



## "OPEN MEETINGS ACT"

Planning Commission Regular Meeting  
City Council Chambers  
August 6, 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 June 4, 2024 meeting.
4. Chairman Boesiger opens a public hearing for a Presentation of 2024 Housing Advisory Committee Findings and Recommendations and to potential motion to place on file findings and recommendations.

**Review By:** Staff

5. Chairman Boesiger opens a public hearing to consider a Rezone application submitted by Highways 133 & 30, LLC, 1019 N. 190 St, Elkhorn, Nebraska, John Mabrey, principal, on Lots 4, 5 and Part of Lots 2, 3, Gutschow Plaza of Blair, Washington County, Nebraska (being all that part of Gutschow Plaza lying south of the East-West Quarter Line of 23-18-11) to change the zoning district from RM – Residential Medium Density to ACH – Agricultural/Highway Commercial.

**Review By:** Staff

6. Chairman Boesiger opens a public hearing to consider a Preliminary Plat application submitted by Highways 133 & 30, LLC, 1019 N. 190 St, Elkhorn, Nebraska, John Mabrey, principal, for the Blair Crossing Subdivision, Lots 1, 2 and Outlot A, being a replatting of part of Gutschow Plaza, together with Tax Lot 138 and part of Tax Lots 132 & 144, all in Section 23, Township 18 North, Range 11 East, Washington County, Nebraska.

**Review By:** Staff

7. Chairman Boesiger opens a public hearing to consider an Ordinance amending the City of Blair Zoning Regulations Section 10 by adding Section 1009 SHD – Special Housing District, as an overlay district intended to accommodate unique land use and other special characteristics of the city to allow, by special use, housing options not generally available in the parent district.

**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, to place Section 1009 SHD – Special Housing District, an overlay district over the Office Park District containing Tax Lots 276, 279, 282, 283, 284 & 285, Section 12 and Tax Lots 176, 177, 286 & 287, Section 13, all in Township 18 North, Range 11, East of the 6th P.M. Washington County, Nebraska. Generally: South of Grant Street; East of 10th Street, West of the Union Pacific Railroad tracks and 900 feet north of Wilber Street, in the City of Blair.

**Review By:** Staff

9. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Nielsen Homes and Development, Inc., Jay Nielsen, president, 1730 State Blair, Nebraska, to allow condominiums on Tax Lot 177 Section 13, Township 18 North, Range 11 and Tax Lot 276, Section 12, Township 18 North, Range 11, both East of the 6 P.M., Washington County, Nebraska (590 S. 10th Street) for 20 years.

**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 Tract 1, Mutual Addition (9330 State Hwy 133), Blair, Washington County, Nebraska, located within an Agricultural/Highway Commercial District (ACH).

**Review By:** Staff

11. Report from Staff

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

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