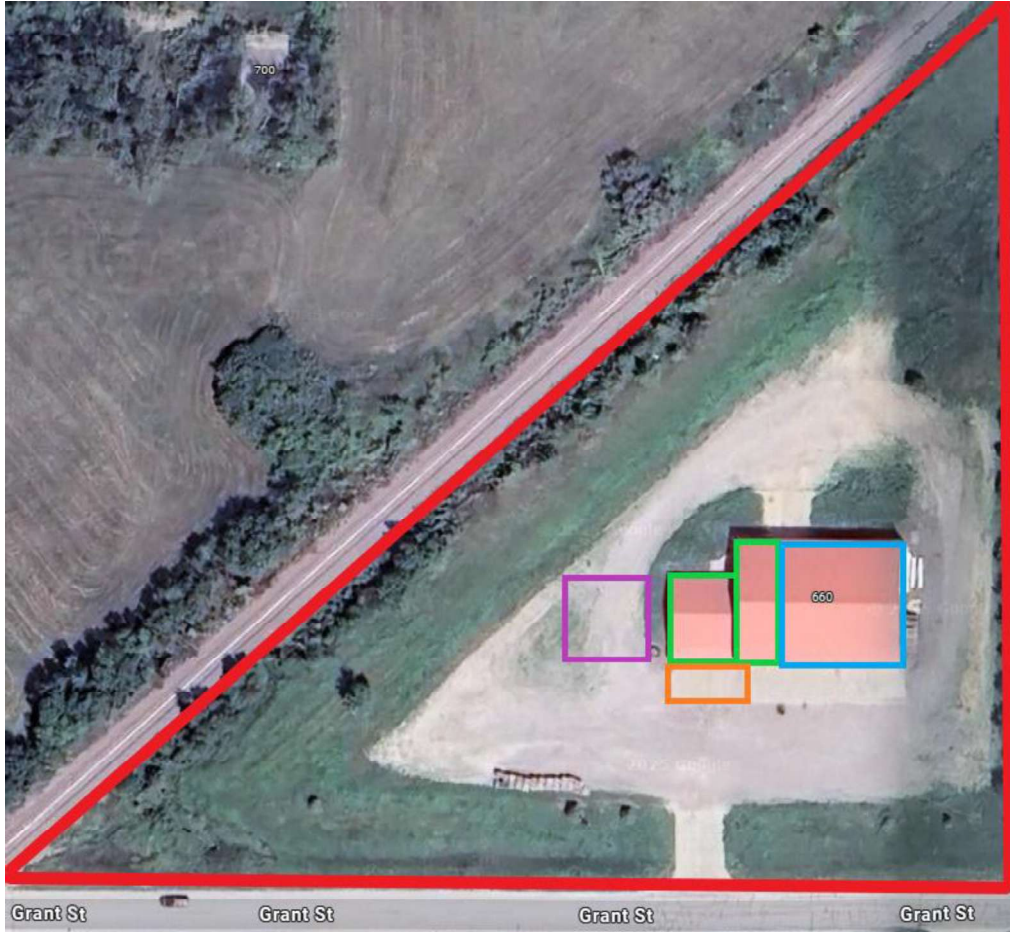
hosting a friendly competition, Tee'd Up provides the ultimate flexibility for a premium, self-service golf experience.

Simulator Concept



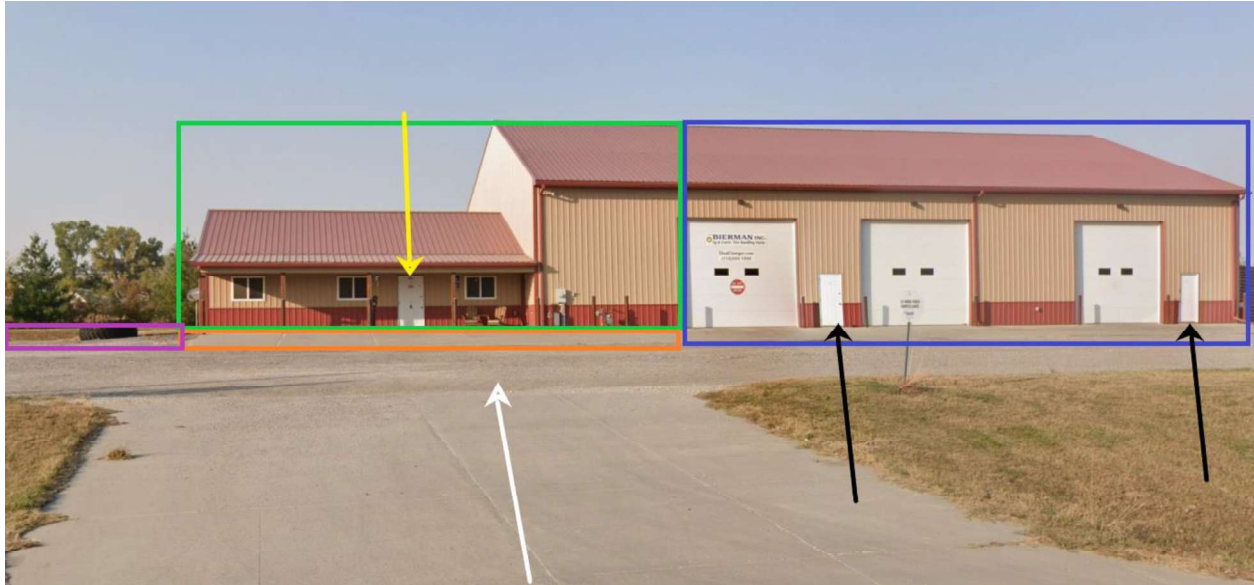
Location

Tee'd Up will be housed within the Bierman Inc building at 660 Grant St, Blair, NE 68008, offering a spacious and accessible environment for golf enthusiasts. The facility features ample paved parking, handicap accessibility, restrooms, and plenty of room for multiple players to enjoy the simulators comfortably. Its convenient location and well-equipped space make it the ideal setting for a premium, self-service golf experience.

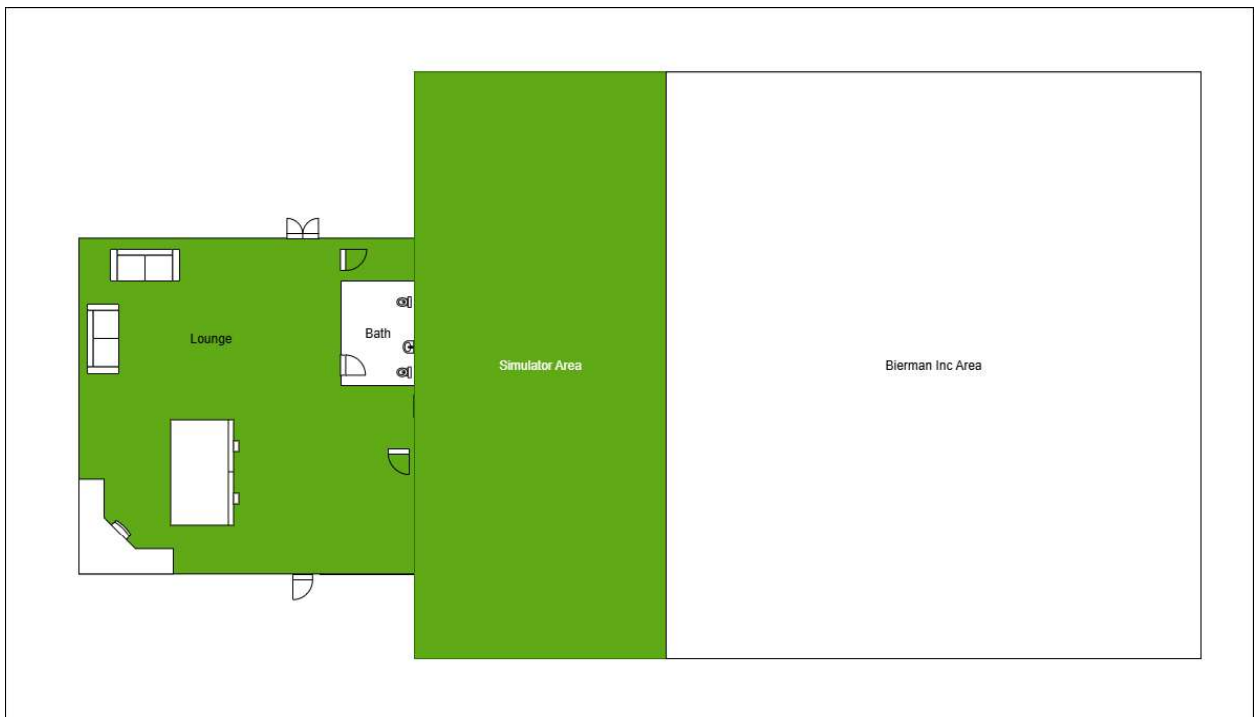


- Red: Rough outline of property boundary.
- Green: Proposed location for Tee'd Up Golf Simulators.
- Blue: Bierman Inc continued business.
- Orange: Paved parking for players with handicap accessibility.
- Purple: Additional gravel parking for players if needed.

COMPANY OVERVIEW



- Green: Proposed location for Tee'd Up Golf Simulators.
- Blue: Bierman Inc continued business.
- Orange: Paved parking for players with handicap accessibility.
- Purple: Additional gravel parking for players if needed.
- Yellow Arrow: Main entrance for Tee'd Up players.
- White Arrow: Driveway entrance for players off Grant St.
- Black Arrows: Main entrances for Bierman Inc.



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.

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 ~~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.

701.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the ~~RRE Rural~~ 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 ~~RRE Rural~~ 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 ~~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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ARTICLE 7 RE 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.
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(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.

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