



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
August 5, 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 July 1, 2025, meeting.
4. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Renewal Application submitted by Karen M. Baker, 2106 Grant Street, Blair, for the continuation of Bakers Bed and Breakfast (Boarding and Rooming House) and a lighted sign on Lots 11 & 12, & Part of Vacated Street, Block 101, Sixth Edition of Blair, Washington County, Nebraska (2106 Grant Street) for continuation for 10 years and non-transferable.

Review By: Staff

5. Chairman Boesiger opens a public hearing to consider a Non-conforming Use Limited Extension application submitted by Brian A & Susan J, Beverland, 1358 Lincoln Street, Blair, to add six (6) feet to a 13-foot-wide replacement front stoop on Lots 18 & 19, Block 49, City of Blair in Washington County, Nebraska (1358 Lincoln Street) for life of the structure.

Review By: Staff

6. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Kevin Barnhill, 861 S. 16th Street, Blair, for the Reach Church, 13121 County Road 16, Blair, Nebraska, to use the existing dwelling for a church office and meeting space on Tax Lot 92, Section 34, Township 19 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13412 County Road 16) for 10 years.

Review By: Staff

7. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska for a "Recreation Vehicle (RV) Park" on Lot 1 of Henton Camping and Storage Subdivision, being a platting of Tax Lots 16 & 17, in the East ½ of the Northeast ¼ of Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska for 20 years.

Review By: Staff

8. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska for "Storage, Indoor and Outdoor" on Lot 3 of Henton Camping and Storage Subdivision, being a platting of Tax Lots 16 & 17, in the East ½ of the Northeast ¼ of Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska for 20 years.

Review By: Staff

9. Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by the City of Blair, updating the zoning map by adding Article 10, Section 1011, Special Use Near Residential District (SUR), as an overlay on the area east of 18th Street; south of Park Street; west of 10th Street and north of the Union Pacific Railroad right-of way in the City of Blair. This overlay requires all permitted business uses and structures which are also within 300 feet of a residential district to obtain a Conditional Use Permit.

Review By: Staff

10. Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 7, Section 701, RRE - Rural Residential Estate District and other Rural Residential Estate references in the zoning book by removing "Rural" from "Rural Residential Estate" titles and descriptions and modifying Article 7, Section 701, to include "inside the city limits and in the city's Extra Territorial Jurisdiction (ETJ)".

Review By: Staff

11. Report from Staff

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

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