



## "OPEN MEETINGS ACT"

Planning Commission Regular Meeting  
City Council Chambers  
January 6, 2026 - 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.Plaque presentation to Kiley Huber by Mayor Rump.
- 4.Election of Chair and Vice Chair for 2026.
- 5.Approval of minutes from the December 2, 2025 meeting.
- 6.Chairman opens a public hearing to consider a Non-Conforming Use Limited Extension Application submitted by John R. Henton, 13092 U.S. 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).
- 7.Chairman opens a public hearing to consider a Conditional Use Permit Application submitted by Eight Point Properties, Drew Harsin, agent, 503 N. 23rd Street, Blair, NE for a contract construction office and services on Tax Lot 215 in Section 12, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (743 Washington Street) for 30 years.
- 8.Chairman opens a public hearing to consider a Conditional Use Permit Application submitted by Rain or Shine Play Space, LLC, Cassandra Reisz, agent, 2232 Washington Street, Blair, Nebraska, for a recreational, family-play space in a separate wing of the Little Blossoms Childcare, on Lot 88, Deerfield Addition, an Addition to the City of Blair, Washington County, Nebraska, (1221 Deerfield Blvd) for 25 years.

9. Chairman opens a public hearing to consider a Rezone application submitted by Easterseals Nebraska, Donald O. Heine, agent, 12565 W. Center Road, Omaha, Nebraska, for a PUD-1 (General PUD) District overlay located on Tax Lot 80, Transformation Hill Addition, an Addition to the City of Blair and Tax Lot 208 & Tax Lot 209 in Section 10, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska.
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 December 2, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Milt Heinrich, Melanie Kaeding, Joe Peleska, Jim Pounds. Chris Boswell, Kiley Huber, Travis Radnor, and 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 Milt Heinrich, second by Joe Peleska to approve the October 7, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Non-Conforming Use Limited Extension Application submitted by 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). Community Development Director Beiermann requests to postpone this item to a later date. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Jim Pounds, second by Melanie Kaeding to recommend postponing until the next regular Planning Commission meeting. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #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). Community Development Director Beiermann stated that the current zoning is RL — Residential Low-Density District. Mr. Andersen would like to rezone to TA - Transitional Agriculture. The property is 10.67 acres, which meets the minimum lot size of TA. The property meets all setbacks for the TA District. This also complies with our current Land Use Map. Commission member Peleska questioned whether this property had been rezoned before. City Administrator Green stated this property was annexed into the city limits, the property was rezoned to RL Residential Low-Density District. Brad Andersen, 947 Skyline Drive, stated this property was annexed approximately thirteen (13) years ago. Currently, the zoning does not allow for the size of storage building we are wanting, although TA does. 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 Rezone application submitted by Brad Andersen and Jane Jawarski-Andersen as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #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). Community Development Director Beiermann stated currently zoned RM- Residential Medium Density District. Mr. Funk is requesting to replat four (4) lots into three (3) lots. Two lots have existing homes and will gain lot width; the remainder will become a new lot. The existing homes will continue to meet the required setbacks after the replat. Beiermann stated Lot 91 will be 10, 546 square feet, Lot 92 will be 17,179 square feet and Lot 93 will be 12,900 square feet. Ken Funk, 1022 S 14th Ave, the applicant was present. Mr. Funk stated he had an opportunity to sell a portion of the lots he owns and to help Mr. Jones with enlarging his property as well. This will help with the resale of the properties being a little larger. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Joe Peleska to recommend approval of the Replat Application submitted by Ken Funk, and Lucas Jones as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #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). Community Development Director Beiermann stated the current zoning is A/CH - Agricultural/Highway Commercial District. In 2016, the current Conditional Use Permit was granted for mini storage for the life of the structures with the stipulation that all driving be hard surfaced and the Right of Way entrance also be hard surfaced prior to occupancy. The

stipulations have been put into place. Section 801.04, Exceptions, #20, allows Storage, Indoor and Outdoor. Recommended stipulations the staff would like the Planning Commission to implement are: 1) Only recreational vehicles (RV), trailers and boat/trailer combinations and cars allowed, 2) No broken-down or inoperable vehicles, boats or trailers, 3) No tarps allowed: Any covers must be commercially designed covers, 4) Plant trees, according to submitted plans by the applicant. The applicant applied for a variance years before on the portion of the property, although it was turned down. Because there are high power lines above this portion of land, Omaha Public Power District will not allow for a structure to be below the power lines. Because there is no structure, the applicant can apply for this conditional use permit. Jeff McGregor, 11750 Stonegate Cir, Omaha, is here on behalf of the applicant. Mr. McGregor stated they would like to pave and stripe this land like a parking lot and restrict this use to only storage of automobiles, trailers, RVs, and boats. The Norway Spruce trees will be planted along the highway side of the property and should need no trimming. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Joe Peleska to recommend approval of the Conditional Use Permit Renewal submitted by M.I.I. Blair, LLC, Geoff McGregor, agent, with the staff stipulation there are no tarps allowed, any covers must be commercially designed covers, and the "Operations Plan" submitted by the applicant for the life of the improvements. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opens a public hearing to consider a 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. Community Development Director Beiermann stated this rezone application has been initiated by staff. The lots in question are part of the former Hansen Tree Farm, which is located on the west side of N. Industrial Park Drive. Biermann stated the proposal is to rezone Tax Lot 264 from Agricultural/Heavy Industrial and Manufacturing District to A/CH - Agricultural Highway Commercial District, to coincide with an Administrative Lot-Line Adjustment to bring the use into compliance with the future land-use map. Jeff McGregor, 11750 Stonegate Cir, Omaha, stated that when we first looked at this lot, we gravitated towards it because of its current zoning being heavy industrial. The city would like to change the zoning to match the Future Land Use Map, which is Highway Commercial. I can understand that, although consider, the area in general is becoming heavier industrial in nature and this lot is heavily screened by trees from the highway. Mayor Rump, 1663 Washington Street, is one of the staff which pushed to have the zoning changed. What beautiful things we do have in our highway corridor, I want to maintain them as long as we can. If we change this to highway commercial district, then the council and the planning commission will have the ability to review what can or cannot be placed there. This is the gateway to our town, and it is the gateway to our state. City Administrator Green stated the main reason for the future land use map is a rough generic line, and we sometimes do that, especially along the highways, knowing that when the day comes that lots may get subdivided. At that point in time, it is where we could fine tune where that zoning is going to go. So, the base zoning that is there right now is Heavy Industrial. Someday in the future, staff will have the

ability to collaborate with the new applicant as far as what could be placed there. 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 Rezone Application by the City of Blair as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Nay, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Absent. Commission members present voted: Yea: 4, Nay: 1, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #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). Community Development Director Beiermann stated the conditional use permit is for both mini storage, storage units, mini and storage indoor and outdoor storage on this new tax lot A, which is part of tax lot 264. Mr. McGregor is asking for two distinct kinds of storage, both mini and outdoor. Recommended stipulations the staff would like the Planning Commission to implement are: 1) Only recreational vehicles (RV), trailers and boat/trailer combinations and cars allowed, 2) No broken-down or inoperable vehicles, boats or trailers, 3) No tarps allowed: Any covers must be commercially designed covers, 4) Plant trees, according to submitted plans by the applicant. If the zoning change previously approved by the Planning Commission is approved by the City Council, you will now see A/CH requiring a Conditional Use Permit. There will also be an easement, so they can cross over each other's property. This has been filed with the plat. Jeff McGregor, 11750 Stonegate Cir, Omaha, is here on behalf of the applicant. What we are looking to do is about 30,000 square feet of enclosed mini storage, exactly same fit, finish, and features as the facility we have on the other side of the highway. I think as part of the operations plan, you have photos of our existing facility, same color palette, same quality materials. We would operate this facility from our main leasing office on the other side of the highway. City Administrator Green questioned if this conditional use permit should also be for the life of improvements or life of the structure. Community Development director Beiermann stated the previous conditional use permit was also granted for this. Beiermann stated the planning commission has the authority to make stipulations to the conditional use permit. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Milt Heinrich to recommend approval of the Conditional Use Permit Application submitted by M.I.I. Blair, LLC with the staff stipulation there are no tarps allowed, any covers must be commercially designed covers, and the "Operations Plan" submitted by the applicant for the life of the structures. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Nay, Travis Radnor: Absent, Ryan Schroeter: Absent. Commission members present voted: Yea: 4, Nay: 1, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #10 – Report from staff. Community Development Director Beiermann stated there will be possibly three (3) to four (4) items for the January meeting.

Agenda Item #11 – Motion by Melanie Kaeding, second by Joe Peleska to adjourn the meeting 8:07. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell:

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

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Shelly Jones, Secretary

DRAFT

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  
BD TL 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: \_\_\_\_\_

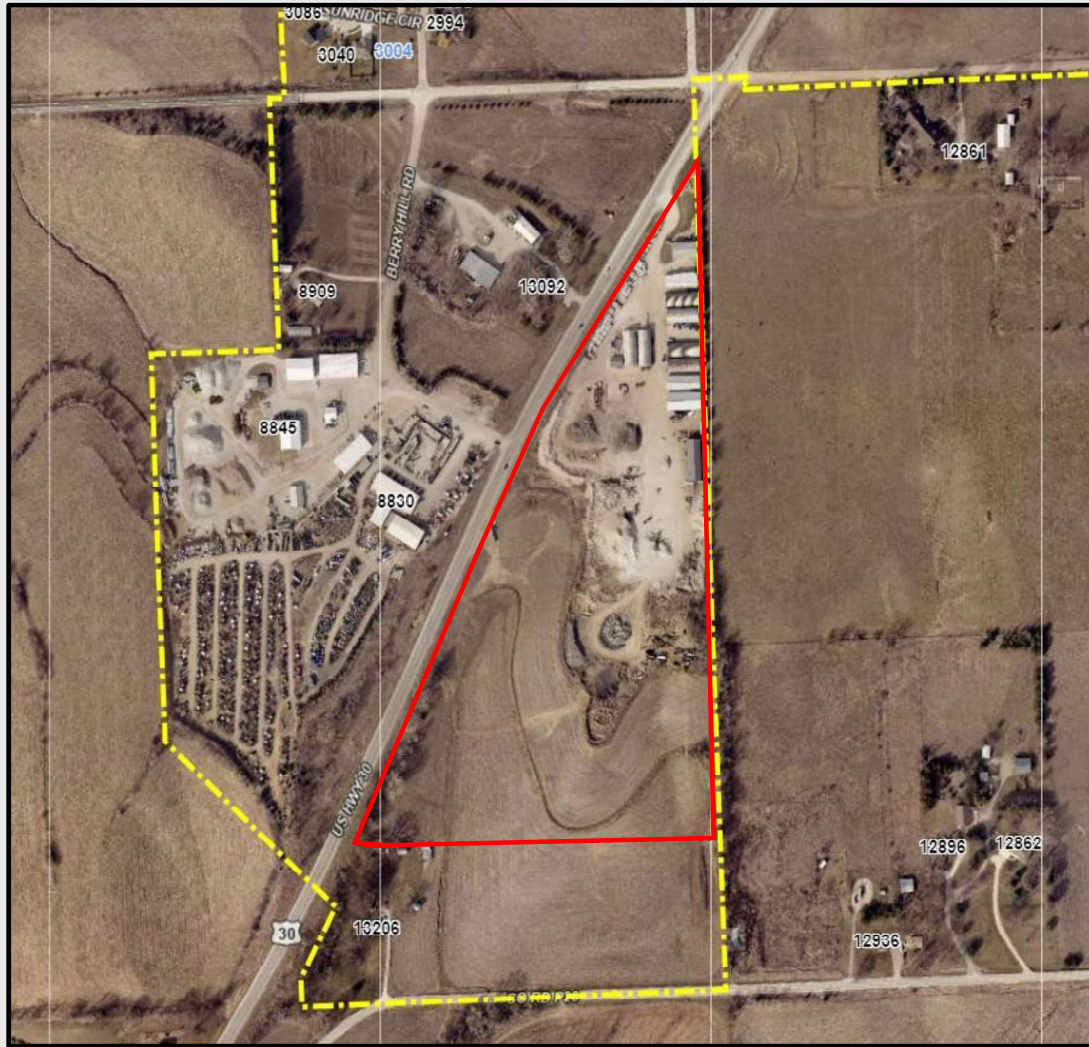
Date Of Public Hearing: \_\_\_\_\_

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

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Wednesday, December 17, 2025 9:52  
**To:** Jeff Beiermann  
**Subject:** Re: CUP - follow up

Dear Jeff,

Thank you for your reply.

Again, Holiday time is a challenge to arrange those sorts of meetings as I and other neighbors have family, travel, work and Christmas plans to attend to. It is kind of John and the City to request a meeting. Following up on the info requested last month as to number of asphalt and concrete processing days (log of specific dates) for 2025, has that information been provided?

I know that you were not with the City administrative offices at the times of the original CUP meetings, but from what I recall was said during those meetings, part of the CUP approval was that they were to contact the City on processing days. As this was part of the original approval, there should have been a log of dates over the years at some point in time? This info should be readily available for 2025 and have been provided for back at the November request, as it's important that they should be staying under the limits of CUP days allowed to process on that site. For the consideration of everyone's time, I would like to compare this information to my and Patti Anne's calendar observations prior to any sort of meeting

Regards,

Kristina

On Dec 17, 2025, at 8:43 AM, Jeff Beiermann <jbeiermann@blairne.gov> wrote:

Good Morning Kristina

You will receive a mailed notice next week for the Jan. 6, 2026, Planning Commission meeting for the Non-Conforming Limited Extension.

The City Council meeting (the voting body) will be held Jan. 27<sup>th</sup>, 2026. All hearings will be at the Blair City Council chambers.

And, yes, the meeting request was from John Henton for him, you and the City to meet ahead of time to discuss the request. The City Hall is open only two days next week (Dec. 23 & 23). The following week I will only be in the office Dec. 31, 2025.

Regards,

*Jeff*

**Jeff Beiermann, MPA**  
**Community Development Director**  
**City of Blair**  
Phone: 402-426-6688  
<image001.png>  
[www.BlairNE.gov](http://www.BlairNE.gov)

<Mail Attachment.eml>

## Shelly Jones

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**From:** kristINA BARTA <kristina.barta@gmail.com>  
**Sent:** Tuesday, December 23, 2025 12:42 PM  
**To:** Jeff Beiermann  
**Subject:** Fwd: CUP letter received: Protest against Application

Good afternoon Jeff,  
Just making sure you received this Protest Against the CUP application that was email to your email this morning.

Begin forwarded message:

**From:** kristina barta <kristina.barta@gmail.com>  
**Subject:** CUP letter received: Protest against Application  
**Date:** December 23, 2025 at 9:19:59 AM CST  
**To:** Jeff Beiermann <jbeiermann@blairne.gov>

Good Morning Jeff,

I received a Notice of Public Hearing letter in the mail for a Non-Conforming Use Application submitted by Henton for Lot 2 of Henton Camping and Storage Subdivision. The letter states the site is across the road from 13092 Hwy 30... by this I would assume the application is for the address 13045 Hwy 30 Blair?

My Protest to this application is due to the fact that:

1. There is no site map provided for with this application letter. We cannot evaluate how Lot 2 is planned to be utilized for the next ten year period. City of Blair CUP Procedures Article 14 Section 1402 Application Requirements states that "The application shall be accompanied by drawings or a site plan and other such plans and data showing the dimensions, arrangements, description data, and other materials constituting a record essential to an understanding of the proposed use". There is no such data provided for with this application. This is an Industrial usage CUP request on Ag-Commercial Highway zoned ground. Such data is imperative to understanding the use of that property.
2. There are no details in the letter as to "what" is to be processed... ?concrete? asphalt? others materials?
3. There are no details as to number of days per year Industrial processing is to be done. The application is vague in nature suggesting a blanket ability to be able to have Industrial Use continually throughout a 10 year period, which is not in keeping with the original City of Blair CUP requirements.

Regards,

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Friday, December 26, 2025 16:18  
**To:** Jeff Beiermann  
**Subject:** CUP Protest Against Application

Good Afternoon Jeff,

According to City of Blair CUP Permit Procedure item 3 states as follows:

"3. A fee of \$330.00 (non-refundable) is required to process the application. **A site plan, drawn to scale, which shows the boundaries of the property involved in the request, and existing and/or proposed buildings, and other supportive documents or descriptive data helpful to better understand the request is required with the application.** If necessary, submit one map and/or drawing with the application (maximum size 11 x 17) to further support your request."

Additionally Section 1402 states as follows:

### SECTION 1402 **APPLICATION** REQUIREMENTS

A request for a conditional use permit may be initiated by a property owner or his attorney by filing an application with the City Administrator upon forms prescribed for the purpose. **The application SHALL be accompanied by drawings or a site plan and other such plans and data showing the dimensions, arrangements, description data, and other materials constituting a record ESSENTIAL to an understanding of the PROPOSED use** in relation to the provisions set forth herein. The applicant shall submit, and the application must be accompanied with a non-refundable application fee.

This property line has not been surveyed, there are no valid boundaries marked. There is no markings of proposed use/expansion of usage in Lot 2 of Henton Camping Subdivision. The site map is to be provided for by the CUP **applicant** with the application, **NOT** by the City of Blair on the Planning Commission meeting date.

I am protesting this application as the applicant has not provided a valid site map.

I am further protesting this application due to lack of a valid address. Henton Camping RV Park/ Storage units had an address of CO Rd P26 during 2025 City Meetings. The address of 13045 Hwy 30 is currently unavailable on both City of Blair and Washington County GIS websites. Until we have a clear valid address for lot 2 of the Subdivision, this needs to be tabled so that all concerned parties have clarity. There is no rush as the current CUP does not expire until 2028. This does not need to be done in a rushed manner at January 2026 City Public Meetings.

I am also protesting the application due to lack of clarity on what is being processed and stored on site. Asphalt is a petrochemical product. It is currently processed and stored on site. This needs to be clarified on the application, in addition to the concrete as there also is no mention of concrete in this application.

Regards,

Kristina

## Jeff Beiermann

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**From:** Pattianne Belitz <pattianneb@hotmail.com>  
**Sent:** Sunday, December 28, 2025 17:26  
**To:** Jeff Beiermann; Jeff Beiermann; Phil Green  
**Subject:** CUP Extension Henton Industrial Site

Dear Mr. Beiermann,

I have the following questions/concerns regarding the application for extension of the non-conforming use CUP at the neighboring property at 13092 US Highway 30.

