



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
June 3, 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. 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 6, 2025 meeting.
4. Chairman Boesiger opens a public hearing to consider a Final Plat application submitted by Nielsen Homes and Development, 1730 State Street, Blair, Nebraska, for The Edge Business Park, Lots 1 and 2, being a platting of Tax Lot 276 in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska. (590 S. 10th Street).

Review By: Staff

5. Chairman Boesiger opens a public hearing to consider a Final Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1 - 3, being a platting of Tax Lots 16 and 17, located in the East 1/2 of the Northeast 1/4 of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska. (13206 County Road P26)

Review By: Staff

6. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the federal highway setback exceptions from all districts and changing the front-yard setbacks in the Agricultural/Highway Commercial, Agricultural/Light Industrial and Manufacturing and Agricultural/Heavy Industrial and Manufacturing Districts.

Review By: Staff

7. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the requirements in all business districts (A/CH – Agricultural/Highway Commercial District; CCB – Central Business District; CL – Limited Commercial and OPD – Office Park District) for a Conditional Use Permit for Permitted businesses within 200 feet of a residential district.

Review By: Staff

8. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the requirements from all industrial districts (A/ML – Agricultural/Light Industrial and Manufacturing District; and A/MH – Agricultural/Heavy Industrial and Manufacturing District) for a Conditional Use Permit for permitted businesses within 500 feet of a residential district.

Review By: Staff

9. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations Section 10 by adding Section 1011, a Special Use Near Residential (SUR) overlay district, which requires a Conditional Use Permit for permitted businesses within 300 feet of a residential district.

Review By: Staff

10. **** WITHDRAWN BY THE CITY OF BLAIR ****

Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations placing a Special Use Near Residential overlay district on the Agricultural/Light Industrial and Manufacturing District west of 10th Street; north of the railroad right-of-way; east of 18th Street and south of Park Street.

Review By: Staff

11. **** WITHDRAWN BY THE CITY OF BLAIR ****

Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations adding Pet Grooming Services to Definitions and as a Permitted use in the Agricultural/Highway Commercial District (A/CH).

Review By: Staff

12. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations allowing accessory units in the second front yard with a Conditional Use Permit.

Review By: Staff

13. Report from Staff

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

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