

Planning Commission Regular Meeting

Tuesday May 5, 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, Melanie Kaeding, Jim Pounds, Travis Radnor, and Ryan Schroeter. Joe Peleska: 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 Travis Radnor, second by Ryan Schroeter to the April 1, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Abstain, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Abstain, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 6, Nay: 0, Absent: 1, Abstain: 3. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Non-conforming Use Limited Extension application submitted by Donald Kruse, 1074 Washington Street, Blair, Nebraska, to add a basement egress window on Tax Lots 128 & 208, Section 12, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (1074 Washington Street) for life of the structure. Community Development Director Beiermann stated there is an apartment below this business. They would like to add a basement egress window to the apartment. The basement egress window is 36 inches by 50 inches (3' x 4', 2") and will provide emergency egress to the basement apartment of Dales House of Bottles and will have a safety grate to prevent anyone falling into the window well. A basement apartment is not a Permitted Principal Use in A/CH - Highway Commercial, but the apartment was in use before the A/CH zoning regulations were adopted, so the use is non-conforming, otherwise known as the "grandfather" clause. Section -1208 states Non-Conforming Uses, Limited Extension of Non-Permanent Natures. Notwithstanding any other provisions of Article 12, the City Council may by a non-conforming use permit, after public hearing and referral to a recommendation from the Planning Commission, authorize and permit an extension of a nonconforming use where the following conditions and criteria are met. The addition of a basement egress window meets the

requirements of Section 1208, in part: It is allowable as a permitted use in A/CH defined by the building code. It is not detrimental to the health, safety, morals, and general welfare of the area. The basement egress window meets current zoning regulations in its location. The extension of the nonconforming use shall be for no other use other than as the original nonconforming use. Beiermann also stated if the non-conforming use expires by not being used as an apartment for more than 12 months, the basement egress window is still in compliance in the A/CH district. By adding this egress window, it can provide a second escape route. Beiermann showed through PowerPoint the two options the applicant has for the placement of the egress window. There was a survey done, and we do not prohibit egress windows being placed in the side yard. Donald Kruse, 1074 Washington Street, stated that in the future he may sell the property and would like to provide an extra egress for the building. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Kiley Huber to recommend approval of the Non-conforming Use Limited Extension application submitted by Donald Kruse for the life of the structure. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: 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 Brian Brown, 1435 Fieldcrest Dr., Blair, Nebraska, for an indoor athletic training facility for baseball, softball, soccer and performance training, along with office space, on Tax Lot 276 in Section 12, Township 18 North, Range 11 East of the 6th P.M. and Tax Lot 177 in Section 13, Township 18 North, Range 11 East of the 6th P.M., (590 S. 10th Street) all in Washington County, Nebraska, for 30 years. Community Development Director Beiermann stated the current zoning is OPD - Office Park District. Section 805 - Office Park District. Beiermann stated that Section 805.01 states the intent of the Office Park District to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park-like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial, and/or public facilities and to buffer these higher-use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural-appearing rock formations, etcetera. to partially screen parking areas and soften the appearance of the OPD - Office Park District. Beiermann stated that with the exceptions of the Office Park District, construction offices, where all equipment and materials are stored inside a permanent structure, and miniature golf courses and recreational facilities are the closest options for the conditional use permit. Staff believe this use would be a good "fit" for the Office Park District with the following recommendations: 1) The color scheme for the exterior of the building should be at least two-toned with accents to create a professional and timeless appearance, 2) Landscaping should include native plants and/or trees to soften the appearance of the OPD district, and 3) The appearance should be similar to other buildings along this portion of South 10th Street. Brian Brown, 1435 Fieldcrest Drive, stated this project is a new home for the Blair Training Center, which is currently located in the Enterprise building. The 10th Street location is a convenient site for Blair High School. This is a preliminary look for the building. Mr. Brown stated there would be more activities available in this building. 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 Brian Brown for thirty (30) years with the following stipulation: 1) the color scheme for the exterior of the building should be at least two-toned with accents to create a professional and timeless appearance, 2) Landscaping should include native plants and/or trees to soften the appearance of the OPD district, and 3) The appearance should be similar to other buildings along this portion of South 10th Street. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opened a public hearing to a Conditional Use Permit application submitted by Dawn McGauley, 1031 N. 28th Street, Blair, Nebraska to continue the use of a licensed daycare with a maximum of 12 children on Lot 2, Block 12, Larsen Heights Second Addition, City of Blair, Washington County, Nebraska, (1031 N. 28th Street) for 10 years. Community Development Director Beiermann stated the current zoning district is RM - Residential Medium Density District, which requires a conditional use permit. This daycare has been in use since 2007 and is now required to obtain a conditional use permit. The hours are from 6 a.m. to 6 p.m., Monday through Friday. The applicant is currently working with DHHS on licensing. Three e-mails of support have been received and were included in your packets. Commission members Rador and Schroeter questioned the capacity of children and if she has had any complaints lodged against her or by the state. Dawn McGauley, 1031 N 28th Street, stated she is currently licensed for ten (10) kids. She is asking for twelve (12), so she does not need to split up children within the same family. Dawn stated she has had no complaints lodged against her personally or by the state. Jessica Johnson, 408 E Baronage Drive, spoke about the conditional use permit being granted due to the limitations for current daycare. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Jim Pounds to recommend approval of the Conditional Use Permit application submitted by Dawn McGauley as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opened a public hearing to consider a Preliminary Plat application submitted Nielsen Homes and Development, 1730 State Street, Blair, Nebraska, for The Edge Business Park, Lots 1 and 2, being a platting of Tax Lot 276 in the SW ¼ of the SE ¼ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW ¼ of the NE ¼ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska. Community Development Director Beiermann stated this over two different tax lots. The current zone is OPD - Office Park District. There are no plans to change the zoning district. There are presently no city utilities, but they will be added as the plats develop. There are no city streets. This preliminary plat meets the City of Blair subdivision requirements. Lots 1 & 2 will be accessed from 10th Street for any driveways. Part of the subdivision is in the 500-year flood plain, although it does not hinder construction. Janet Nielsen 13476 Spring Ridge Loop was present. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Melanie Kaeding, second by Kiley Huber to recommend approval of the Preliminary Plat application submitted Nielsen Homes and

Development as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opened a public hearing to consider a Preliminary Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1 - 4, being a platting of Tax Lots 16 and 17, located in the East 1/2 of the Northeast 1/4 of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska. Community Development Director Beiermann stated Zoning is currently AGG - Agriculture. A future zoning change will require a change to A/CH - Highway Commercial and is in our two-mile ETJ. The septic system will be private per the State of Nebraska regulations. There are presently no city utilities. The septic system will be private, per the State of Nebraska regulations. The water system will be private but connected to the City of Blair water system. There are no city streets. This preliminary plat meets the City of Blair subdivision requirements with the exception of two items: a thirty-three (33) foot dedicated right-of-way on County Road P26, which will be added to the final plat, and a corrected legal description. Lot One will be designated as a camping area, and the applicant wants to leave as many trees as possible for this development. If the preliminary plat is approved by the city council, then we will ask for a zoning change for this area to permit the storage facility on the second lot. John Henton, Jr 9505 Co Rd 29, proposes camping for specialized workers who travel with their campers. I am speaking of workers who come to town to work at Cargill, OPPD or medical workers. We are not looking for this to be a recreational campground. The house will stay and possibly have a manager living there. Mr. Henton stated that since they own Green Roof Storage, they are asked frequently if they have storage space for an RV. This storage facility will be for RV indoor storage along with self-storage. Commission member Boswell questioned if there would be a time limit for the campers. Mr. Henton stated he would not want people to winter at the campground. Chris Foley, 12862 Co Rd P26 has concerns about safety at the intersections of S. Hwy 30 and State Hwy 133. Does not have an issue with the campground or storage, only traffic. Patti Anne Belitz, 12936 Co Rd P26, also has concerns about intersection traffic and concerns about usage of the property, along with drainage concerns and criminal activity. Kristina Barta, 12861 Co Rd 26, also has concerns about traffic, drainage, and questions about the current conditional use permit for the grinding. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Melanie Kaeding, second by Travis Radnor to recommend approval of the Preliminary Plat application submitted by Donna & John Henton, Co-Trustees as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Report from staff. City Administrator Green stated there is certain land development which is allowed from an administrative standpoint and does not necessarily need to go before the Planning Commission and then City Council. For example, there is an administrative two-lot replat which is an adjustment to the lot line between the two lots which does not go before the Planning Commission or City Council. This procedure does not have the added expense. Green questioned whether the Planning Commission would be open to the

addition to the zoning regulations, which would allow staff to process two-tax lots to a one-step platting process, with no new streets and no new infrastructure administratively. All Planning Commission members agreed to the new zoning addition.

Agenda Item #10 – Motion by Ryan Schroeter, second by Melanie Kaeding to adjourn the meeting at 8:17pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary