



## "OPEN MEETINGS ACT"

Planning Commission Regular Meeting  
City Council Chambers  
December 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](http://www.blairnebraska.org). The City Council reserves the right to go into Executive Session at any time.**

1. Meeting called to order and introductions at 7:00 p.m. by Chairman Boesiger.
2. Roll call of members.
3. Approval of minutes from the October 7, 2025, meeting.
4. POSTPONED  
Chairman Boesiger opens a public hearing to consider a Non-Conforming Use Limited Extension Application submitted by John R. Henton, 13092 US Highway 30, to extend the use of his dirt, soil, sand, gravel, and rock borrow pits and processing sites on Lot 2, Henton Camping and Storage Subdivision, City of Blair, Washington County, Nebraska, until October 13, 2035 (13045 US Highway 30).
5. Chairman Boesiger opens a public hearing to consider a Rezone application submitted by Brad Andersen and Jane Jawarski-Andersen, 947 Skyline Drive, Blair, Nebraska, to rezone Tax Lot 142 in Section 14, Township 18 North, Range 11 East of the 6th P.M., City of Blair, Washington County, Nebraska, from RL – Residential Low-Density District to TA – Transitional Agricultural District, to “match neighboring zoning and enable outbuilding expansion” (947 Skyline Drive).
6. Chairman Boesiger opens a public hearing to consider a Replat Application submitted by Ken Funk, 2212 Fieldcrest Drive, Blair, Nebraska and Lucas Jones, 2276 Fieldcrest Drive, Blair, Nebraska, for Lots 91, 92, and 93, Deerfield Replat, a replat of Lots 18, 87, 88, and 89, a platted subdivision in the City of Blair, Washington County, Nebraska (2230 Fieldcrest Drive).

7. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Renewal submitted by M.I.I. Blair, LLC, Geoff McGregor, agent, 11750 Stonegate Circle, Omaha, Nebraska, for “Storage, Indoor and Outdoor,” to an existing CUP for “Storage. Mini” on Tax Lot 257 in Section 7, Township 18 North, Range 12 East of the 6th P.M., Washington County, Nebraska, for the life of the improvements (240 E. Highway 30).
8. Chairman Boesiger opens a public hearing to consider Rezone Application by the City of Blair to rezone Tax Lot A, created by an Administrative Lot-Line Adjustment of Tax Lots 264 & 265, in Section 7, Township 18 North, Range 12 East of the 6th P.M., Washington County, Nebraska, from A/MH – Agricultural/Heavy Industrial and Manufacturing District to A/CH – Agricultural Highway Commercial District.
9. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by M.I.I. Blair, LLC, Geoff McGregor, agent, 11750 Stonegate Circle, Omaha, Nebraska, for “Storage, Indoor and Outdoor”, on Tax lot 264 in Section 7, Township 18 North, Range 12, East of the 6th PM, Washington County, Nebraska, for the life of the improvements (413 N. Industrial Road).
10. Report from Staff
11. 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 October 7, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Milt Heinrich, Kiley Huber, Melanie Kaeding, Joe Peleska, Jim Pounds, and Travis Radnor. Ryan Schroeter: 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 Travis Radnor, second by Chris Boswell to approve the September 2, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Ken Gruber, Omaha Rapid Response, 1925 Soren Drive, Blair, Nebraska, to allow the use of residential accessory structures by a private charitable institution for an office, meeting & training rooms and equipment storage, per any restrictions or requirements of the Nebraska State Fire Marshal, on Tax Lot 125 (Part of Tax Lot 123 located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter) of Section 2, Township 18 North, Range 11, East of the 6th P.M., Washington County, Nebraska (1925 Soren Drive) for 10 years. City Administrator Green reviewed for the audience and the planning commission board the role of the planning commission for this agenda item. Green suggested to the board if there is a need for more information to possibly table this agenda item. The recommendation would be to have the applicant have a public meeting to discuss with the public what their full intention will be for this property. Green stated the question is this facility, which is obviously zoned residential, and whether this is an appropriate use for that site. Community Development Director Biermann stated the zoning district is RL - Residential Low-Density District. The property is surrounded by Agg District; RM - Residential Medium Density and RL - Residential Low Density. Beiermann stated zoning allows for this type of use as an exception under the definitions of public and private charitable institutions. Beiermann also

showed thru a PowerPoint presentation where access to the property would be. Each road leading to the property is by an easement, which would be a private matter between property owners. Commission member Peleska questioned how long the applicant had been conducting business without this conditional use permit. Beiermann stated on or around May 1st of this year. Commission member Radnor questioned if there were any ordinance restrictions regarding truck traffic through a residential area. Community Development Director Beierman stated not for this area. Ken Gruber, 1925 Soren Drive, spoke on behalf of Rapid Response America. Mr. Gruber handed to the Planning Commission board a pamphlet outlining all the things their organization does. Motion by Melanie Kaeding, second by Kiley Huber to receive and place on file a pamphlet from Rapid Response. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried. Rapid Response America is a Nebraska-based nonprofit disaster relief organization with over 25 years of service helping families and communities. We partner with churches, emergency managers and responders, and community groups to provide training, equipment, and compassionate aid. Our request to the city of Blair. We are seeking permission for exclusive use of our current property to continue operating as a training and coordination center for disaster relief. We request approval to use the existing property for office and meeting space for staff and volunteers. Safe indoor storage for our disaster relief tools, equipment, and supplies, and occasional small group training such as safety, chainsaw, or captain certifications, which includes PTSD, trauma, and emotional spiritual care classes. We have a few bedrooms for our board members who come from around the country. We are not housing displaced families with their vehicles. We are not operating a warehouse or a commercial business, and we are not running daily training or allowing equipment use. We will never park in the neighborhood. We have enough parking to manage our small training sessions. Most of our daily work is administrative coordination and volunteer management. All safety and fire marshal standards are followed, and equipment is fully secure. We chose this property for its space, privacy, and natural fit, not to disrupt, but to serve responsibly. We are not a private charity, we are a public charity. We have two full-time paid staff and one part-time paid staff. We have a core group of about fifty. Commission member Kaeding questioned how often you have your training and what you would consider a small group. Mr. Gruber stated the three (3) car garage was converted into a training center with a kitchen so that we can feed people. The state fire marshal came out and measured it, and we were told we could house sixty-three (63) people there, which meant we needed to put in a second exit with lights. The following people spoke against the conditional use permit for the following reasons: 1) The ingress and egress pose safety risks, 2) Excessive noise, 3) Increased traffic, 4) Delinquent property 2024 taxes, 5) Safety concerns with vetting of the volunteers, 6) Tree loss, 7) One easement for personal use not heavy equipment, 8) Wrong area of town for this type of use: Emily Petersen, 1286 Joann Drive, Margaret Bulbulian, 1234 Joann Drive, Brian Bogdanoff, 2011 Soren Drive, Dan & Mary Jo Veskrna, 1551 Joann Drive, Jessica McIntosh, 1164 Joann Drive, Jackie Grace, 1231 Pinewood Drive, Troy Stanley, 2047 Fieldcrest Drive, Don Sorensen, 2220 Crestridge Drive, and Megan Hennigs 1993 Crestridge Drive. The following people spoke in favor of the conditional use permit for the following reasons: 1) Good for the community, 2) less traffic than previous owners, and 3) Excellent training for leadership role: Derek Thompson, 1943 Front Street, Monika Philip, 11637 Co Rd 32, Danial Pratt, 870 N 16th Street, and Dave Warrick, 1921 Soren Drive. 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 approve the request for (2) years as amended from (10) years. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Nay, Milt Heinrich: Nay, Kiley Huber: Nay, Melanie Kaeding: Nay, Joe Peleska: Nay, Jim Pounds: Nay, Travis Radnor: Nay, Ryan Schroeter: Absent. Commission members present voted: Yea: 1, Nay: 7, Absent: 1. Chairman Boesiger declared the motion failed.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 8, Section 801, ACH - Agricultural/Highway Commercial District, 801.04 EXCEPTIONS: (20) Storage, Indoor and Outdoor: Removing “This use shall not be permitted on lots with highway frontage. Community Development Director Biermann stated we have been collaborating with people who have storage within the highway commercial zoning. Part of the language which is in this zoning district is that there will be no outdoor storage on lots with highway frontage. This is already an exception and requires a conditional use permit. By removing this language, the applicant would still need to obtain a conditional use permit, which gives the board the opportunity to apply stipulations to the conditional use permit or simply deny the application. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Travis Radnor to recommend approval of the amendment removing “This use shall not be permitted on lots with highway frontage.” Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Nay, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent. Commission members present voted: Yea: 7, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Report from staff. There was nothing to report.

Agenda Item #7 – Motion by Chris Boswell, second by Melanie Kaeding adjourn the meeting 8:45. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

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Shelly Jones, Secretary

Filing Date 11/7/25

Receipt Number \_\_\_\_\_



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

John Henton  
Property Owner

13092 US Hwy 30  
Address

402-304-0207  
Phone Number

Email: [REDACTED]

Present Zoning District: A/CH

Address & Legal Description: 13045 US Hwy 30 Blain NE  
BLT 10 27-18-11

Current Use: Dirt, soil, sand, gravel and rock borrow pits and processing sites.

Desired Non-Conformance Extension: Dirt, soil, sand and rock borrow pits and processing sites.

Length of Request: through 10/13/2035

Will Extension be connected to Utilities: N/A

Water \_\_\_\_\_

Sewer \_\_\_\_\_

Storm Drainage \_\_\_\_\_

[Signature]  
Signature of Owner(s)

11-7-25  
Date

**DO NOT WRITE BELOW THIS LINE**

**PLANNING COMMISSION RECOMMENDATION:**

Date Of Notice: \_\_\_\_\_

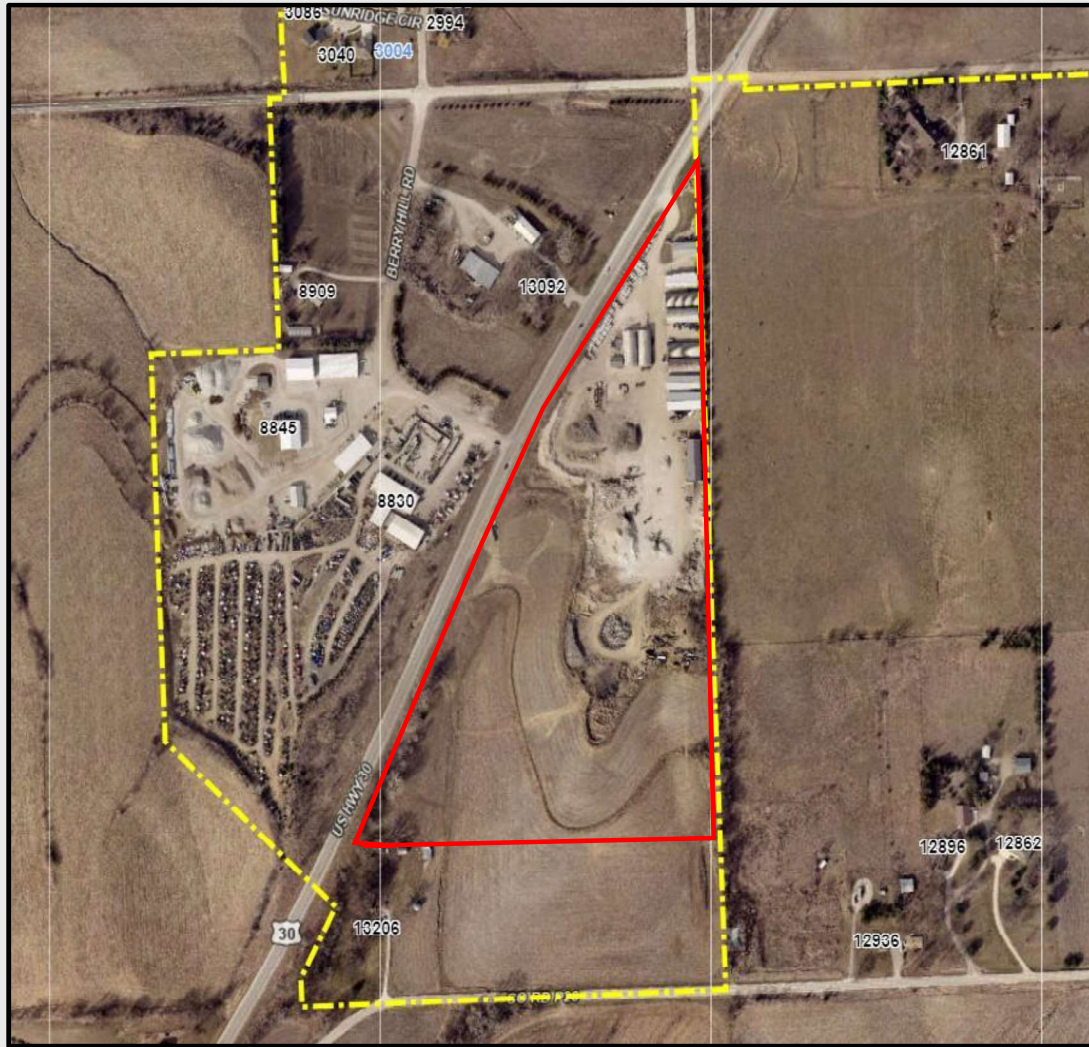
Date Of Public Hearing: \_\_\_\_\_

Vote: \_\_\_\_\_ To: \_\_\_\_\_ To: \_\_\_\_\_

**CITY COUNCIL ACTION:**

Date Of Public Hearing: \_\_\_\_\_

Vote: \_\_\_\_\_ To: \_\_\_\_\_ To: \_\_\_\_\_



Location along US Highway 30; The zoning is A/CH – Agricultural/Highway Commercial.

Dear Mr. Beirmann,

Please note a complaint against air quality against the Highway 30 Asphalt and Concrete crushing/processing operation for the date of October 30, 2025. On that date there was a prolonged period of the day in which I experienced very heavy diesel exhaust odor in my back yard (i.e., yard immediately adjacent to residence...) due to dense fog and heavy air/very low atmospheric pressure readings. This made it uncomfortable to be in my backyard. There was metallic noise pollution/heavy equipment operating most of that day at the CUP grounds. The air quality was worse towards that side of the property/not towards the direction of the gravel road or other directions.

According to [USEnvironment.gov](https://www.epa.gov/USEnvironment.gov) website “low atmospheric pressure can cause an increased concentration of diesel exhaust pollutants in the air, as it can reduce the dispersion of these emissions. This can worsen the local air quality, increasing respiratory issues and other health problems”. The atmospheric pressure reading at 9:30 am that day at our home was 28.63, which is a very low reading.

Please note air quality complaint against the current CUP

Also, please let me know how many crushing days are logged so far for this year of 2025 of asphalt and concrete plus the specific dates involved while running processing equipment, so that I may compare it to my calendar observations.

Thank you, and have a good week and Thanksgiving!

Kristina Barta

Filing Date 11-5-2025

Receipt Number 210514

**APPLICATION FOR REZONING**

1. Brad Andersen Jane Jaworski - Andersen  
Applicant's Name Mailing Address Telephone

Email: [REDACTED] 974 Skyline Dr  
CO60-5572

2. \_\_\_\_\_  
Agent's Name Mailing Address Telephone

3. Same  
Owner's Name Mailing Address Telephone

4. BC Taylor 142 Sedan 14 TS 18W R18E C1H Pm  
Address and Legal description of Location - Subject Property

947 Skyline Dr City of Blount Washington Co NE

5. Present Zoning District RL

6. Proposed New Zoning: Transitional Ag

7. Match Neighboring Zoning and Enable Outbuilding expansion  
State briefly your reasons for request

[Signature] 11-4-25  
Signature of Owner(s) Date

[Signature] 11/4/25  
Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

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

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

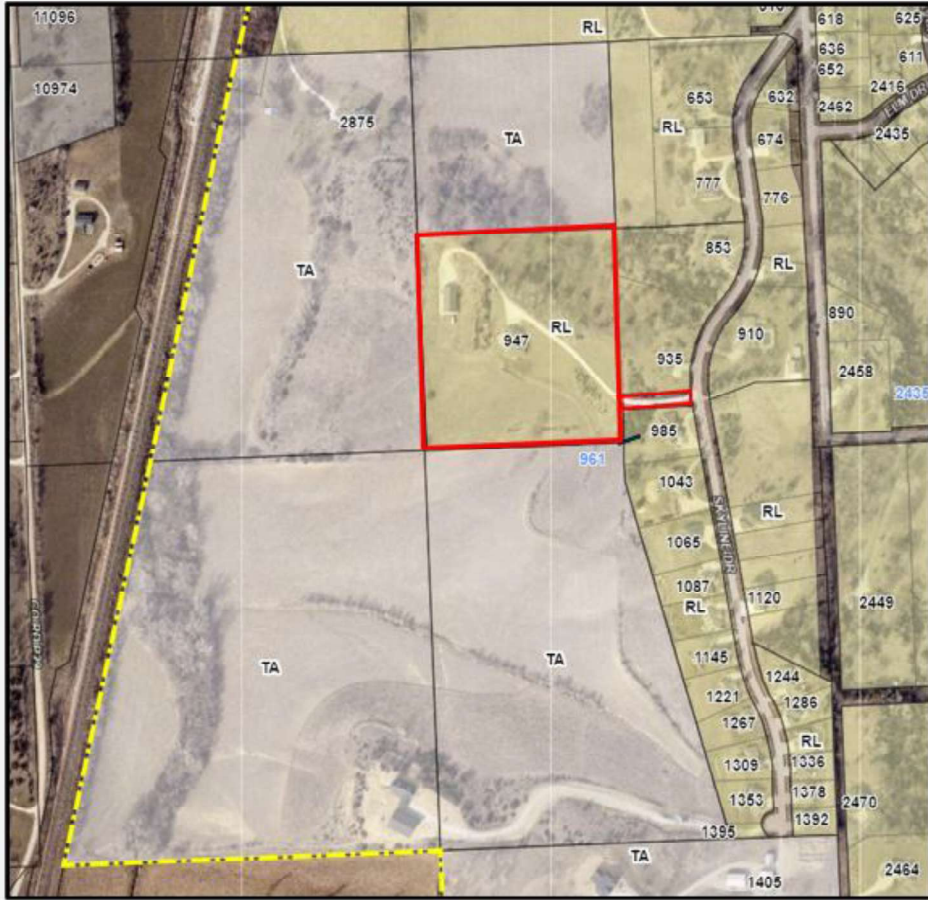
VOTE: \_\_\_\_ TO \_\_\_\_ TO \_\_\_\_\_

**CITY COUNCIL ACTION:**

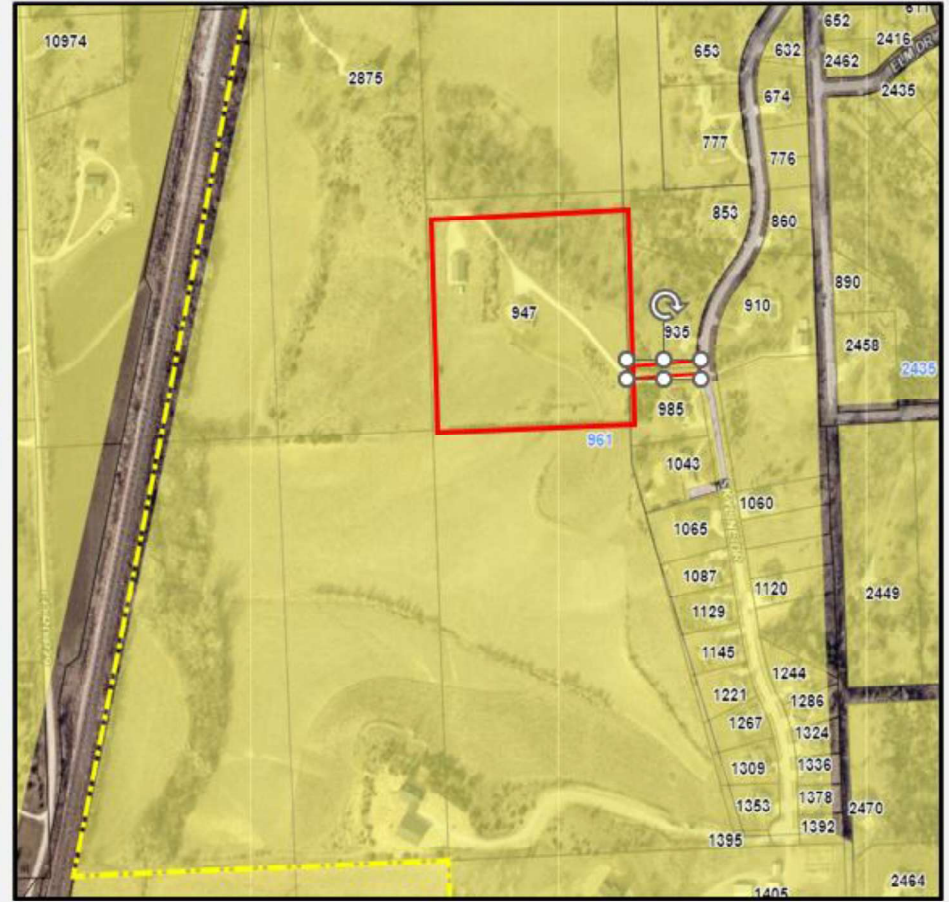
DATE OF PUBLIC HEARING: \_\_\_\_\_

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

## CURRENT LAND-USE MAP



## FUTURE LAND-USE MAP



947 Skyline Drive – RL to TA

Filing Date \_\_\_\_\_

Receipt Number \_\_\_\_\_

**SUBDIVISION REPLAT APPLICATION**

*x*  
\_\_\_\_\_   
\_\_\_\_\_ KEN FUNK 2212 Fieldcrest Dr 402 841 8225

Property Owners \_\_\_\_\_  
Email:  Phone Number 402 278-2319

Engineer Facts Land Surveying Address \_\_\_\_\_ Phone Number 712-592-5021

Zoning (Present/Proposed): RM / RM

Name of Addition: Deerfield Replat 2

Legal Description: Lots 18, 87, 88 + 89 (90)

