



**"OPEN MEETINGS ACT"**

**Planning Commission Regular Meeting  
City Council Chambers  
June 4, 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](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 May 7, 2024 meeting.
4. Chairman Boesiger opens a public hearing to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for Lion Trail townhomes Redevelopment Project."  
**Review By:** Staff
5. Consider Resolution 2024-1 recommending approval of a Redevelopment Plan Entitled "Redevelopment Plan for Lion Trail townhomes Redevelopment Project.", to the Mayor and City Council of the city of Blair.  
**Review By:** Staff
6. Chairman Boesiger opens a public hearing to consider an Ordinance adopting an updated Future Land-Use Map for Tax Lots 45 and 81 in Section 13, Township 18 North, Range 12, All East of the 6th PM, Washington County, Nebraska, changing "Commercial" use to "Industrial" use  
**Review By:** Staff
7. 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 13, 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

8. Chairman Boesiger opens a public hearing to consider a Rezone application submitted by the City of Blair, 218 S. 16th Street, Blair, Nebraska, for Tax Lots 25, 32, 40-A, 59, 60 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

9. Chairman Boesiger opens a public hearing to consider an Ordinance amending the City of Blair Zoning Regulations Section 10 by adding Section 1008 SHC – Special Mixed Use Agricultural/Highway Commercial District (SHC), as an overlay district intended to accommodate unique land use and other distinctive characteristics of the east-central area of the Agricultural/Highway Commercial District (ACH).

**Review By:** Staff

10. Chairman Boesiger opens a public hearing to consider a Rezone application submitted by the City of Blair, 218 S 16th Street, Blair, Nebraska for a Special Mixed Use Agricultural/Highway Commercial District (SHC), an overlay on all lots north of Grant Street and south of Washington Street, between 13th Street and both sides of 9th Street, all in the City of Blair, Washington County, Nebraska

**Review By:** Staff

11. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Robert Busboom, 1129 Skyline Drive, Blair, Nebraska, to allow a warehouse with inside packaging of an all-natural and organic humate and enzyme mixture for agricultural use on Lots 4,5 & 6 in Block 86 in the Fourth Addition to the City of Blair, Washington County, Nebraska (202 S. 10th St.) for 10 years. Humate is described as a natural soil additive that contributes to healthier plants and better soil. It is not volatile.

**Review By:** Staff

12. Report from Staff

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

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