

Planning Commission Regular Meeting

Tuesday February 4, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Milt Heinrich, Kiley Huber, Joe Peleska, and Travis Radnor. Melanie Kaeding, Jim Pounds, and Ryan Schroeter: 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 – Motion by Milt Heinrich, second by Travis Radnor to approve the January 7, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Abstain, Jim Pounds: Absent, Travis Radnor: Yea, Ryan Schroeter: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 3, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Megan Carlson, 2068 Park Street, Blair, Nebraska for use of a daycare on Lot 6 in Larsen's Fourth Addition to the City of Blair, Washington County, Nebraska, together with the part of vacated Park Street adjacent thereto (2068 Park Street) for 5 years. Community Development Director Beiermann stated Community Development Director Beiermann stated there was an advertisement which went to the paper with "Preschool", instead of "Daycare". This has been corrected with a new notice in the paper and a new letter to the households within the area. The current zoning district is RML - Multi-Family Residential Low-Density District, with "Day Care Center" being an Excepted Use, and requires a Conditional Use Permit. The hours are from 7 a.m. to 5 p.m., Monday through Friday. Once a conditional use permit is granted, they will work with DHHS, for licensing. Commission member Boesiger questioned the parking requirements. Beiermann stated zoning does not have provisions for parking. Although the commission could add stipulations for parking. Commission members Boswell and Peleska questioned whether fencing is a requirement and the adult to children ratio. Beiermann stated the applicant would have to comply with DHHS and the State Fire Marshal to obtain the daycare license. City Administrator Green stated that, historically, we haven't required anything different from what the state requires. The reason we require this

conditional use permit is to give the surrounding neighbors the opportunity to voice their opinion or concerns. Because parents are dropping off their children and leaving, we don't require any additional parking. If this were a different kind of use where people would be staying, it would be a different situation. The applicant was not present. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Travis Radnor, second by Kiley Huber to recommend approval of the Conditional Use Permit submitted by Megan Carlson for five (5) years with the stipulations of no more than eight (8) children and hours of operation 7:00am to 5:00pm, Monday through Friday. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Yea, Ryan Schroeter: Absent. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opened a public hearing to consider amending Blair's 2015 Comprehensive Plan, Section 4.2, Future Land Use, by combining the Future Land Use Categories of "Residential – Multifamily" and "Residential – Single Family" into one category: "Residential". And, adopting an updated Future Land Use Map after replacing all future uses of "Agricultural (or vacant)," "Residential – Multifamily" and "Residential – Single Family" with the future use "Residential." Community Development Director Beiermann stated that we are proposing to change anything zoned Agricultural or vacant to residential. We propose changing the Future Land Use Map and any AGG zoning to match the rest of the land to residential. This would make the process easier for anyone wanting to create a subdivision, either RML or RMH. For example, we would know the Future Land Use map is already zoned residential. The second part of this is to change the areas marked Residential-Multi Family to Residential as well. We would like to change this, so there is more of a choice, whether this would be low- or high-density use. By changing everything to residential, when the time comes for a replat or subdivision for anything residential, the Future Land Use map will reflect this. This is designed to make things easier going forward. Commission member Heinrich questioned whether by combining all of this does this mean a developer can put an apartment complex next to a single-family residential area. Community Development Director Beiermann stated if a developer wanted to subdivide into a residential subdivision, part of the preliminary plat process there would be the option of RML - Multi-Family Residential Low-Density District or RMH - Multi-Family Residential High-Density District. Again, staff have decided when dealing with subdivisions, the base district will be RML, which allows single families, and RMH would be an exception. Anything outside of this would need to be rezoned by the developer. City Administrator Green stated on the Future Land Use map this is the City's perspective of the highest and best use, sometime in the future. Because this is a broad category of residential, it encompasses all the individual kinds of residential districts. Many of these districts have exceptions that are business-like. This doesn't change the fact that these agricultural areas could be more residential in nature. As the city grows, we have no idea as to what the future infrastructure will be. We know eventually we would like to see a north bypass. If this happened, we would anticipate some Highway Commercial along this route. Lisa Schrum, 9367 Co Rd 31, questioned whether this future zoning change affects our property taxes now and if any zoning changes in the future, will the homeowner be notified. Kristina Barta, 12861 Co Rd 26, stated that the agricultural land they own has been changed to residential and has affected their property taxes. Community Development Director Beiermann stated the Future Land Use map does not affect the current taxes. Anything which would affect your property notification would be made

through the mail and in the newspaper. Beiermann stated the possibility of changing their agricultural land zoned to residential could be rezoned to Transitional AGG. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Chris Boswell, second by Joe Peleska to recommend approval of amending Blair's 2015 Comprehensive Plan, Section 4.2, Future Land Use, as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Yea, Ryan Schroeter: Absent. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Report from staff. Commission member Boesiger questioned the voting for chairman and vice chairman. City Administrator Green stated the voting for chairman and vice chairman will be at the next regular planning commission meeting. Green talked about training for the next planning commission meeting, and asked if the meeting doesn't run long, does anyone object to doing the training after the meeting. Non-Lawyer Assistant Ferrari mentioned the upcoming NPZA conference, anyone wanting to attend please let staff know.

Agenda Item #7 – Motion by Travis Radnor, second by Kiley Huber to adjourn the meeting at 7:37pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Absent, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Yea, Ryan Schroeter: Absent. Commission members present voted: Yea: 6, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary