

Planning Commission Regular Meeting

Tuesday, June 2, 2026

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Melanie Kaeding, Milt Heinrich, Joe Peleska, Jim Pounds, Ryan Schroeter, and Richard Zelensky. Travis Radnor: Absent. Others present were City Administrator Green, Deputy City Administrator Barrow, Community Development Director Beiermann, and City Attorney Talbott.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Planning Commission members, and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1 & 2 – Chairman Boesiger called the meeting to order at 7:00 p.m., followed by a roll call of members.

Agenda Item #3 – Motion by Chris Boswell, seconded by Travis Radnor, to approve the April 7, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider an ordinance adopting an updated Future Land-Use Map for Tax Lots 292 and 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 & 765 S.10th Street), changing the future land use from Residential to Commercial. Community Development Director Beierman presented a request to update the future land use map for tax lots 392/393 (referred to interchangeably as 292/293 during discussion), located at 679 and 765 South 10th Street in the northwest quarter of Section 13, Township 18 North, Range 11 East, Washington County, Nebraska. The amendment changes the future land use designation from residential to commercial. Beiermann explained that this change is required before any zoning changes can be made, as amendments must coincide with the comprehensive plan. Tax Lot 292 is being sold and will be rezoned for a contractor's yard; Tax Lot 293 will remain as-is with an existing house and accessory building, although it will be designated commercial to align with the rest of South 10th Street. A prior planning commission member had previously suggested consolidating these changes, and staff acted on that recommendation. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Jim Pounds, second by Milt Heinrich to recommend approval of the ordinance adopting an updated Future Land-Use Map for Tax Lots

292 and 293, changing the future land use from Residential to Commercial. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a Rezone Application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, Nebraska, agent, for Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (765 S. 10th Street) changing the zoning district from Multi-Family Residential High Density to Office Park. Community Development Director Beiermann stated the zoning district is currently RMH - Multi-Family Residential High Density. The Future Land-Use Map designates the use as "Commercial". The request is to change the zoning district to OPD - Office Park. The tax lot is currently vacant, and future plans are for a contractor's yard for Eriksen Construction and Dick's Electric. This change will be consistent with the surrounding zoning. Beiermann noted that applicant Jenny Eriksen was absent due to other meetings in the city. The lot is currently vacant, and the intended use is a contractor's yard. Office Park zoning is consistent with the surrounding properties. Beiermann confirmed a conditional use permit for the contractor's yard would be addressed in a subsequent agenda item. When Commission member Pounds questioned why the adjacent tax lot 293 was not being rezoned simultaneously, Beiermann explained the items were separated to avoid jeopardizing Eriksen's application if commissioners had objections to including 293. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell, to recommend approval of the Conditional Use Permit application submitted by Total Truck & Machine, LLC, Kevin & Melissa Wehrli, owners, for customization and sales of specialized trucks and automotive vehicles as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider a Rezone Application submitted by the City of Blair for Tax Lot 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 S. 10th Street), changing the zoning district from Multi-Family Residential High Density to Office Park. Community Development Director Beiermann stated the city of Blair initiated a rezone for tax Lot 293 at 679 S. 10th Street, changing the zoning from RMH -Multifamily Residential High Density to OPD - Office Park. Beiermann explained that this eliminates the remaining 'pocket' of RMH zoning along S. 10th Street south of No Name Creek. The lot currently contains one single-family dwelling and an accessory structure (garage), which will be grandfathered in as nonconforming uses. If either structure is destroyed by more than 50%, it can only be rebuilt to OPD- Office Park District standards. Property owner Todd Hippner was informed of the change; he expressed disapproval but stated he would not contest it. Beiermann noted this change separates industrial uses on one side from residential areas farther west, and that this should be the final rezoning along this section of South 10th Street. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Travis Radnor, second by Rich Zelensky, to recommend approval of the Rezone Application