The letter received on December 18, 2025 does not contain a legal description of the property or a map of the area. Previous letters have included materials to be processed onsite (ie. Concrete) and the number days of processing allowed, none of which are mentioned in the information regarding this application for extension of the CUP.

The letter mentions "lot 2 of Henton Camping and Storage Subdivision", which is at 13206 County Road P26, which is not mentioned in the notice of public hearing. Does this mean Henton is planning to use County Road P26 to begin entering and exiting the Henton Industrial site via the Camping and Storage Subdivision?

The original CUP for this property was obtained when the property was within the city two-mile jurisdiction. This property has had some property line changes, has now been rezoned, and annexed by the city. Rather than an extension of the existing CUP, should a new CUP application be legally required?

I am concerned for the safety of those who will be staying in the RV park. There will be spill over from the pits containing liquid during heavy rains, solid products are already running off the sides of the piles downhill towards the existing area that will eventually become campground. Also, it is my understanding there are no fences in the original plans around the proposed campground. Some campers will be camping with families and children. Children are drawn to hills to climb and water to play in. Is there a plan to prevent children from getting into the liquid pits, which are a potential drowning hazard, or climbing the piles of sand, gravel, or playing on the old construction equipment abandoned along the east tree line?

If you have any questions, please feel free to contact me, please feel free to contact me.

Thank you.

Pattianne Belitz

402-651-3348

pattianneb@hotmail.com

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Monday, December 29, 2025 9:26  
**To:** Jeff Beiermann  
**Subject:** CUP Complaints Re: Trash

Hello Jeff,

Please note Complaints against excessive amounts of Trash from CUP site getting into adjacent neighboring properties.

Trash has been consistent and increasing over the years as they have expanded the physical footprint of their operations.

Trash of all sorts, but especially a variety of types of **plastics** (not just bags, but other types of hard and mis-formed plastics as well).

**Styrofoam** in a variety of sizes

**Packaging Peanuts**, particularly of the “gray” variety.

**Foam...** packaging foam, plus some other type of foam I do not know name of.

Lesser amounts of cardboard, papers, or miscellaneous types of trash.

This necessitates hours of work on my part picking up trash from my top pasture ground as these items contain toxic/indigestible components that can be physically harmful to the Livestock which graze on our property.

The trash products are in a variety of sizes, easily blown around and trampled upon/ broken into smaller pieces which become increasingly difficult to pick up/find.

The location they have chosen for this CUP is a high elevation for the county, trash is easily blown over the “wall” they have constructed.

Trash is **only** found on the top ground pasture, east of their “Wall” area and blown from that direction across that part of the top ground.

I do NOT have to pick up trash in my pasture from Hwy 133, nor 30, nor CORd 26. Any vehicular trash tends to go to the ditch, there’s not much of it, and it can be easily taken care of with a litter walk twice per year.

Their variety of trash is potentially harmful to the digestive tract and general health of Ruminant Animals which graze on adjacent properties. It also creates an unnecessary amount of extra work for adjacent landowners, which should not be required to perform in response to an Industrial Non-Conforming Operation.

Regards,

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Tuesday, December 30, 2025 8:59  
**To:** Jeff Beiermann  
**Subject:** Additional to Protest to CUP Application Re: Site Map

Good Morning to Jeff Beiermann and Phil Green,

An addition to the previously submitted protest to the Henton CUP Application. I would like to note that a proper Site Map of the area should be submitted by the Applicant that would include all details of the Henton Subdivision for which the CUP is requesting industrial use of Lot 2. By that I mean that a detailed Site Map would include the locations of RV pad sites and Storage Units structures and private road access to these areas on lots 1 & 3. The future proposed staging areas for processing sites and piles of Lot 2 request (for 2025-2035 10 year requested time frame), and storage areas of Industrial equipment and machinery should be included in the Site Map. This gives City Council a better idea of proximity of human RV Park residents and users of Storage units to proposed Industrial processing and Heavy equipment usage and storage.

The site Map should include details of Public Safety Fencing around any existing or future Detention Ponds/Stormwater Basins, and the Industrial site in general, so as to keep Storage Unit patrons and RV Park residents out of the Industrial Park area of Lot 2. Fencing around industrial water runoff is imperative to safety of RV Park residents, in addition to neighboring residents children and pets. Otherwise a potential for Children, dogs, cats, wild animals, loose Horses and curious people can access the industrial water features and site (an unnecessary hazard).

The Applicant is required to provide a proper Site Map with the application, and until such details are submitted, the Public Hearing of the current inadequate application should be tabled.

I hope you both had an enjoyable Christmas surrounded by love of family and friends,

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Tuesday, December 30, 2025 9:26  
**To:** Jeff Beiermann  
**Subject:** Additional Complaint/Violation of current Henton CUP Re: Days of Processing

Jeff, Please note a Complaint against current Henton Processing CUP:

The Henton CUP granted in 2018 for processing of Concrete is violating the existing/original stipulations made on it by City Council in 2018.

The CUP was granted stipulating 30 total days processing per year. At some point in time (at least over last 4 years), the CUP operator decided that gave them license to process according to “hours of processing per year” rather than CUP allocated **DAYS**. This act means that processing is done in whatever combination of days they choose, even though that exceeds the 30 day per year limit. This decision was made without Notification, without Public Hearing, and without a vote by the City council at a public meeting.

The operators are not allowed to **independently** change the CUP stipulations set forth on them by Council at the time CUP was granted.

Furthermore, the number of processing days for calendar year 2025 was requested on November 18, 2025 and then again on December 17. As of today, no data has been provided by the CUP operator. If they are logging their days of processing per year (as required by the current CUP), this information should be readily available and easily given to City on request. If they cannot provide this info they are not in compliance with the existing CUP. The original CUP meetings stated they would notify the City on the days they intended to Process.

Kindly note complaint against current CUP.

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Friday, January 2, 2026 10:05  
**To:** Jeff Beiermann; Phil Green  
**Subject:** Planning Commission Agenda January 6, 2026 Re: Concerns

To :

Jeff Beiermann (Assistant Zoning Administrator),  
Phil Green (City Administrator),  
Darrel Boesiger (Chairman Planning Commission)

Hello All,

Please update the Public View of the City of Blair Sparq Meetings Agenda for Planning Commission Meeting January 6, 2026 to reflect all Letters of Protest against agenda item 6— Application for Non-Conforming Use Extension of Henton CUP.

Also please update the public view to reflect all complaints against current CUP.

The Sparq webpage was marked as last being updated on 12/30/2025 at 11:08 am, however multiple Letters of Protest to this application and multiple Complaints against the CUP were submitted by multiple individuals prior to that date and time.

The Public View does not provide all relevant information regarding CUP Application/Protests/Complaints/Use or a Proper Legal Description of the Address/Tax Lot of Lot 2 of Henton Camping and Storage Subdivision.

Please forward this email to Planning Commission Chairman Darrel Boesiger, as the current updated City of Blair Webpage does not provide email links or phone numbers/contact info for the City of Blair Planning Commission Members.

Also, please send me contact info for the **current** City of Blair Planning Commission members, as the current City webpage does not reflect the current members who will be voting on January 6, 2026 Agenda items.

Regards,

Kristina Barta

**Shelly Jones**

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**From:** Kaleb Metzger <kaleb.metzger@coatings2coverings.com>  
**Sent:** Monday, January 5, 2026 2:42 PM  
**To:** Jeff Beiermann  
**Subject:** Henton opposition

Hello Jeff,

William Metzger of 12896 county rd P26 in Blair.

I am writing as I see that the request for the extension that was denied this last fall is back up for vote again.

6. Chairman opens a public hearing to consider a Non-Conforming Use Limited Extension Application submitted by John R. Henton, 13092 U.S. 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).

As I stated in the previous meeting I am opposed to this extension of the CUP as the piles of debris that are made are not controlled. Thus I fear for my family having to breathe in such particles. We don't have very many calm day and consistently the piles of debris are flying in the wind. I also request that the facility be moved to a correct location to handle the needs of this commercial facility.

Please have my opposition present at the meeting on Jan 6th, 2026.

Thank you,



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

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

**APPLICATION FOR CONDITIONAL USE PERMIT**

1. Drew Harsin 503 N. 23rd Street [Redacted]  
Applicant's Name Mailing Address Telephone

Email [Redacted]

2. Drew Harsin (see above) [Redacted]  
Agent's Name Mailing Address Telephone

3. Eight Point Properties, LLC (see above)  
Owner's Name Mailing Address Telephone

4. 743 Washington St: TL 215 in Sec. 12, Township 18 North, Range 11 East of the 6th PM,  
Address and Legal Description of Location - Subject Property  
Washington County, Nebraska: Current Zoning: A/CH  
Current Zoning

5. Construction Office and Services  
Describe the requested Conditional Use Contract construction office

6. Length of request: 99 Year (30 years staff)  
(All permits approved are for one (1) year unless otherwise noted)

[Signature] 12-14-25  
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.**



**A/CH Zoning – Agricultural/Highway Commercial**



**743 Washington Street**

Construction office and services, with all materials stored within the walls of the building.



743 Washington Street

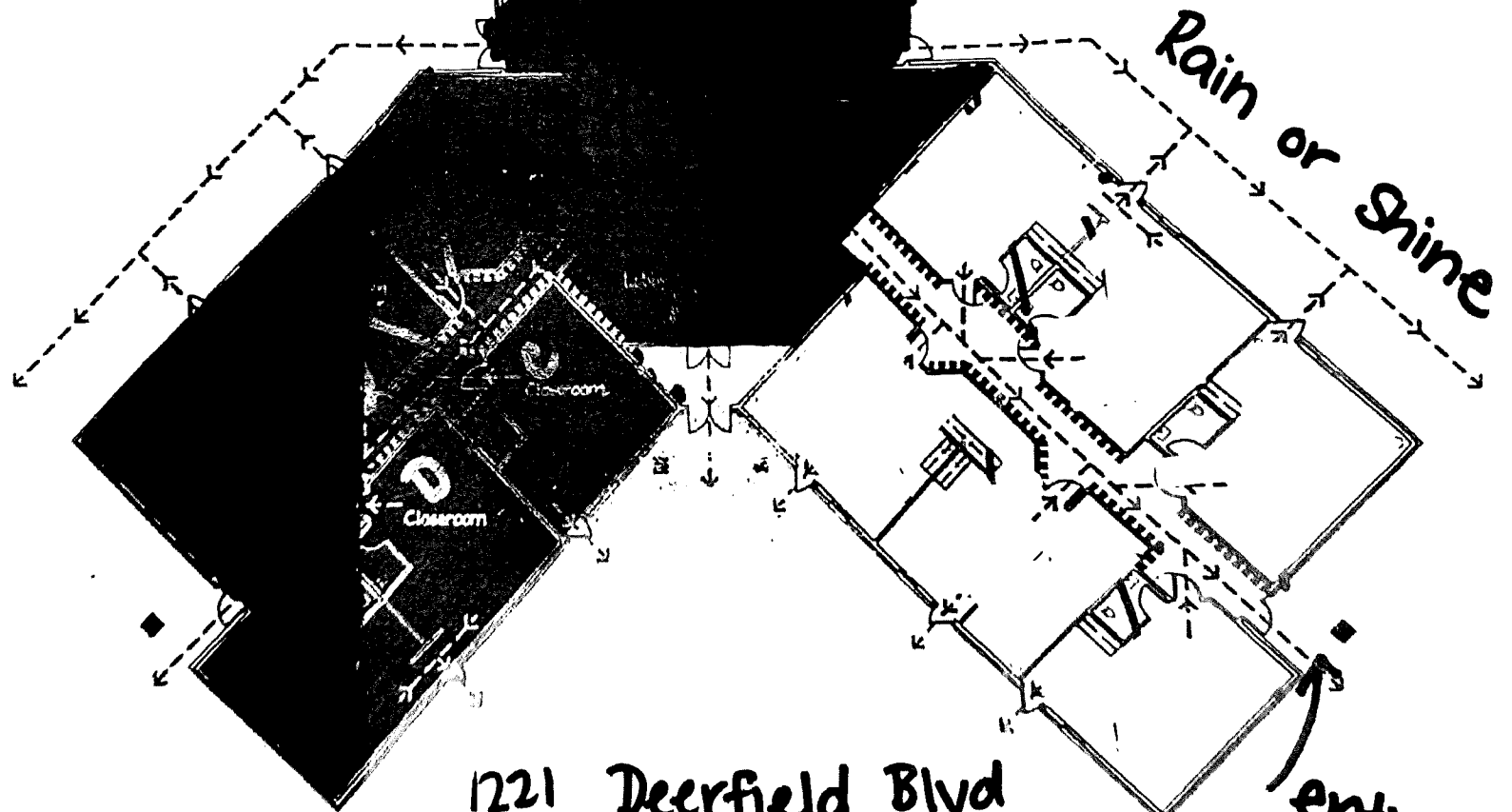


Locator Map



Fire Route  
←-----←-----←-----

Tornado Route  
.....



1221 Deerfield Blvd

entrance

## **EASTERSEALS CAMP PUD**

### **Introduction:**

Easterseals Nebraska, is a 501.c.3 charitable organization and is an Affiliate of the national Easterseals network. Founded in 1919, Easterseals has a stated mission “*to create solutions that change the lives of children and adults with disabilities or other special needs, and their families*”.

In the 1938 Easterseals began operating camps for people with disabilities. Since then, “Camp” has become a signature service component of the organization nationwide. Easterseals Nebraska (hereinafter “Easterseals”), acquired a portion of the former Dana College from Angels Share in 2022 with intent to develop a “Camp”. There is currently no such camp in Nebraska.

The development Master Plan attached as Exhibit A shows the extent of the 64 acre site, the general size and arrangement of the buildings, site access and circulation, and on-site parking layout.

### **Operational Overview**

#### **Primary Use:**

The primary and fundamental purpose of the development is to provide a traditional camp experience for people with disabilities. As such, it will look and feel much like other camps but will have significant physical differences in order to accommodate its campers. Sleeping quarters, dining halls, recreation facilities, restrooms, pathways, AND all areas accessible to camp participants (hereinafter “campers”), will be designed and built to accommodate people in wheelchairs. The camp will operate with a counselor to camper ratio of one to one, plus administrative and support staff.

Camp typically operates as a five-day, four-night camp. Check-in and check-out can be complicated and is therefore staggered over several hours to allow each camper adequate time. All campers are dropped off and picked up so there is no camper parking needed for the duration of the camp.

In addition to, or in conjunction with Easterseals, there are many organizations with similar missions who will utilize this camp under a partnership or rental relationship. These other organizations may use the entire camp or a portion of the camp in cooperation with Easterseals.

### **Secondary Use:**

For the long term financial sustainability of the camp, particularly during non-camp seasons, the camp, or a portion of the camp, may be rented for corporate or social purposes. These rentals would not coincide with a “camp” operation and would be managed by Easterseals. Rentals will be confined to entities and individuals with a business, philanthropic or mission-based relationship with Easterseals, not the at-large, general public.

### **Proposed Land Uses**

The entire property is within the Blair City Limits. The north portion is currently zoned RM – Residential Medium Density District and the south portion is currently zoned RL – Residential Low Density District.

A PUD Overlay District is intended to permit flexibility in the regulation of land development and to encourage innovation in land use and variety in design, layout, and type of structures constructed. A PUD District also requires approved land uses or activities to be compatible with adjacent land uses and in accordance with the current Comprehensive Plan.

In addition to the Permitted Principal Uses already allowed in the base (parent) zoning districts, the following compatible uses shall be permitted as uses by right:

- (1) Public and private charitable institutions.
- (2) Overnight accommodation for people enrolled in camps and/or people attending on-site events, conferences or training courses, not to exceed two hundred (200) beds. This is not to be used as permanent housing.
- (3) Permanent on-site housing for camp operations personnel only, in single family or multi-family configurations, not to exceed twenty (20) living units.
- (4) Dormitory-type housing for camp counselors in single bed, or multiple bed, room arrangements, without cooking facilities, for up to one hundred (100) camp counselors.
- (5) Dining Halls, with cooking facilities, not open to the public.
- (6) Administrative offices, with associated support areas to manage the overall camp operations, not for lease.
- (7) Health and wellness facilities to service and support camp patrons, not open to the public.
- (8) Retail spaces for the sale of products to camp patrons, not open to the public.

(9) Recreation facilities supporting camp activities including but not limited to: gymnasiums; performing stages; arts and craft rooms; indoor and outdoor swimming pools, splash pads, lazy rivers and similar; boat houses; other similar and supporting recreational activities; not open to the public.

(10) Horse stables, including indoor and outdoor riding arenas for therapeutic recreational use by youth and adults with disabilities as part of the camp experience, to be located not less than three hundred feet (300) from any residential structure on adjacent property at the time a building permit is requested, and shall not be open to the public. The number animal units, riding trail routes, riding trail erosion prevention measures, and any restriction on operating times shall be agreed between applicant and City.

(11) Demonstration and training facilities for people with disabilities including the display, housing and operation of large agricultural equipment, not open to the public.

(12) Equipment storage and maintenance facilities for site operations' equipment, not for lease.

(13) Site improvements including: paved and unpaved vehicular drives; paved and unpaved vehicular parking areas; paved and unpaved pedestrian and bicycle paths; outdoor shelters; outdoor gathering spaces with seating and other improvements; fishing docks; archery ranges; ropes courses, zip-lines; basketball courts, tennis and pickleball courts; other similar and supporting recreational activities; not open to the public.

(14) Other reasonably similar uses not specifically named shall be agreed to between applicant and City.

### **Site and Development Requirements**

See **Site Summary Table** on PUD Site Plan

### **Design**

The guiding principle of our site design is to embrace the topography to the maximum extent possible given the mobility restrictions of our campers. Additionally, we intend to protect and maintain as many of the existing trees as we possibly can, enhanced by a plan to plant many more. The objective is to create an environment that looks and feels like the midwestern image of a traditional camp.

The buildings will utilize modern, sustainable materials and meet or exceed current energy codes. The design philosophy is to create friendly, inviting and approachable buildings, entirely accessible, yet putting people at ease and supporting the camp experience.

Conceptual imagery of the camp buildings is attached as Exhibit B

## **Proposed Utilities / Infrastructure**

Water mains, gas, electric, communication, sanitary sewer mains with sufficient capacity to serve the planned development are available adjacent to or near the property in various locations. Final tap locations and routing shall be agreed to between applicant and City, and other service providers.

Applicant agrees to cooperate with City to extend water and sewer mains to the southwestern-most corner of the property to facilitate future development to the west and south.

Applicant, in close cooperation and coordination with the City and Papio Missouri NRD, intends to construct a small (2 acres) lake on the property to serve as settling basin for sediments and pollutants flowing from the property as well as from Black Elk Park. This will control and reduce water flows into Cauble Creek, reduce creek bank sloughing, prevent expansion of the downstream flood plain and provide boating, swimming and fishing opportunities for campers.

## **Site Access**

Access to the north portion of the site shall be from the N 30<sup>th</sup> Street and Angels Share Drive intersection. Access to the south portion of the site shall be from State Highway 91 as approved by the Nebraska Department of Transportation. There shall be no public access drives required on or through the site.

A public pedestrian/bicycle trail easement shall be granted along the entire south property adjacent to the UPRR and State Hwy 91. Final easement width and alignment shall be agreed to between applicant and City.

## **Parking**

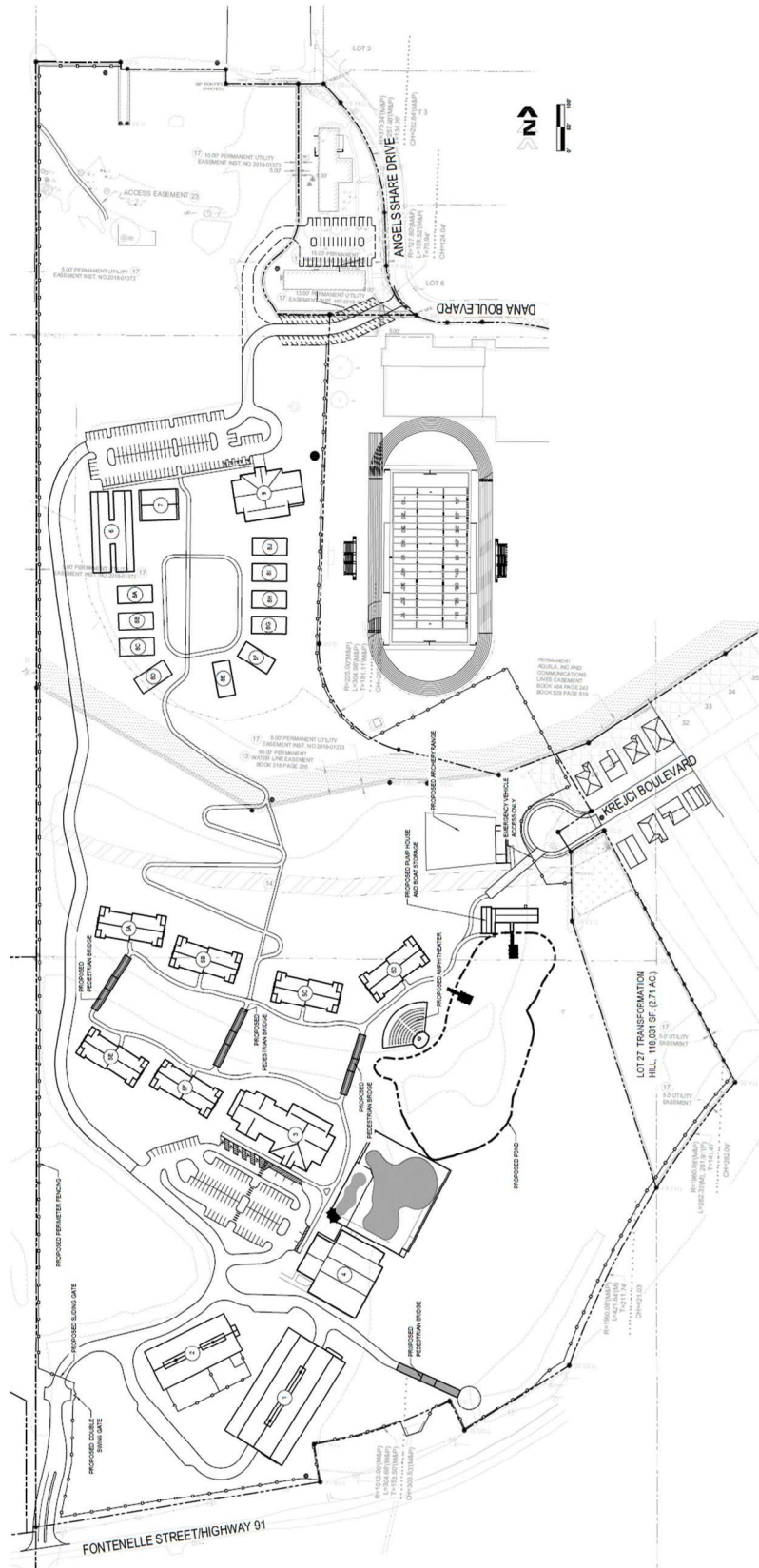
Due to the physical needs of many persons with disabilities, all buildings, pathways, recreational and gathering facilities will be designed and built to, or beyond, the standards of the Americans with Disabilities Act (ADA). This means all buildings occupied by campers will be significantly larger than would be needed for non-disabled occupants. However, life safety codes do not recognize this difference, and the camp buildings will generate very high code occupant loads, far beyond the functional occupancy the camp will support. City Ordinance ties parking requirements to building occupant loads, also generating a very high, and unnecessary, number of required parking stalls.

As described in the Functional Overview above, parking requirements are tied to the number of campers and staff on site and the functional operation of the camp. The Table

attached as Exhibit C calculates the maximum parking needed at approximately 220 stalls. The Master Plan shows approximately 220 stalls arranged on site, which are proximate to the functional needs.

With all building permit applications, Applicant shall update and amend the Table based upon the final size and functional occupancy of the buildings and shall be required to provide parking per the amended Table.

# Exhibit A – Development Master Plan

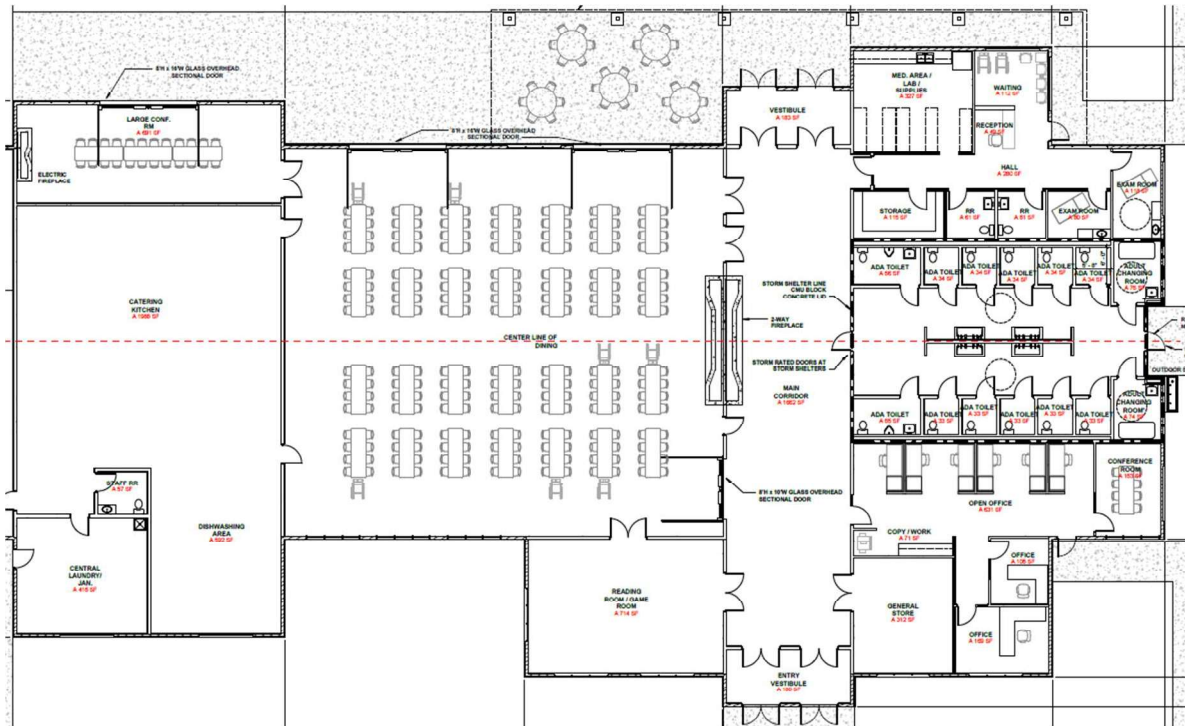


BUILDING SUMMARY		
BUILDING NUMBER IDENTIFICATION	BUILDING TYPE	NUMBER OF BUILDINGS
1	AGRABILITY BARN	1
2	HORSE BARN/ARENA	1
3	GRAND HALL	1
4	REC CENTER	1
5	SOUTH CAMPER CABINS	6
6	COUNSELOR QUARTERS	1
7	SENIOR STAFF QUARTERS	1
8	NORTH CABINS	10
9	NORTH MULTI-PURPOSE	1

