

Planning Commission Regular Meeting

Tuesday April 1, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Milt Heinrich, Melanie Kaeding, Joe Peleska, and Ryan Schroeter. Chris Boswell, Kiley Huber Jim Pounds, and Travis Radnor: Absent. Others present were City Administrator Green, Assistant City Administrator Barrow, Non-Lawyer Assistant Ferrari, and Community Development Director Beiermann.

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 – Chairman Boesiger called for nominations for Chairman and Vice Charman. Motion by Melanie Kaeding, second by Milt Heinrich to nominate Darrel Boesiger as Planning Commission Chair. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried. Motion by Melanie Kaeding, second by Ryan Schroeter to nominate Joe Peleska as Planning Commission Vice Chair. Motion by Joe Peleska, second by Darrel Boesiger to nominate Travis Rador. Due to two nominations, a paper ballot was held. Non-Lawyer Assistant Ferrari announced Travis Rador as Vice Chairman.

Agenda Item #4 – Motion by Ryan Schroeter, second by Joe Peleska to February 4, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Abstain, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 4, Nay: 0, Absent: 4, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a amending the City of Blair Zoning Regulations, Article 7, Section 704 RML – Residential Multi-Family Residential Low Density District, by moving “Multi- Family Dwellings, to a maximum of six units” & “Residential Condominiums, to a maximum of six (6) living units pursuant to Section 1116” from 704.04 Exceptions to 704.02 Permitted Principal Uses and Structures. Community Development Director Beiermann stated Community Development Director Beiermann stated

RML is the base district for any new subdivisions. We are proposing to add Multi-family dwellings, to a maximum of six (6) units; and Residential condominiums, to a maximum of six living units pursuant to Section 1116, as a permitted use instead of an exception. With an exception a conditional use permit is needed. By allowing this we are seeking to make the process easier for the type of housing in this district. There are stipulations in our code which limit where this housing type can be constructed. Beiermann Community Development Director Beiermann showed a layout for someone interested in this zoning change. City Administrator Green stated on the diagram shown each building is a six plex. 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 amending the City of Blair Zoning Regulations, Article 7, Section 704 RML - Residential Multi-Family Residential Low-Density District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Nay, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 4, Nay: 1, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opened a public hearing to consider amending the City of Blair Zoning Regulations, Article 11, Supplementary District Regulations, by adding Section 1103.5 – Accessory Dwelling Unit and amending Article 3, Construction and Definitions, adding Definitions 303.01 (2.5) - Accessory Dwelling Unit. Community Development Director Beiermann stated Community Development Director Beiermann stated This item was postponed from the March 4th meeting, which was cancelled due to inclement weather. This was reviewed by the Ad hoc Planning and Zoning committee consisting of Chris Boswell, Joe Peleska, Ryan Schroeter, Holly Hafer, Kirk Highfill, Mindy Rump, Katie Ferrari, Aaron Barrow, and Phil Green. This is an addition to our zoning book. The Accessory Dwelling Unit (ADU) means a residential dwelling unit on the same parcel as a single-family dwelling that has a separate entrance and address. The ADU provides complete independent living facilities. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling. Article 11, Section 1103.5 - ADU - Accessory Dwelling Unit consists of: 1103.5.01 INTENT: The intent of this supplement is to provide guidelines in adding an accessory dwelling unit (ADU) to a parcel located within the City of Blair's zoning jurisdiction. An ADU is allowed in the following districts: All residential (RRE, RL, RM, RML & RMH); General Agriculture and Transitional Agriculture (AGG & TA), 1103.5.02 - Conditional Use Permit: A Conditional Use Permit (CUP) is required for all ADU's, 1103.5.04 - Location: No detached ADU shall be located between the rear building line of the principle building and the front property line, except: In AGG, TA & RRE Districts as a stipulation of the conditional use permit. The Conditional Use Permit may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front-yard setback requirements. In RL Districts on lots of forty-five thousand (45,000) square feet or greater, as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front yard setback requirements and a garage currently exists in the side yard and is a stipulation of the conditional use permit. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Joe Peleska, second by Melanie Kaeding to recommend approval of amending the City of Blair Zoning Regulations to add, Article 11, Supplementary District Regulations, by adding Section 1103.5 as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt

Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Report from staff. There was nothing to report.

Agenda Item #8 – Motion by Joe Peleska, second by Melanie Kaeding to adjourn the meeting at 7:42pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Absent, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea. Commission members present voted: Yea: 4, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary