



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
December 3, 2024 - 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 viewed on the City Cable Channel 99 or the City website at www.blairnebraska.org. The City Council reserves the right to go into Executive Session at any time.

1. Meeting called to order and introductions at 7:00 p.m. by Chairman Boesiger.
2. Roll call of members.
3. Approval of minutes from the November 5, 2024 meeting.
4. Chairman Boesiger opens a public hearing to consider an Ordinance adopting an updated Future Land-Use Map for Tax Lots 32, 40-A, 59, 60 and 276 in Section 7, Township 18 North, Range 12, All East of the 6th PM, Washington County, Nebraska, changing "SHM – Mobile Home District" use to "Industrial" use.

Review By: Staff

5. Tabled from the June 4, 2024, meeting:

Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by the City of Blair, 218 S. 16th Street, Blair, Nebraska, for Tax Lots 25, 32, 40-A, 59, 60, 212 and 276, all in Section 7, Township 18 North, Range 12 East of the 6th PM, and Tax Lot 24 in Section 8, Township 18 North, Range 12 East of the 6th PM, all in the City of Blair, Washington County, Nebraska (590 Longview Drive) to rezone from SHM – Mobile Home District to A/MH – Agricultural/Heavy Industrial and Manufacturing District.

Review By: Staff

6. Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by the City of Blair, 218 S 16th Street, Blair, Nebraska, adding Article 10, Section 1010, a Special Mixed Use Heavy Industrial District (SMH), as an overlay on Tax Lots 25, 32, 40-A, 45, 59, 60, 81, 212, and 276, all in Section 7, Township 18 North, Range 12 East of the 6th PM.

Review By: Staff

7. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Longview Mobile Home Park, 590 Longview Dr., Blair, Nebraska, to allow the continuation of a Mobile Home Park on Tax Lots 25, 32, 40-A, 59, 60, 212, and 276, all in Section 7, Township 18 North, Range 12 East of the 6th PM, and Tax Lot 24 in Section 8, Township 18 North, Range 12 East of the 6th PM, all in the City of Blair, Washington County, Nebraska (590 Longview Drive) for 20 years.

Review By: Staff

8. Chairman Boesiger opens a public hearing to consider an Ordinance amending the City of Blair 2005 Zoning Regulations, Article 5, Agricultural Districts, by adding Sec. 502, TA - Transitional Agricultural District. The purposes and objectives of the Transitional Agricultural District (TA) are to preserve land that has become urban and suburban in nature, but still has select agriculture uses. The Transitional Agricultural District is for unplatted and undeveloped land suited for eventual residential development.

Review By: Staff

9. Report from Staff

10. Motion and second by Commission members to adjourn the meeting.

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