# Exhibit B – Building Imagery

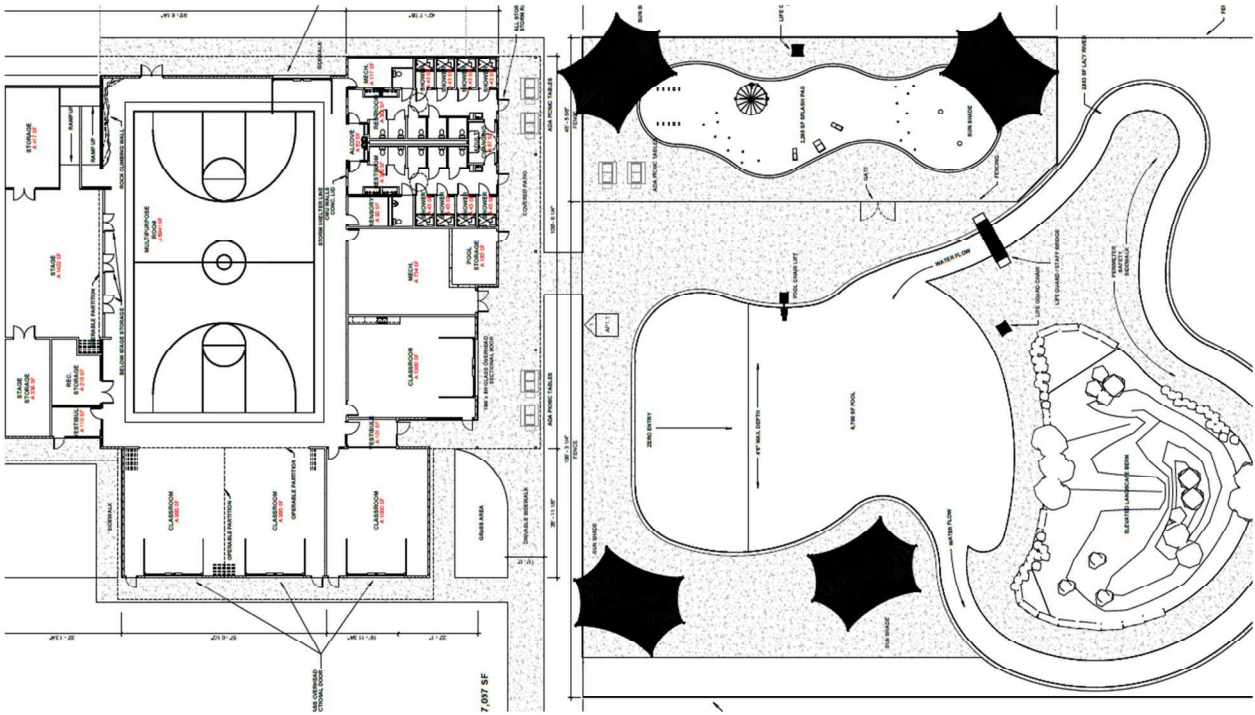
## Grand Hall

17,600 SF



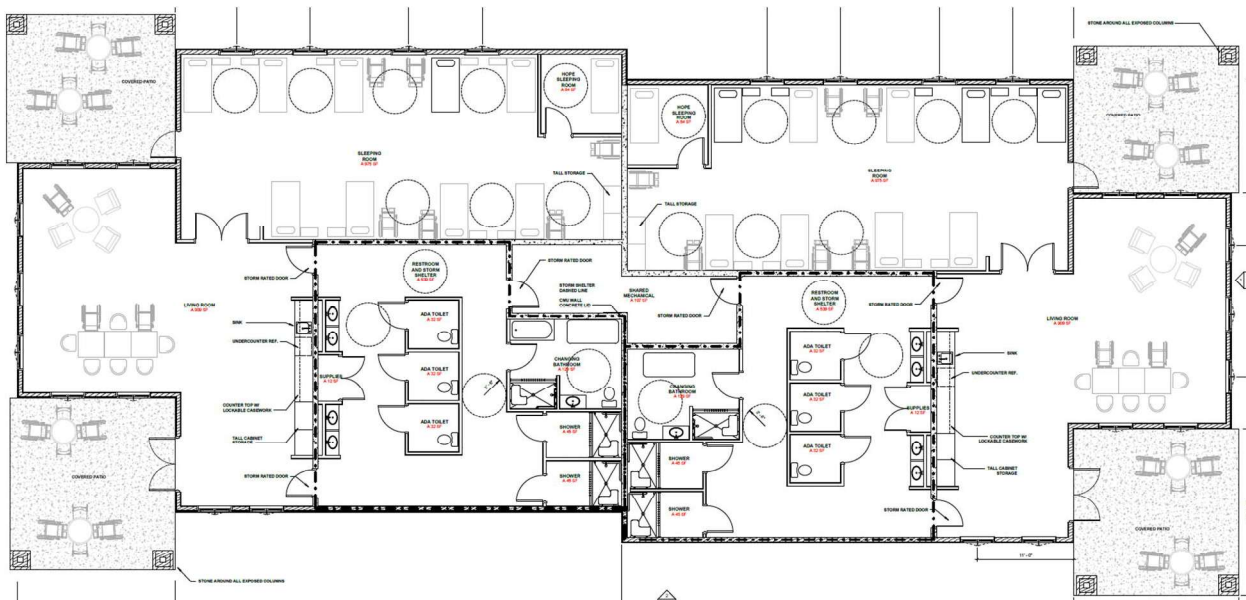
# Recreation Center

17,100 SF



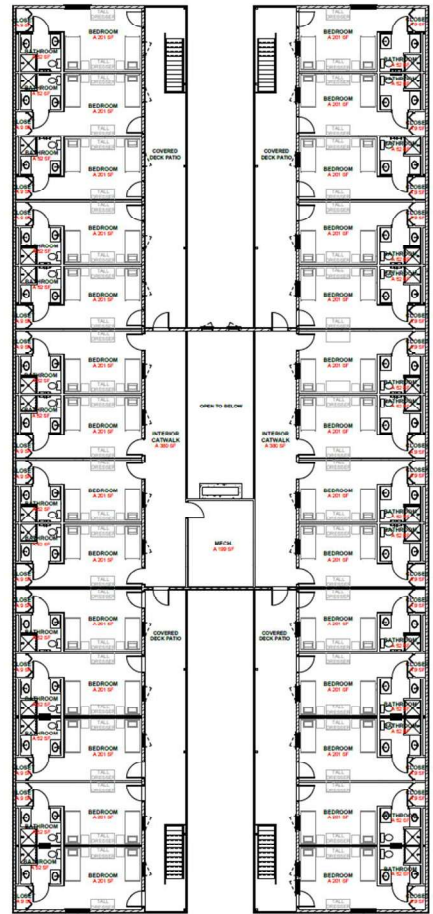
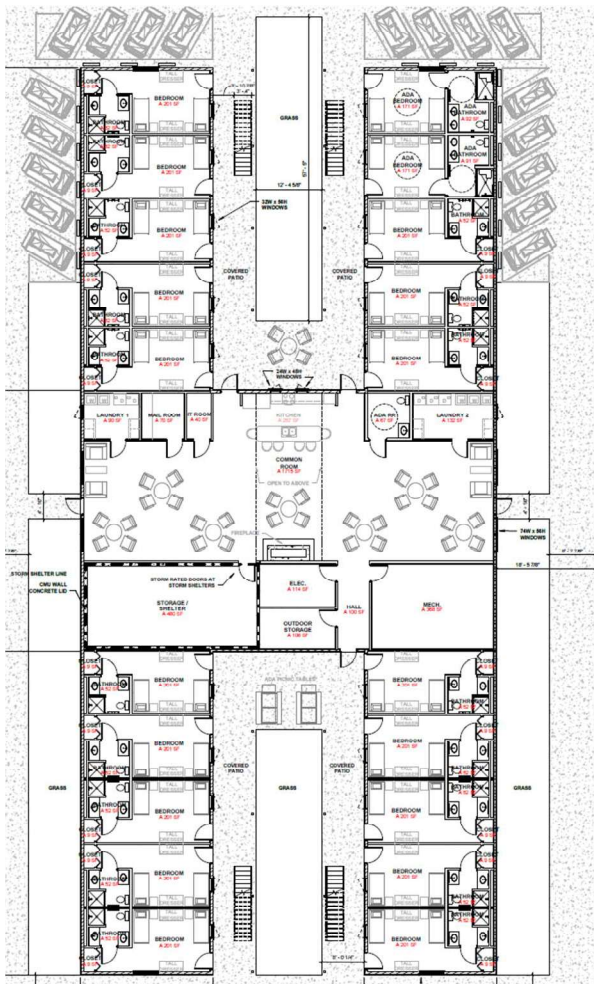
# Duplex Cabins

8 Campers + 2 Counselors Each



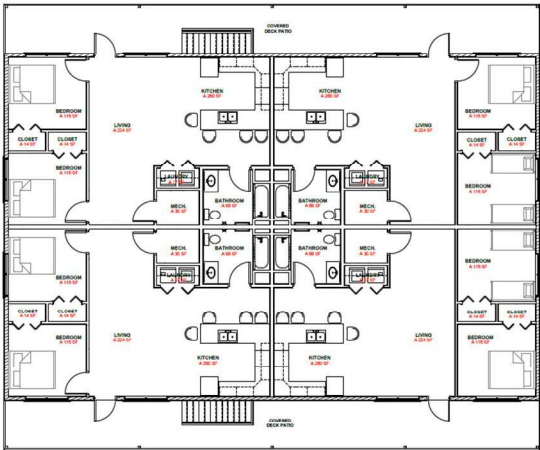
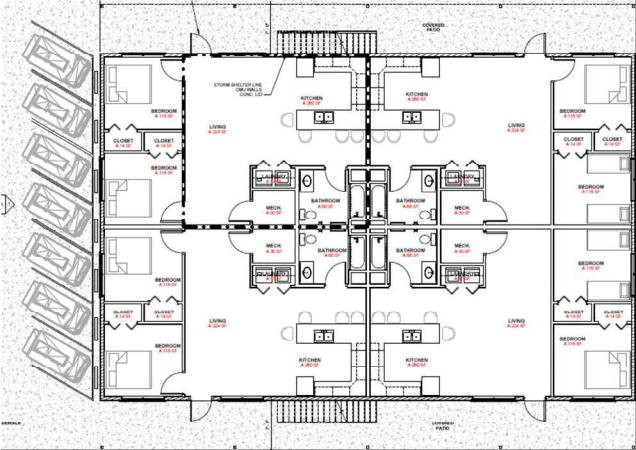
# Counselor Dormitory

48 Twin-Bed Units, 96 Counselors



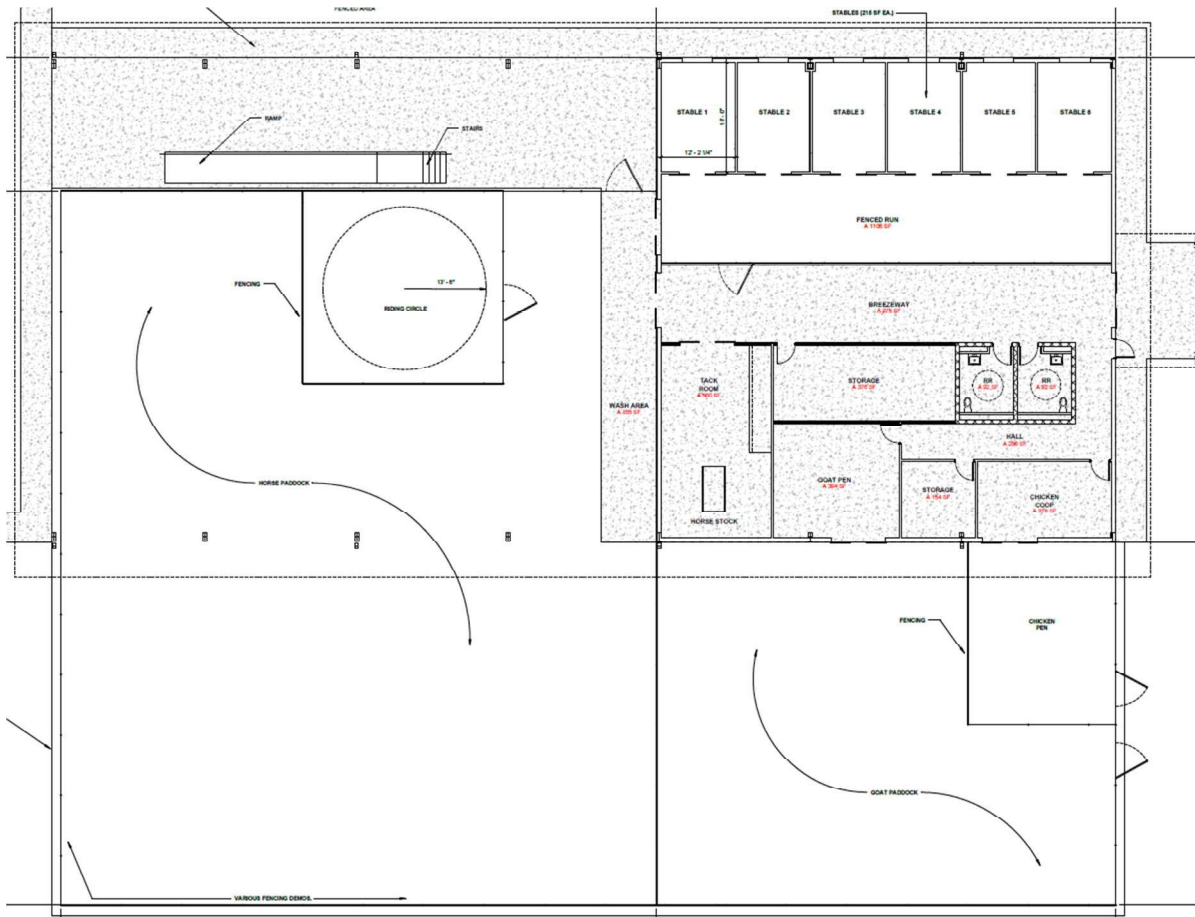
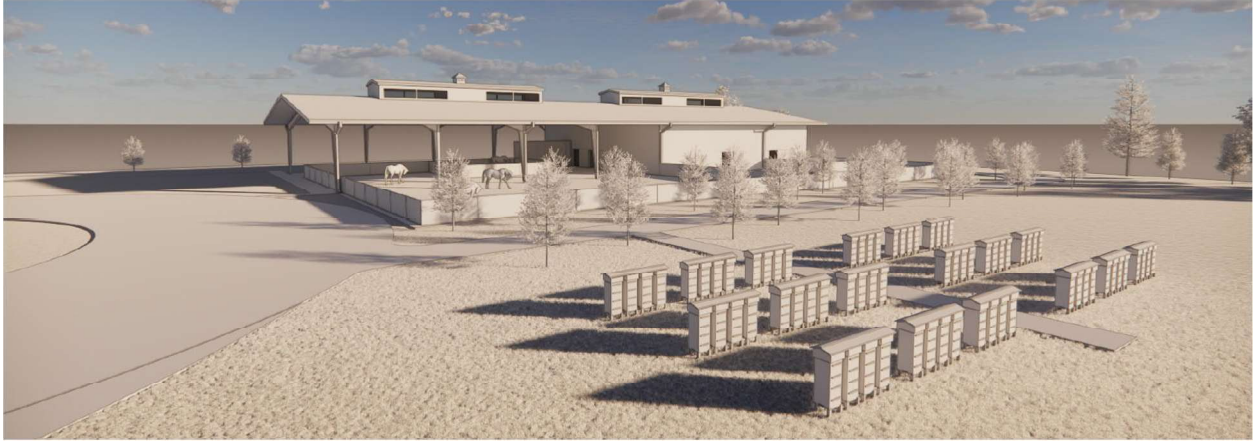
# Permanent Staff Housing

8 Units



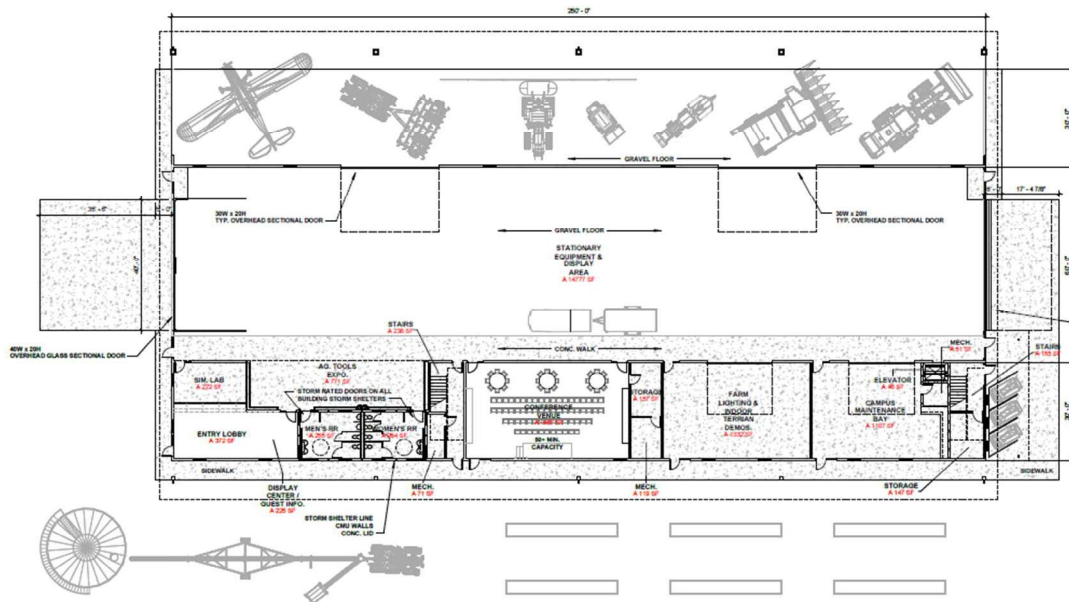
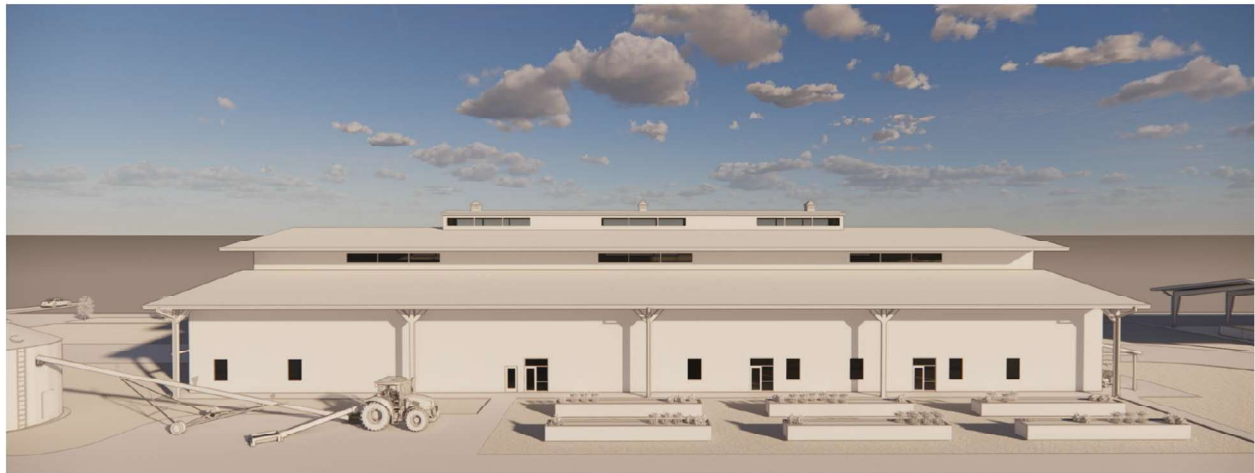
# Horse Barn

6,000 SF



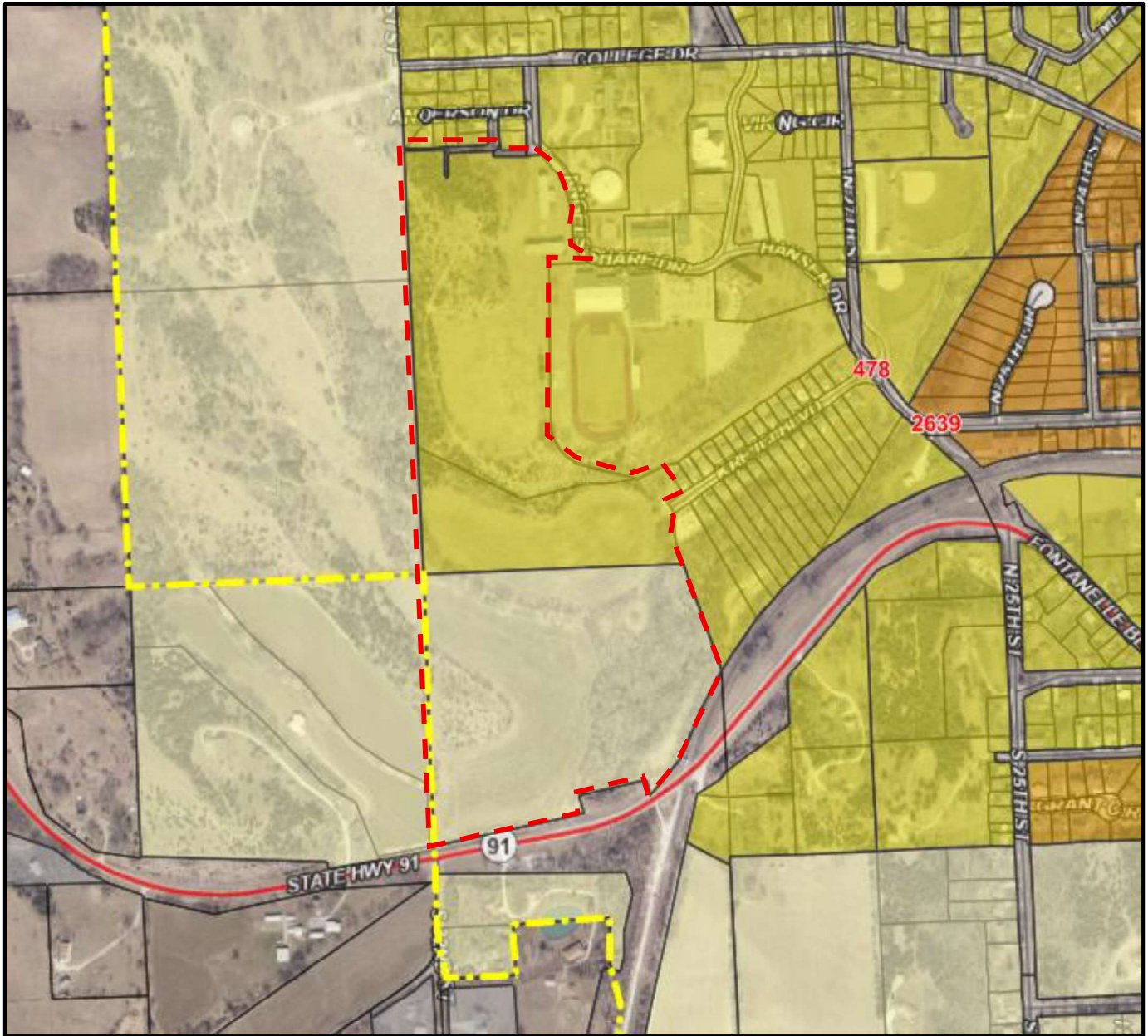
# AgrAbility Barn

22,500 SF



## Exhibit C – Parking Table

Building Number	Building Name	Mixed Occupancy	Building Area	Code Occupancy	Functional Occupancy	Code Parking Ratio	Code Parking Required	Functional Parking Required as "Camp"	Parking Required as "Rental"	Parking Required as "Rental"
									Grand Hall Option	Rec Center Option
1	AgrAbility Barn	Equipment Display	15,000	50	5	1 per 500 sf	30	5	Not for Rent	Not for Rent
		Demo, Maintenance	2,400	8	5	1 per 300 sf	8	5		
		Conference	1,500	100	50	1 per 5 occ	20	25		
		Support Areas	3,600	0	0	1 per 5 occ	0	0		
		<b>Building Total</b>	<b>22,500</b>	<b>158</b>	<b>60</b>			<b>58</b>		
2	Horse Barn / Arena	Stables	2,400	10	10	1 per 5 occ	2	Campers Only	Renters Only	Renters Only
		Support Areas	3,600	14	0	1 per 5 occ	3			
		<b>Enclosed Area Total</b>	<b>6,000</b>	<b>24</b>	<b>10</b>		<b>5</b>			
3	Grand Hall	Medical Center	1,299	22	8	1 per 300 sf	4	Campers Only	0	Not for Rent w/ Recreation Center
		Admin Offices	1,389	25	25	1 per 300 sf	5			
		Classroom	714	14	14	# = 40% occ	6			
		Conference Room	691	44	20	1 per 5 occ	9			
		Dining Hall	4,560	551	350	1 per 5 occ	110			
		Support Areas	8,947	18	10	1 per 5 occ	4			
<b>Building Total</b>	<b>17,600</b>	<b>674</b>	<b>427</b>		<b>137</b>	<b>82</b>				
4	Recreation Center	Auditorium & Stage	8,363	778	200	1 per 5 occ	156	Campers Only	Not for Rent W/ Grand Hall	32 or 40 (1)
		Classrooms	3,924	191	80	# = 40% occ	76			
		Support Areas	4,813	0	0	0	0			
		<b>Building Total</b>	<b>17,100</b>	<b>969</b>	<b>280</b>		<b>232</b>			
5	South Cabins	16 campers, 4 counselors	6,400	20	16	0	0	Campers Dropped Off	Cabin Users Drive	Cabin Users Drive
		<b>Total 6 Cabins</b>	<b>38,400</b>	<b>120</b>	<b>96</b>		<b>0</b>			
6	Counselor Quarters	<b>48 Units</b>	<b>19,000</b>	<b>48</b>	<b>96</b>	1 1/2 / unit	72	<b>96</b>	Not for Rent	Not For Rent
7	Sr Staff Quarters	<b>8 Units</b>	<b>9,200</b>	<b>16</b>	<b>16</b>	1 1/2 / unit	24	<b>24</b>	Not for Rent	Not For Rent
8	North Cabins	8 campers	1,600	8	8	4 / cabin	4	Cabin Users Drive	Cabin Users Drive	Cabin Users Drive
		<b>Total 10 Cabins</b>	<b>16,000</b>	<b>80</b>	<b>80</b>		<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>
9	North Multi-Purpose	Dining Hall	3,000	375	200	1 per 5 occ	75	Campers Only	Renters Only	40
		Breakout Rooms	1,500	100	30	1 per 5 occ	20			
		Support Areas	1,500	10	0	1 per 5 occ	2			
		<b>Building Total</b>	<b>6,000</b>	<b>485</b>	<b>230</b>		<b>97</b>			
<b>TOTAL</b>			<b>151,800</b>				<b>665</b>	<b>195</b>	<b>218</b>	<b>222</b>
	Lot Coverage of Buildings	6%			Parking Provided				220	



Easterseals Nebraska Location – Zoning: RL – Residential Low-Density & RM – Residential Medium Density