

## Planning Commission Regular Meeting

Tuesday, May 5, 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 Ryan Schroeter, seconded by Melanie Kaeding, 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: Yea, Joe Peleska: Abstain (With Conflict), Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 1, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Curt and Meadow Scott, 2975 Southern Hills Drive, Blair, Nebraska, for a contractor's yard on Tax Lot 203, Section 12, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska (600 block of S. 10th Street), for 30 years. Community Development Director Beierman stated the zoning is currently OPD - Office Park District. The intent of the Office Park district, as stated in the code, is to provide an appealing atmosphere that emphasizes the quality of the environment, landscaping, and preservation of trees. In effect, the district serves as a transition and buffer between the industrially zoned properties and the residentially zoned areas farther to the west. Part of the exception within the Office Park district is the allowance of a contractor yard. Mr. Scott is requesting approval for one building currently, with the possibility of a second building in the future. The initial building would contain two bays: one bay for Business Arbor Group's tree service operations, and the second bay to be leased to another business. Any tenant occupying the additional bay would be required to comply with the same contractor's yard use restrictions and permitted uses. The space cannot be used for general storage or any use outside the contractor yard regulations. For any building permits obtained, staff will collaborate with the

builder to ensure the correct number of parking spaces is provided. Commission member Boswell commented that he would like to see stipulation for a fence to block any equipment, to the east and south property line. Commission member Peleska questions where the flood plain is. Beiermann stated. There is also a setback area along the creek where building is restricted due to the slope requirements. The setback is based on a 3:1 ratio, meaning for every 1 foot of vertical rise from the edge or centerline of the creek, the setback extends 3 feet horizontally. This is intended to prevent structures from being built too close to the creek bank. The dark blue area shown on the map represents the designated flood way, where no building is permitted at all. The adjacent A Zone may be developed if floodplain requirements are met, such as placing fill, elevating the structure above the flood elevation, or incorporating flood-proofing measures. The 2% annual chance floodplain, commonly referred to as the 500-year floodplain, is also identified; however, FEMA does not require flood insurance or floodproofing standards within that area. The applicant was not present, although they suggested they would be at the council meeting on May 26th. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion Melanie Kaeding, second by Jim Pounds to recommend approval of the Conditional Use Permit submitted by Curt and Meadow Scott, with the stipulations that there is a privacy fence to the east and south property line to block the machinery and 6" pavement up to the fence for thirty (30) years. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Total Truck & Machine, LLC, 414 S. 5th Street, Blair, Nebraska; Kevin & Melissa Wehrli, owners, for customization and sales of specialized trucks and automotive vehicles on Lot 4, South Acres Subdivision, in the City of Blair, Washington County, Nebraska (414 S. 5th Street), for 25 years. Community Development Director Beiermann stated the current zoning is A/ML -Agricultural/Light Industrial and Manufacturing District. In this area, the intent is to achieve the purpose of maintaining a harmonious industrial environment. While uses such as repair garages are permitted, the proposed sales component, even though ancillary to the primary operation, is not specifically listed as permitted use within the district. Therefore, staff believes the request falls under Exception No. 6: "Other uses which are similar to the permitted uses, and which are in harmony with the intent of this district." Staff find the proposed use to be consistent with the character and intent of the industrial area. One of the reasons for adding this use is that, to obtain a state license to sell vehicles, the business description must specifically include automotive or vehicle sales. This is intended to be an ancillary part of the business, where customized vehicles are restored or modified and then offered for sale. The applicant is seeking approval to ensure the vehicles can be legally sold in compliance with state licensing requirements. The applicants were present. 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: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by MCM Rents/Mid-Country Machinery, LLC, 3478 5th Ave, Fort Dodge, Iowa, for a “Rental and Leasing Establishment, Outside and Inside Storage” for heavy equipment rental on Lot 3, South Acres 2nd Addition, City of Blair, Washington County, Nebraska (450 Grant Street) for 30 years. Community Development Director Beiermann stated the current zoning is A/ML - Agricultural/Light Industrial and Manufacturing District. As an exception within this district, "Rental and Leasing Establishments, Outside and Inside Storage" are permitted subject to approval. The definition includes businesses involving the rental or leasing of equipment or materials, whether for short-term or long-term use, with storage occurring either inside or outside of buildings on the property. Excluded from this definition are household furniture, appliances, and comparable items typically associated with small rent-to-own establishments. The applicant’s operation instead involves the rental and leasing of heavy machinery and equipment. Phil Duane, representative for Mid-Country Machinery, stated that we currently have an existing customer base in Blair, including customers coming from out of state, and we believe we can better serve them from this location. We evaluated the Omaha market and explored opportunities there for over a year, but Blair proved to be a very good fit for our business, particularly after finding this building. Since acquiring the property, we have regarded the yards for proper drainage and made improvements we believe are beneficial to the community. We feel we can provide a valuable service to the area and are excited to establish our presence in Blair. Our equipment is already commonly used in the region, and currently, much of the competing equipment is being transported from Omaha. Commission member Boswell questioned how much equipment they anticipated storing and how many employees. Mr. Duane stated that this depends on customer demands. At present, there is a shortage of equipment, although we have several locations in Iowa from which to get equipment. Mr. Duane stated that we anticipate having four employees. Community Development Director Beiermann stated there is a second approach in this area that is currently unpaved. This approach appears to have been installed without our knowledge. We would require, like the original approach to the lot, that additional access be paved from the street to the property line, consistent with the existing approach. City Administrator Green stated there are two separate lots, and they now own both. Staff request is that if they do not need the farther west entrance, they restore it to turf, remove the rock, and make it clear that it is not a driveway, since we do not want features that do not meet requirements. 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 MCM Rents/Mid-Country Machinery, LLC, for a "Rental and Leasing Establishment, Outside and Inside Storage" for heavy equipment rental, for thirty (30) years with the stipulation that if the applicant elects to retain the second driveway to the west, it is to be hard surfaced to City standards or removed and restored to turf within six (6) months. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opens a public hearing a Rezone application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 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) Rezoning Tax Lot 267 from Residential Medium Density District (RM) to Agricultural/Highway Commercial District (A/CH). Community Development Director Beiermann stated the current zoning is RM-Multi-Family Residential High Density. The Future Land-Use Map designates Tax Lot 267 for Commercial use. The request for this change is to allow multifamily apartments and three commercial lots. The preliminary plat for this lot was approved at the April 28th City Council meeting. Beiermann stated the preliminary plat was recently approved. We typically review the final plat and rezoning together, but access details of Highway 75 are still being worked out with the Nebraska Department of Transportation. Because the final plat has not yet been finalized, it will not be considered tonight or in May and is expected to come forward in June, unless additional issues remain unresolved. That is why the rezoning is being considered tonight without the final plat. The request is to permit multifamily apartments and three commercial lots. The preliminary plat was approved on the 28th. In the A/CH district, commercial lots are permitted, but multifamily apartments are permitted as an exception, with a conditional use permit. Ron Madsen, 1057 S 13th Street, spoke against the rezone due to not wanting a strip mall across from his property. Andrew Toupin, 1733 Ingalls St, Grand Island, Nebraska, representative for Rizer Construction, stated for this project, we are partnering with local landowners and investors to bring a thoughtfully planned multifamily and commercial development to Blair. Phase one includes five buildings with a total of 110 units along Highway 75 and Wilbur Street. The proposed rezoning supports the higher-density housing that is well-suited to this location. This site has good access, nearby amenities, and compatible surrounding uses. The project would help meet Blair's housing needs, support local employers, expand the tax base, create jobs and services, and strengthen long-term economic growth. We are excited to partner with local investors on a development that supports Blair's future. Commission member Boswell questioned the commercial use expected for this project. City Administrator Green stated the city is not trying to hide anything or push a particular outcome here. What we are really trying to do is follow the Future Land Use Map and respond to what is already happening in this area. Along 13th Street, or Highway 75, there is a lot more residential use than you see along Highway 30. That mix can create some challenges, especially with homes being so close to a busy corridor. Historically, Blair has placed commercial zones along its highways, and we have seen that continue overtime, especially along 13th Street, as traffic levels increase and the area becomes more active. We are not trying to force that change, but it is important to recognize that it is likely to keep evolving in that direction. At the same time, we are looking at the bigger picture with transportation. There has been ongoing discussion about moving heavier truck traffic out of the downtown area to make it more walkable and enjoyable. As those bypass routes develop, more traffic could shift onto Highway 75 and through this area. So really, what the Future Land Use Map is doing reflects what we see as the long-term, best use of this area based on those trends, while also recognizing the current mix of uses that are already there. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky to recommend approval of the Rezone application submitted by AV Tenent, LLC, rezoning Tax Lot 267 from Residential Medium Density District (RM) to Agricultural/Highway Commercial District (A/CH). Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 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) for the life of the buildings. Community Development Director Beiermann requested that the board postpone a vote until the June 2nd meeting. City Administrator Green stated we have opened the public hearing and will take testimony tonight, but staff is recommending we continue this item to next month. Right now, the property is still one large lot, so approving the conditional use permit today would apply to the entire site and allow apartments anywhere on it. The applicant plans to split this into individual lots next month, with phase one on lots 2 through 6. Waiting allows you to tie the approval just to those lots, which gives the City better control over where apartments can go. If they want to expand later, they will need to come back for additional approval. Andrew Toupin, 1733 Ingalls St, Grand Island, Nebraska, representative for Rizer Construction, stated Phil explained it well. Our thinking is to move forward with phase one first and then reevaluate later. Once we get through that initial phase, we want to take a step back and see what the community needs at that time and what the market is telling us. That could be more duplexes, triplexes, or even something like assisted living—we just do not know yet. This approach gives us the flexibility to adjust down the road instead of locking everything in today. Pam Hanson, 1410 S Hwy 75, spoke against the conditional use permit due to the added traffic this will create in the area. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky to recommend postponing the Conditional Use Permit application submitted by AV Tenent, LLC until the next regular Planning Commission meeting. Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 11, Section 1102 Fences, Hedges and Retaining Walls: Moving the last paragraph of the section to the beginning of the section and renaming “Rural Residential Estate” (RRE) to “Residential Estate” (RE). Community Development Director Beiermann stated that staff would like to move the paragraph and change the zoning to RE. Beiermann stated if you read through Section 1102, you’ll see a lot of requirements, no fence required, different restrictions, and so on, and it goes on for a bit. Although when you get to the end of that section, it does clarify that properties located outside the City limits of Blair, in agricultural or residential estate zoning, are exempt from those requirements. So, what we are really asking for here is a simple change. We would move that paragraph from the end of Section 1102 up to the beginning, so it is clear right away that this exemption exists. And then we would update the wording slightly changing ‘RRE’ to ‘RE’ so it correctly reflects the real estate zoning district. So overall, it is just reorganizing the language for clarity and making a small correction to the zoning reference. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Ryan Schroeter to recommend approval of the amendment to the City of Blair Zoning Regulations, Article 11, Section 1102 as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea,

Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

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

Agenda Item #11– Motion by Melanie Kaeding, second by Jim Pounds, to adjourn the meeting at 8:10 pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

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Shelly Jones, Secretary