submitted by the City of Blair for Tax Lot 293, 679 S. 10th Street, changing the zoning district from Multi-Family Residential High Density to Office Park. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Nay, Travis Radnor: Yea, Ryan Schroeter: Absent, Rich Zelensky: Yea. Commission members present voted: Yea: 6, Nay: 1, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, agent, for a Contractor Yard on Lot 2, YMCA Wilsons Addition, City of Blair, and Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska, for 30 years. Community Development Director Beiermann stated the zoning district is currently OPD - Office Park District. The Future Land-Use Map designates the use as Commercial. The yard will house Eriksen Construction and Dick's Electric. Beiermann outlined the submitted site plan showing an entrance drive, buildings, equipment storage areas, a fence, paved parking on the outside, and an office building in front. Setbacks are 20-25 feet from property lines. Discussion focused on stipulations. The commission debated fencing type (chain link with privacy slats vs. solid fence), coverage (all four sides required due to adjacency with residential zones on all sides, including the creek/west side), fence height (six feet standard), concrete driveway requirements (paved from right-of-way all the way to the gate, consistent with the prior Scott contractor yard CUP), and landscaping in front of the office building (berms, grasses, bushes, and trees suggested). The 30-year term was noted as consistent with prior contractor yard CUPs, justified by typical loan lengths. Outside storage is limited to the owner's equipment only; third-party RV or commercial storage is not permitted. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Chris Boswell, second by Rich Zelensky to recommend approval of the Conditional Use Permit application submitted by Jenny Eriksen, agent, with the stipulations of a perimeter chain link fence with slats, with the driveway being hard surfaced to the fence, and with landscaping to the street property line, such as a berm or grasses for thirty (30) years. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Nay, Travis Radnor: Yea, Ryan Schroeter: Absent, Rich Zelensky: Yea. Commission members present voted: Yea: 6, Nay: 1, Absent: 2. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opens a public hearing to consider a Final Plat Application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, for the SJAV Subdivision, a Plat of Lots 1 through 10 and Outlots 1 and 2, located in Tax Lot 267, being all of Tax Lot 248 and Part of Tax Lot 249, in part of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township Eighteen (18) North, Range Eleven (11) East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets). City Administrator Green stated the zoning district is currently RM - Multi-family Residential High Density. There is an application to rezone the parcel to A/CH - Agricultural/ Highway Commercial. The Future Land-Use Map designates this parcel for commercial use. The preliminary plat for this parcel was approved at the May 5th Planning Commission Meeting. Green noted the TIF financing discussion was postponed to the June 23rd City Council/Community Development Agency meeting. The rezone from residential to highway commercial (ACH) had been previously recommended by the Planning Commission and was also postponed to June 23rd. The

preliminary plat was approved on May 5th and included a stipulation for a six-foot privacy fence on the south side. Key plat features: Lot 1 is designated for a city pump station (to serve a new water tower for city and rural water use), acquired from the developer in exchange for the city paving Maple Drive and covering related water main infrastructure costs. Lots 2-6 are designated for five 22-unit apartment buildings (110 total units in Phase 1). Lot 7 is a large lot reserved for a potential second phase (senior living, daycare, or other uses under discussion). Lots 8-10 are commercial lots along Highway 75/13th Street. A new public road (12th Street, extending Maple Drive) will run through the middle with a 60-foot right-of-way (10 feet wider than standard) to allow one-sided parking and two traffic lanes. Raised pedestrian crossings (wide speed bumps at curb level) are planned. Stormwater management includes Outlet 1 (parking area) and Outlet 2 (detention area along the back) that slowly drain into the adjacent creek. Street construction will be financed through a street assessment district, with costs allocated to benefiting lots. Andrew Tupan confirmed the project is Phase 1 of a multi-phase development; buildings are three stories with one- and two-bedroom units at approximately \$1,200/month for a one-bedroom. Applicant indicated the project will not proceed without TIF financing. Craig Aman (AV Legacy Holdings, 610 South Fork Road, Blair) spoke in support, noting his company has owned 12 acres south of the Blair Family YMCA for approximately five years, co-owns six parcels in Blair, and is partnering with Rizer as co-owners (not selling and walking away). He cited housing demand based on occupancy rates and a housing study. Ron Madsen, 1057 S 13th Street, Janet Nielsen, 13476 Spring Ridge Loop, Shawn Cooper, 2300 College Drive, Bob Schoby, 2924 Westridge Drive, Tracy Hall, 1419 Linden Drive, Sue Harsin, 9531 Co Rd 37, Kari Loseke, 12686 Co Rd 27, Wendy Rand, 1145 Maple Drive, Bridget Aschoff 1067 Westridge Drive, Sandy Moore, 841 N 24th Avenue, Margaret Hanson, 511 South 23rd Street and Courtney Tabor, 11007 Co Rd 29, spoke against the final plat with the following concerns from the public included: vacancy at existing apartments (Blair Crossing reportedly offering 50% off first three months' rent per, affordability (\$1,200+ vs. \$955 in Omaha for larger units, traffic safety at Maple Drive intersection (limited line of sight, parking overflow near the YMCA, school capacity and funding impacts from, community character, housing study data validity, questions whether 2021 study data still reflects current conditions, concerns about Section 8. Logan Boeker, 505 N 24th Street, spoke about this project supporting local services, and once completed, it would be valuable to Blair. Scott Reiff, Rizer Construction owner, 3481 West Shimmer Drive, Grand Island, addressed parking (1.6 ratio, plus garages and potential 12th Street overflow), traffic (state has informally approved Maple Drive intersection), and confirmed Rizer does not operate Section 8 housing. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Travis Radnor, second by Joe Peleska to recommend approval of the Final Plat Application submitted by AV Tenent, with the 6' fence to the south property line. Planning Commission meeting. Darrel Boesiger: Yea, Chris Boswell: Nay, Milt Heinrich: Nay, Melanie Kaeding: Absent, Joe Peleska: Nay, Jim Pounds: Nay, Travis Radnor: Nay, Ryan Schroeter: Absent, Rich Zelensky: Nay. Commission members present voted: Yea: 1, Nay: 6, Absent: 2. Chairman Boesiger declared the motion failed.

Agenda Item #9 – Postponed from the May 5, 2026, Planning Commission meeting: Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, on the SJAV Subdivision, Lots 2 through 6, and Outlot 1, in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets) allowing multi-family dwellings on this parcel for the life of the

buildings. City Administrator Green clarified that multifamily housing is an accepted use in highway commercial zoning, requiring a CUP. The CUP request was limited to Lots 2-6 only, excluding Lot 7, meaning any future multifamily development on Lot 7 would require a new CUP application before a future planning commission and city council. Green noted the city intends to use any TIF approval to encourage desired commercial uses (childcare, senior center) on the commercial lots, with up to approximately one year to secure appropriate tenants or developers. Scott Reiff presented a detailed slideshow of Rizer Construction's Prairie Sky Apartments design: no vinyl siding, high-quality brick/exterior materials, buildings oriented to hide parking from 12th Street, garages accessible directly from units and via common hallways, coarse countertops, stainless steel appliances, vinyl plank flooring (no carpet), five-inch trim package, washer/dryer in units, compactor for trash, dog park, green spaces with gazebos, furnished units for traveling nurses/short-term workers, DNA testing of all resident dogs for feces enforcement. Unit mix: one-bedroom and two-bedroom only (no three-bedroom), with 55-plus accessible first-floor units including drive-in garages. Rent is estimated at approximately \$1,200/month for a one-bedroom. Rizer has owned its first project in Grand Island since 2016 and has never sold a complex. All projects are TIF-financed. Margaret Hanson, 511 South 23rd Street, noted that Blair Crossing is offering 50% off the first three months' rent and raised concerns about townhome demand and Cargil workforce reductions. Janet Nielsen, 13476 Spring Ridge Loop, returned to ask about pet charges (approximately \$15-\$35/month plus deposit up to 25% of rent) and accessibility options. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Joe Peleska, second by Chris Boswell, to recommend approval of the Conditional Use Permit application submitted by AV Tenent, allowing multi-family dwellings on this parcel for the life of the buildings, with the stipulation that the fence is on the south property line. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Absent, Joe Peleska: Nay, Jim Pounds: Nay, Travis Radnor: Nay, Ryan Schroeter: Absent, Rich Zelensky: Nay. Commission members present voted: Yea: 3, Nay: 4, Absent: 2. Chairman Boesiger declared the motion failed.

Agenda Item #10 – Report from staff. City Administrator Green stated there was nothing to report.

Agenda Item #11– Motion by Joe Peleska, second by Travis Radnor, to adjourn the meeting at 9:03 pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Absent, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 2. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary