



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
November 5, 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 October 1, 2024 meeting.
4. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit renewal application submitted by Big Truck N Trailer Sales, LLC, PO Box 531, Blair, Nebraska, to continue the use of truck sales, both new, used and salvaged, on Tax Lot 66 in Section 27, Range 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (8803 Berry Hill Road) for 99 years.

Review By: Staff

5. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit renewal application submitted by Keith Matzen, 2402 Lincoln Street, Blair, Nebraska, to allow the continued use of a contractor yard with material storage on 10 feet of vacated State Street adjacent to the east 40.2 feet of Lot 1 & 40 X 80 feet of vacated 11th Street, Block 21, City of Blair, Washington County, Nebraska (1101 State Street) for 25 years.

Review By: Staff

6. Chairman Boesiger opens a public hearing to consider an Ordinance amending the City of Blair Zoning Regulations, Article 10, by adding Section 1010 SMH – Special Mixed Use Heavy Industrial District (SMH) as an overlay district intended to accommodate unique land use and other distinctive characteristics existing in the A/MH - Agricultural/Heavy Industrial & Manufacturing District.

Review By: Staff

7. This item to be tabled until the Dec. 3, 2024, meeting.

Chairman Boesiger opens a public hearing to consider an Ordinance adopting an updated Zoning Map for Tax Lot 24 in Section 8, Township 18 North, Range 12 and Tax Lots 25, 32, 40-A, 59, 60, 212 and 276 in Section 13, Township 18 North, Range 12, all East of the 6th PM, Washington County, Nebraska (590 Longview Drive), changing from the “SHM – Mobile Home District” to the A/MH Agricultural/Heavy Industrial and Manufacturing District with the SMH - Special Mixed Use Heavy Industrial District - on Tax Lots 32, 40-A, 45, 59, 60, 81, 212, 213 and 276 in Section 13, Township 18 North, Range 12, All East of the 6th PM, Washington County, Nebraska (590 Longview Drive).

Review By: Staff

8. Chairman Boesiger opens a public hearing to consider an Ordinance of the City of Blair, Nebraska, annexing and extending the corporate limits of the City of Blair to include the real estate which is generally described as all of Hollow Road in Section 14, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska from the existing City of Blair city limits of Hollow Road at the west end to the existing City of Blair city limits at the east end intersecting at U.S. Highway 75 in Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska,

AND

All of County Road P35 in Section 13, Township 18 North, Range 11, East of the 6th P.M., Washington County, Nebraska from Hollow Road south .35 miles to intersections of the Southwest and Southeast corner of the said section and the Northwest and the Northeast corner of Section 24, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska,

AND

Tax Lots 170, 197, 199, 200, 253, 256, 282, 283, 284, 285 & 288 in Section 13, Township 18 North, Range 11; Tax Lots 181, 243, 286, & 287 in Section 14, Township 18 North, Range 11; and Tax Lot 16 in Section 24, Township 18 North, Range 11, all East of the 6th P.M. and Lots 3 & 4, Block 2, Oak Park 1st Addition; a Subdivision in Washington County Nebraska.

Review By: Staff

9. Chairman Boesiger opens a public hearing to consider a voluntary annexation into the City of Blair by Easter Seals Nebraska, 12565 West Center Road, Omaha, Nebraska, for Tax Lots 208 & 209, in Section 10, Township 18 North, Range 11, East of the 6th P.M., Washington County, Nebraska.

Review By: Staff

10. Chairman Boesiger opens a public hearing to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the Blair Crossing Redevelopment Project,"

Review By: Staff

11. Consider Resolution 2024-2 recommending approval of a Redevelopment Plan Entitled "Redevelopment Plan for the Blair Crossing Redevelopment Project," to the Mayor and City Council of the City of Blair.

Review By: Staff

12. Report from Staff

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

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