Current Use: residential - single family

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

Kenneth Funk Bryan Funk  
Signature of Owner(s) Date 11-12-25

[Signature] [Signature]  
Signature of Owner(s) Date 11-12-25

**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 \_\_\_\_\_

Replat – Four lots into Three



**BOUNDARY DESCRIPTION:**

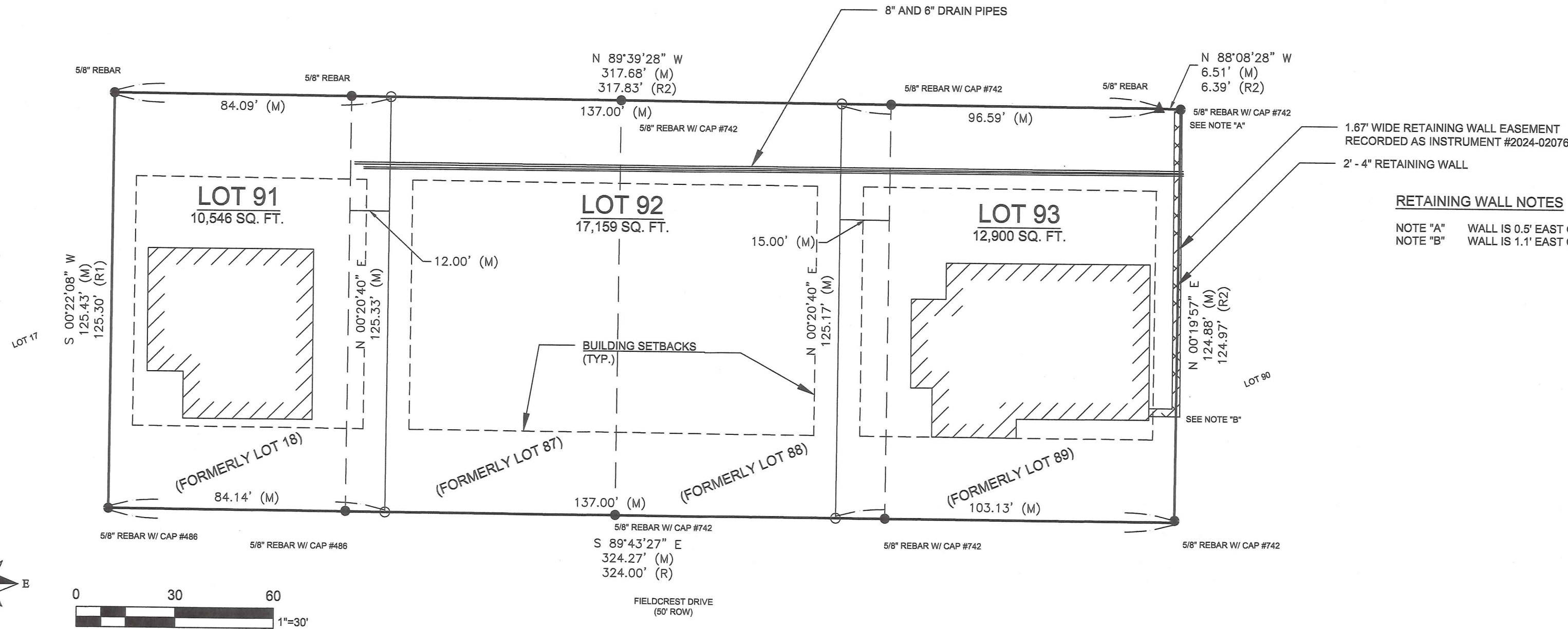
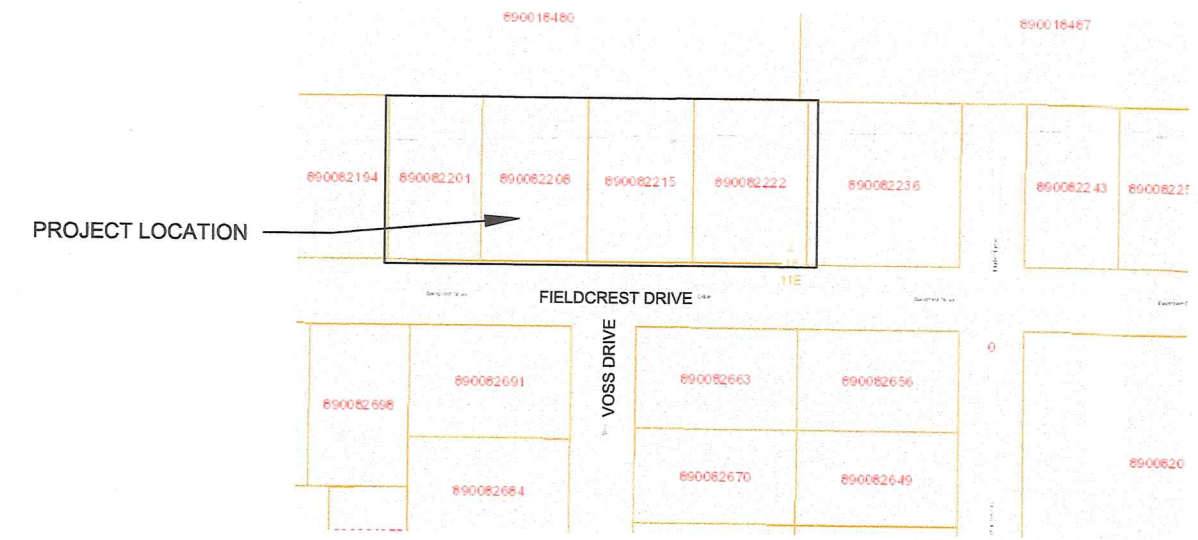
LOTS 18, 87, 88, AND 89, DEERFIELD REPLAT 2, BLAIR, WASHINGTON COUNTY, NEBRASKA

**SURVEYORS NOTE:**

ALL MONUMENTS SET ARE 5/8" X 24" REBAR WITH ORANGE PLASTIC CAP STAMPED "FOUTS 778" UNLESS OTHERWISE NOTED.

ALL BEARINGS ARE ASSUMED.

**DEERFIELD REPLAT 3**  
LOTS 91-93 A REPLAT OF LOTS 18, 87-89  
A PLATTED SUBDIVISION IN THE CITY OF BLAIR,  
WASHINGTON COUNTY, NEBRASKA



**RETAINING WALL NOTES**

NOTE "A" WALL IS 0.5' EAST OF LINE.  
NOTE "B" WALL IS 1.1' EAST OF LINE

**APPROVAL OF THE BLAIR CITY COUNCIL:**  
THIS REPLAT AS SHOWN AND DESCRIBED HEREON WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR  
MELINDA K. RUMP

ATTEST:  
CITY CLERK  
BRENDA WHEELER

**APPROVAL OF CITY OF BLAIR PLANNING COMMISSION:**  
THIS REPLAT AS SHOWN AND DESCRIBED HEREON WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION, WASHINGTON COUNTY, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRPERSON

**WASHINGTON COUNTY TREASURER'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

*Maudie S. Howie* 11-24-25  
WASHINGTON COUNTY TREASURER DATE

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN. WE DO HEREBY GRANT PERPETUAL EASEMENTS TO THE OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEPTION THEREON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) WIDE STRIP OF LAND ABUTTING ALL FRONT, SIDE AND REAR BOUNDARY LOT LINES OF ALL LOTS.

WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF BLAIR (SEWER AND WATER) AND BLACK HILLS ENERGY (NATURAL GAS), THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS AND CUL-DE-SAC STREETS.

WE FURTHER GRANT A PERPETUAL EASEMENT TO LOTS 90, 91, 92 AND 93 FOR THE USE AND MAINTENANCE OF AN EXISTING 8" AND EXISTING 6" DRAIN PIPES THAT TRANSFERS WATER ACROSS SAID LOTS.

NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

*Kenneth B. Funk*  
KENNETH B. FUNK

*Rozanne M. Funk*  
ROZANNE M. FUNK

*Lucas L. Jones*  
LUCAS L. JONES

*Tafida L. Jones*  
TAFIDA L. JONES

**ACKNOWLEDGE OF NOTARY**  
STATE OF NEBRASKA

COUNTY OF Washington

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November 2025.

BY KENNETH B. FUNK

*Sarah D. Jensen*  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
SARAH D. JENSEN  
My Comm. Exp. 05/17/2028

**ACKNOWLEDGE OF NOTARY**  
STATE OF NEBRASKA

COUNTY OF Washington

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November 2025.

BY LUCAS L. JONES

*Sarah D. Jensen*  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
SARAH D. JENSEN  
My Comm. Exp. 05/17/2028

**ACKNOWLEDGE OF NOTARY**  
STATE OF NEBRASKA

COUNTY OF Washington

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November 2025.

BY ROZANNE M. FUNK

*Sarah D. Jensen*  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
SARAH D. JENSEN  
My Comm. Exp. 05/17/2028

**ACKNOWLEDGE OF NOTARY**  
STATE OF NEBRASKA

COUNTY OF Washington

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November 2025.

BY TAFIDA L. JONES

*Sarah D. Jensen*  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
SARAH D. JENSEN  
My Comm. Exp. 05/17/2028

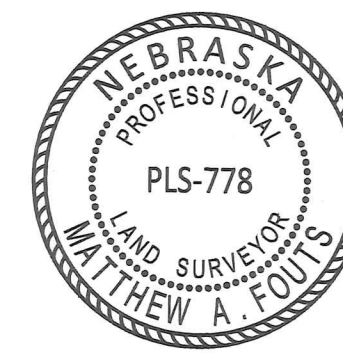
**SETBACK REQUIREMENTS:**

FRONT: 25'  
REAR: 25'  
SIDE: 7'

**ZONING INFORMATION:**

CURRENT: RM - RESIDENTIAL MEDIUM DENSITY  
PROPOSED: RM - RESIDENTIAL MEDIUM DENSITY

▲	FOUND SECTION CORNER
△	SET SECTION CORNER 1-1/4" PIPE YPC
●	FOUND PROPERTY CORNER
○	SET PROPERTY CORNER 5/8" REBAR OPC
⊕	FOUND MAG NAIL
⊕	SET MAG NAIL



**SURVEYOR'S CERTIFICATE**  
I, MATTHEW A. FOUTS, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 778, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.  
(SIGNATURE) \_\_\_\_\_ 11/07/2025 (DATE)  
PRINTED OR TYPED NAME: MATTHEW A. FOUTS  
NEBRASKA REGISTRATION NUMBER: 778

Filing Date 11-6-2025

Receipt Number 210799

**APPLICATION FOR CONDITIONAL USE PERMIT**

1.	M.I.I. Blair, LLC	11750 Stonegate Circle Omaha NE 681664	402-334-2123
	Applicant's Name	Mailing Address	Telephone

Email: [REDACTED]

2.	Geoff McGregor	11750 Stonegate Circle Omaha NE 68164	402-871-4774
	Agent's Name	Mailing Address	Telephone

3.	MII-Blair, LLC	11750 Stonegate Circle Omaha NE 68164	402-334-2123
	Owner's Name	Mailing Address	Telephone

4. 240 East Highway 30 Blair, NE 68008 Legal Description BC TL 257 7-18-12 114 PC 35  
Address and Legal Description of Location - Subject Property

A/CH  
Current Zoning

*Applicant has a CUP for Rental and lease establishments inside storage. Applicant requests a a CUP for Rental and lease establishments for Outside Storage in compliance with the Applicants*

5. Describe the requested Conditional Use operation plan attached.

6. Length of request: For the life of the improvements.  
**(All permits approved are for one (1) year unless otherwise noted)**

 11-4-25  
Signature of Owner(s) Date  
Geoff McGregor Manager

\_\_\_\_\_  
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.

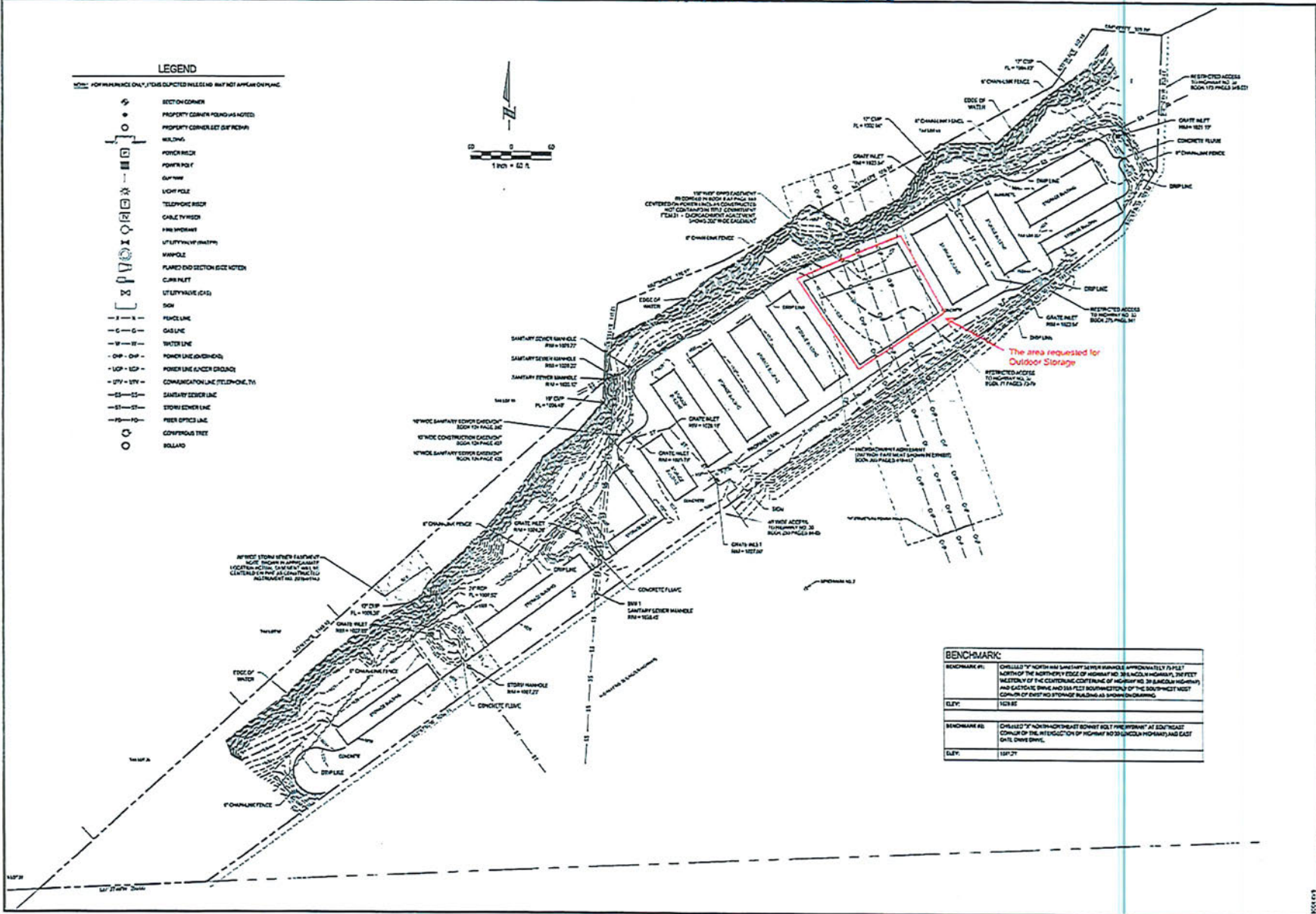
Operations Plan for CUP From MII-Blair, LLC DBA Lockbox-Storage

The Applicant is requesting a conditional use permit for outdoor storage on that specific portion of 240 E HWY 30 Washington County, Nebraska as shown and depicted on the Site Plan of said property which is attached as Exhibit "A".

4. The outdoor storage shall be limited to thirty-two - 10x20 parking stalls, three 10x30 parking stalls, and eight 10x40 parking stalls as shown on the attached site plan, and operated and maintained in strict accordance with the following conditions, limitations, and requirements:
  - a. The subject outdoor storage facility shall be used exclusively for the renting of outdoor storage space for the storage of operable and licensed vehicles, boats, campers, mobile homes, and trailers, all of which must be in good working condition with all tires inflated.
  - b. The subject outdoor storage facility shall not have present any vehicle parts, wrecked or dismantled vehicles or equipment, inoperable vehicles or equipment, garbage trucks or waste recycling trucks, any vehicles or equipment of any kind used in the collection, storage or transportation of garbage, waste, trash, refuse, sanitary sewage or human or animal waste/sewage, portable restrooms, building or construction materials, piles of dirt, gravel, sand or other materials, lumber, pallets, wood, firewood, rubble, bricks, concrete blocks, junk, garbage, rubbish, trash, cuttings or worthless vegetation, broken concrete, waste materials, garbage or trash receptacles/containers/dumpsters, roll off type trash containers or dumpster, incinerators, trash burners, or fuel tanks.
  - c. The subject outdoor storage area shall be operated and maintained in a neat and orderly manner so as not to be offensive to adjoining properties.
  - d. The subject outdoor storage area shall not be used for other on-site commercial, business, or trade activities or purposes, however, tenants involved in commercial, business, or other trade activities may utilize the facility in compliance with this Agreement and the facility owner's rules and regulations.
  - e. The subject outdoor storage area shall consist of hard surface pavement.
  - f. Lighting shall be directed and of such controlled focus and intensity as not to disturb adjoining properties.
  - g. The subject outdoor storage area shall not contain any buildings, enclosures, sheds, or similar portable structures.



EXHIBIT A Cont.



LEGEND

- NOTE: DIMENSIONS ONLY, ITEMS NOT SHOWN SHOULD NOT BE ASSUMED TO BE PRESENT
- SECTION CORNER
  - PROPERTY CORNER FOUND AS NOTED
  - PROPERTY CORNER SET BY RECORD
  - BUILDING
  - POWER POLE
  - POWER POLE
  - OUTLINE
  - UTILITY POLE
  - TELEPHONE POLE
  - CABLE TV POLE
  - FIRE HYDRANT
  - UTILITY VALVE
  - MANHOLE
  - FLARED END SECTION EDGE NOTION
  - CURB INLET
  - UTILITY VALVE (C/S)
  - BOX
  - POWELL LINE
  - GAS LINE
  - WATER LINE
  - POWER LINE (OVERHEAD)
  - POWER LINE (UNDER GROUND)
  - COMMUNICATION LINE (TELEPHONE, TV)
  - SAINTMARY CENTER LINE
  - STORY CENTER LINE
  - FEET OFFICE LINE
  - CONCRETE TREE
  - BOLLARD



**BENCHMARK:**

BENCHMARK #1:	CHILLED "Y" NORTH SANITARY SEWER MANHOLE APPROXIMATELY 15 FEET NORTH OF THE NORTHERLY EDGE OF HIGHWAY NO. 38 IN LOCAL HIGHWAY PL. THE FEET SECTION OF THE CENTERLINE OF HIGHWAY NO. 38 (LOCAL HIGHWAY) AND EASTSIDE DRIVE AND 338 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF EAST NO. 170000 BUILDING AS SHOWN ON DRAWING.
DATE:	1/25/21
BENCHMARK #2:	CHILLED "Y" NORTH SANITARY SEWER MANHOLE "B" INTERSECTION OF HIGHWAY NO. 38 (LOCAL HIGHWAY) AND EAST SIDE DRIVE.
DATE:	1/25/21

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 11111 14th Street, Suite 100, Everett, WA 98201  
 Phone: 425.336.8888 Fax: 425.336.8889  
 Email: info@eandagroup.com Website: www.eandagroup.com

**EAG**  
 ENGINEERING ARCHITECTURE  
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### Norway Spruce (*Picea abies*)

- **Height:** 60–100 ft
- **Growth rate:** Moderate to fast (1–2 ft/year)
- **Notes:** Very hardy and wind-resistant; dark green needles and dense form. Performs well in eastern Nebraska's soils.



Filing Date 11/11/2025

Receipt Number \_\_\_\_\_

**APPLICATION FOR REZONING**

1. City of Blair - city initiated  
Applicant's Name \_\_\_\_\_ Mailing Address \_\_\_\_\_ Telephone \_\_\_\_\_

Email: \_\_\_\_\_

2. JEFF BEERMANN  
Agent's Name \_\_\_\_\_ Mailing Address \_\_\_\_\_ Telephone \_\_\_\_\_

3. M.I.A. Blair, LLC  
Owner's Name \_\_\_\_\_ Mailing Address \_\_\_\_\_ Telephone \_\_\_\_\_

4. Revised Tax lot 264 - lot A, 7-18-12  
Address and Legal description of Location - Subject Property \_\_\_\_\_

5. Present Zoning District A/MH

6. Proposed New Zoning: A/CH

7. Align w/ Future Land-Use Map  
State briefly your reasons for request \_\_\_\_\_

[Signature] \_\_\_\_\_ 11/11/25  
Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

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

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

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

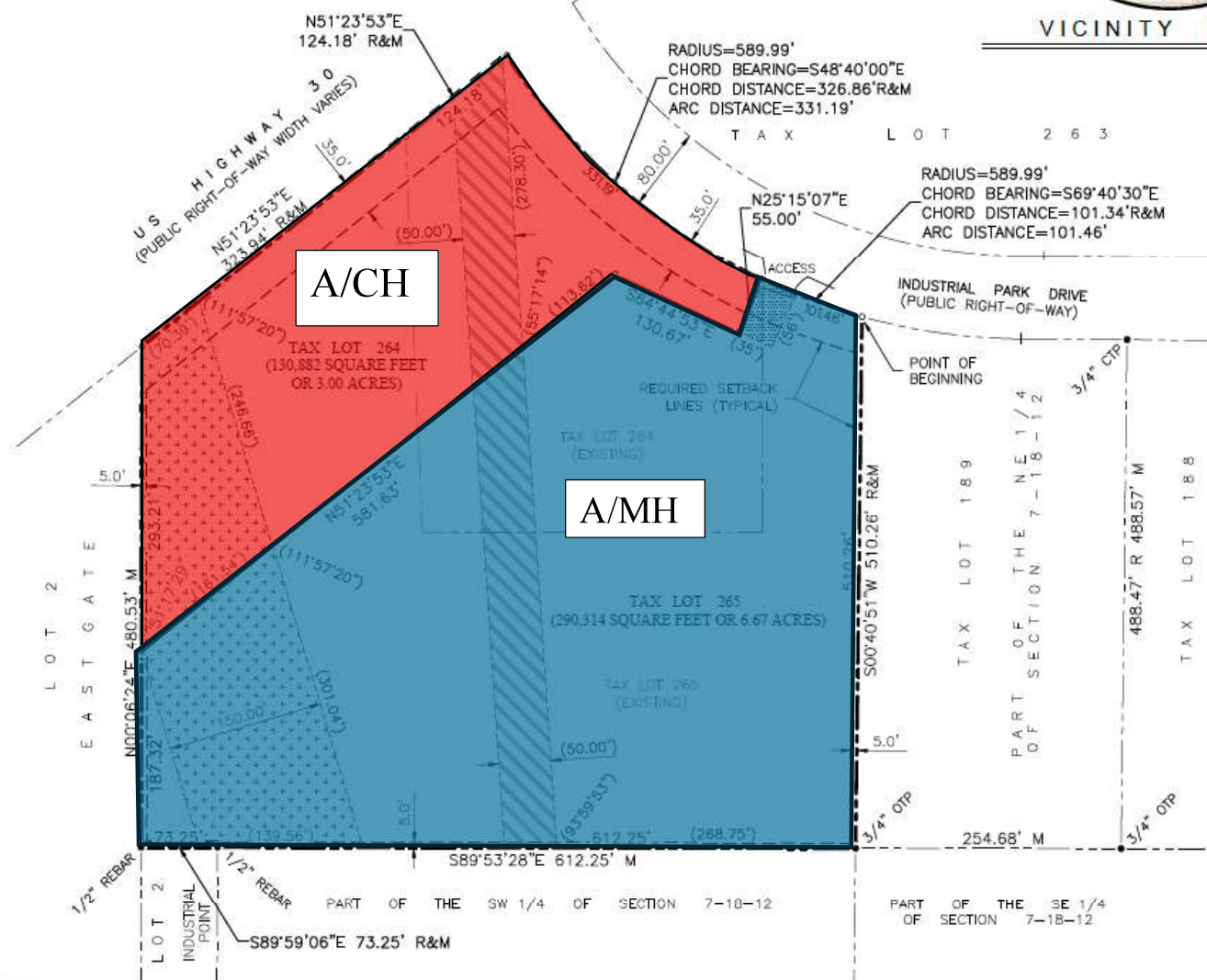
DATE OF PUBLIC HEARING: \_\_\_\_\_

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

**CITY COUNCIL ACTION:**

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

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

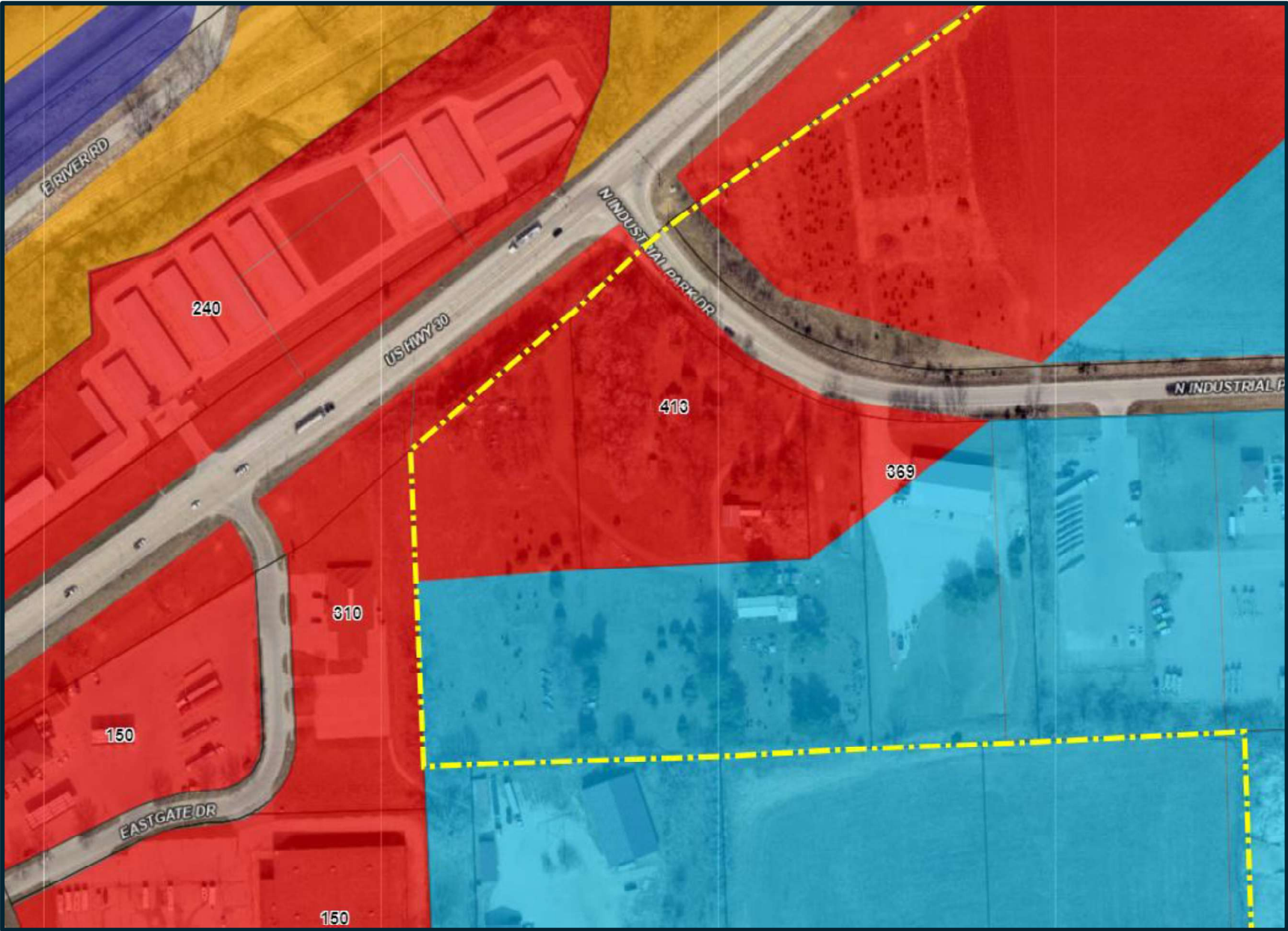


A/CH

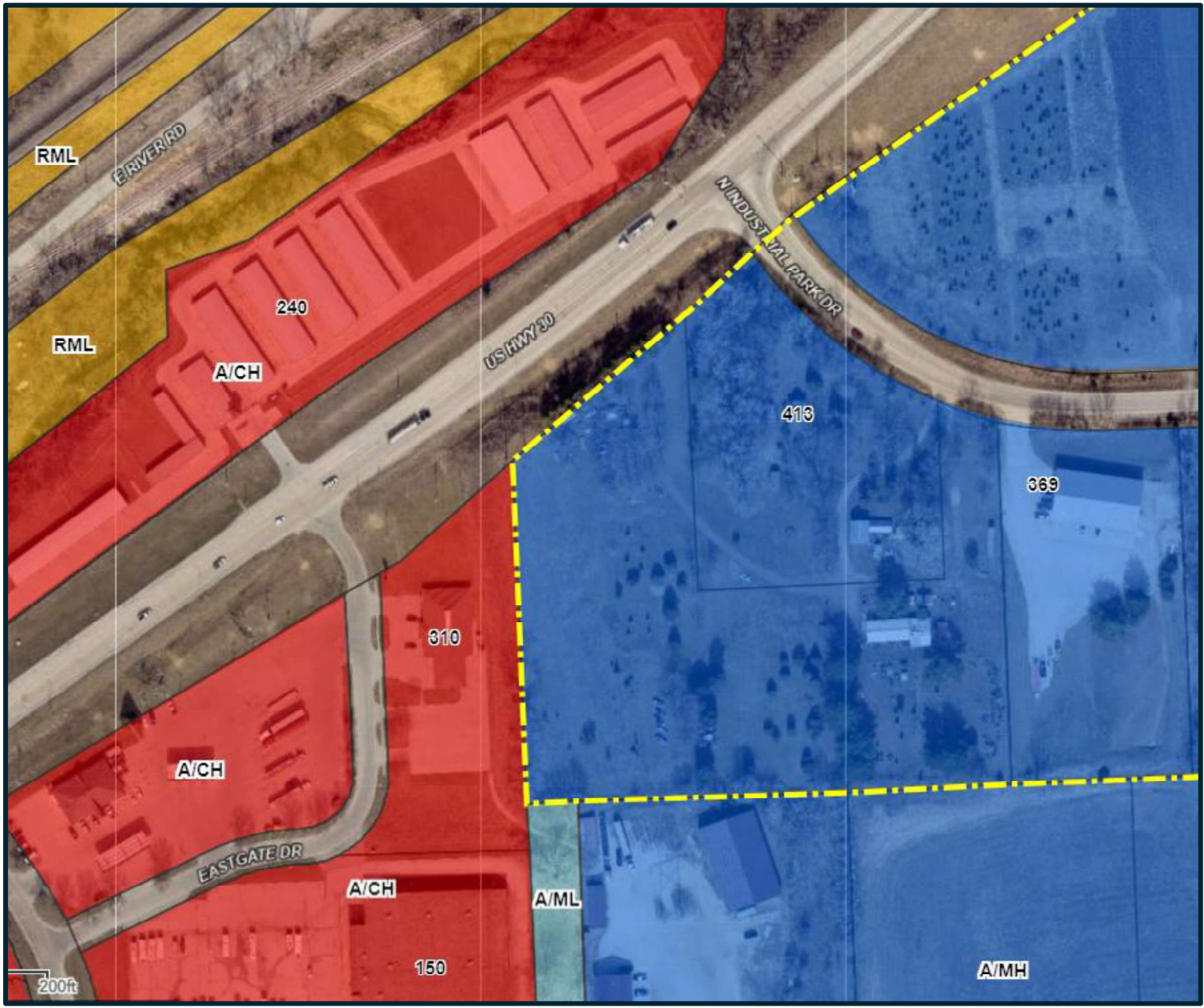
A/MH



# Future Land Use



# Current Land Use



Filing Date \_\_\_\_\_

Receipt Number \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE PERMIT**

1.	M.I.I. Blair, LLC	11750 Stonegate Circle Omaha NE 681664	402-334-2123
	Applicant's Name	Mailing Address	Telephone

Email: \_\_\_\_\_

2.	Geoff McGregor	11750 Stonegate Circle Omaha NE 68164	402-871-4774
	Agent's Name	Mailing Address	Telephone

3.	MII-Blair, LLC	11750 Stonegate Circle Omaha NE 68164	402-334-2123
	Owner's Name	Mailing Address	Telephone

4. 413 North Industrial Park Dr Blair, NE 68008 Legal Description: Tax Lot 264 in the NW 1/4 of Section 7-18-12  
Address and Legal Description of Location - Subject Property

A/MH

Current Zoning In the event the city Changes the zoning to A/CH the Applicant requests a CUP for Indoor and outdoor storage.

5. Describe the requested Conditional Use  
See operations plan attached.

6. Length of request: For the life of the improvements.  
**(All permits approved are for one (1) year unless otherwise noted)**

 11-11-25  
Signature of Owner(s) Date  
Geoff McGregor Manager

\_\_\_\_\_  
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.**

## Operations Plan for Conditional Use Permit (CUP)

**\*\*Applicant:\*\*** MII-Blair, LLC d/b/a Lockbox Storage

**\*\*Property Address:\*\*** 413 N Industrial Park Drive, Washington County, Nebraska

### Overview

MII-Blair, LLC (d/b/a Lockbox Storage) respectfully requests a Conditional Use Permit (CUP) for outdoor storage on an approximately 3-acre portion of the property located at 413 N Industrial Park Drive, Washington County, Nebraska. The proposed area is depicted on the attached Site Plan (Exhibit "A").

The subject property is currently zoned A/MH (Heavy Industrial). The proposed uses—Mini Storage Units (Indoor and Outdoor)—are permitted by right under this zoning designation. However, City staff has recommended rezoning the property to A/CH, which requires a CUP for both indoor and outdoor mini storage uses.

### 1. Indoor Storage Operations

The indoor storage component will consist of fully enclosed storage units with sizes varying from 5'x5' up to 10'40' in increments of 5', as shown on the attached site plan. The facility will include approximately 31,200 square feet of enclosed storage buildings, constructed in a single phase matching the quality design and color pallet of the Lockbox Mini Storage facility @ 240 E HWY 30 (photos attached). The site will comply with all applicable zoning and development regulations.

### 2. Outdoor Storage Operations

The proposed outdoor storage area shall be limited to 49 designated 10'x20' parking stalls, as shown on the attached site plan. The location of these outdoor parking spaces are generally located in the areas where buildings are not permissible due to overhead power transmission line easements or underground gas line easements. The facility shall be operated and maintained in full compliance with the following conditions, limitations, and requirements:

- a. Permitted Use: The outdoor storage area shall be used exclusively for the rental of storage spaces for operable and licensed vehicles, boats, campers, mobile homes, and trailers, all of which must be in good working condition with properly inflated tires.
- b. Prohibited Items: The outdoor storage area shall not contain or allow vehicle parts, wrecked or dismantled vehicles, inoperable equipment, garbage or waste trucks, construction materials, or any waste or debris of any kind.
- c. Site Appearance: The outdoor storage area shall be maintained in a neat, orderly, and professional manner at all times so as not to be offensive to adjoining properties.

- d. Use Restrictions: The area shall not be used for on-site commercial, business, or trade activities. Tenants engaged in such activities off-site may store vehicles or equipment here in compliance with facility rules and this CUP.
- e. Surface and Infrastructure: The outdoor storage surface shall consist of hard-surfaced pavement suitable for vehicular use.
- f. Lighting: All lighting shall be directional and shielded to prevent glare or light spillover onto adjacent properties.
- g. Structures: The outdoor storage area shall not contain buildings, sheds, enclosures, or similar portable structures.

### **3. Site Management and Security**

- Security Measures: The facility will feature 24-hour surveillance cameras, gated access controlled by electronic keypads, and low-profile wall pack lighting designed to minimize light pollution to adjacent properties.

- Management: The property will be managed by a full-time facility manager located at Lockbox Storage's main leasing office at 240 E Highway 30. The manager will oversee maintenance, enforce property rules, and ensure proper and secure tenant use of the facility.

- Access Control: The site will be accessible from a single gated entrance located on the north side of the property for maximum security and controlled access.

- Gate Hours: Daily access will be permitted between 5:00 AM and 10:00 PM, Sunday through Saturday.

### **4. Traffic and Impact**

Lockbox Storage anticipates minimal traffic generation, consistent with similar convenience storage facilities. A facility of this size typically experiences fewer than 5 vehicle trips per day, resulting in negligible traffic impact on surrounding streets and infrastructure.

### **5. Visibility from HWY 30:**

The site sits elevated from HWY 30 with thick vegetation in the ROW. Picture below is from HWY looking south at the subject property.



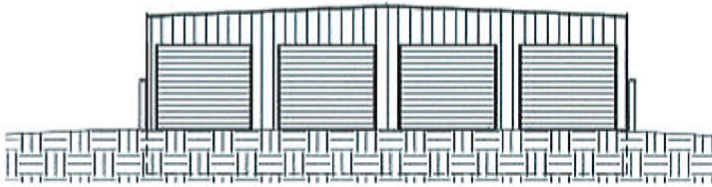
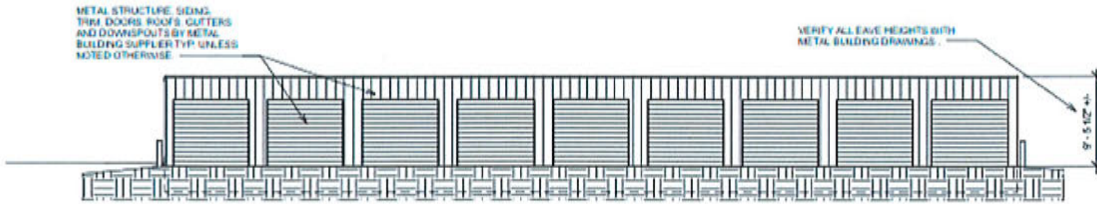
## 6. Summary

Lockbox Storage is committed to maintaining a secure, attractive, and well-managed storage facility that aligns with the City's development goals and maintains compatibility with neighboring properties. This CUP request ensures the facility operates responsibly under clear conditions and consistent oversight.

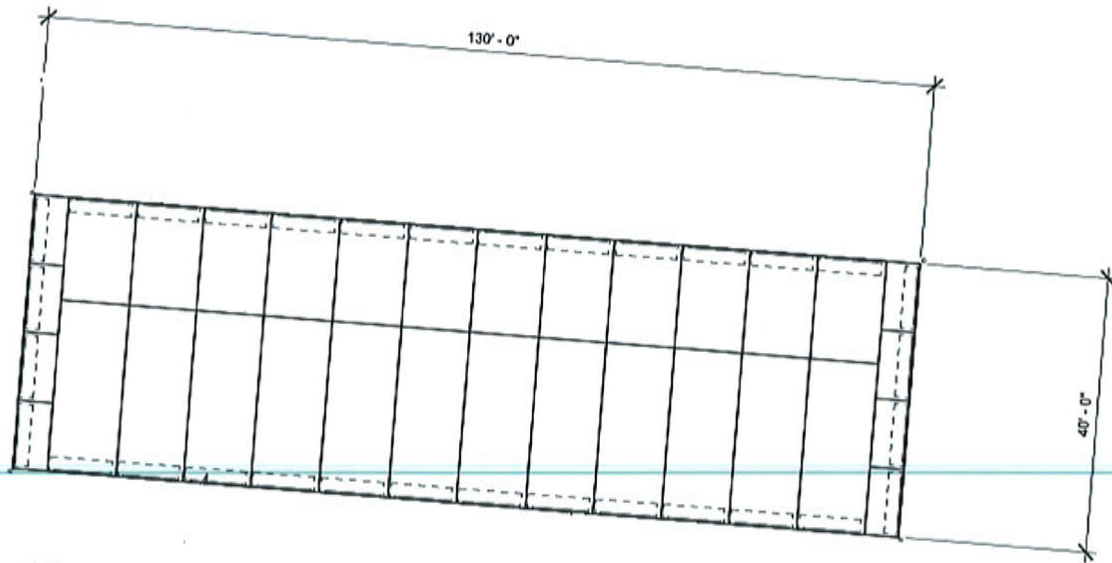
Drone Photo showing the Subject property and its relation to the Existing facility as well as Armor Storage facility which has Outdoor Storage:



Typical Building Elevations:



Typical interior layout of buildings.



Existing Lockbox Storage facility located at 240 E HWY 30:



