

PLANNING COMMISSION

Meeting of December 5, 2017

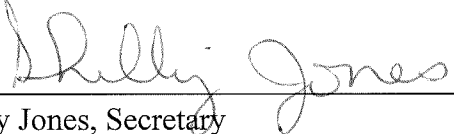
Chairman Boettcher called the Blair Planning Commission to order at 7:00 P.M. Members present were Boettcher, Boesiger, Cook, Hansen, Heinrich, Neef and Peleska. Others present were City Assistant City Administrator Green and City Attorney Solomon. Members absent: Henton and Tichota.

Agenda Item #2 – Motion by Boesiger, second by Peleska to approve the minutes of the November 7, 2017 meeting as presented. All members present voted Aye. Chairman Boettcher declared the motion carried.

Agenda Item #3 – Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Casey Sok, 8870 Co Rd P35, Blair, to use the accessory building on the property to operate a farm equipment structural repair and fabrication business (welding). Home on property will continue to be used as the primary residence for the owner/operator. All on Tax Lot 13 Section 30, Township 18, Range 12, (8870 Co Rd P35), Washington County, Nebraska for thirty (30) years or until the property is sold. Assistant City Administrator Green stated the zoning is AGG – Agricultural District. “Farm equipment service and repair” is an Excepted Use, and requires a Conditional Use Permit. This business will focus on welding repair and fabrication of farm equipment. This zoning use is not the same as a commercial welding business. The zoning regulations allow: “One on-premises ground sign or wall sign per frontage not exceeding thirty-two square feet in area announcing the business or activity being conducted on the premises.” A replacement accessory structure is planned to be constructed. The requested period is thirty (30) years or until the property is sold. With this language, the Conditional Use Permit would not run with the property. Commission member Cook voiced concerns for front yard setbacks from a paved county road, the possibility for other buildings on the property, will there be outside storage, any signage and driveway issues. Green stated for this zoning area the number of buildings are not regulated, however there could be limits set forth with this conditional use permit. Commission member Boesiger question the customer parking. Casey Sok, 8870 Co Rd P35 stated the proposed building will be 40’ x 60’ to replace the existing 30’ x 40’ building which is currently thirty-five years old with a dirt floor, eight foot ceiling and very little electricity. Mr. Sok’s plans are to pour a concrete driveway to the twenty foot opening of the new building with the attached carport as parking. Mr. Sok stated he plans to open up the driveway more, being the existing is so small, to make it more accessible. Mr. Sok stated signage would be of a minimum, possibly a small sign above the door with the company name. Mr. Sok spoke of having no other plans for other buildings on the property because of the terrain. John Proksel, 8876 Co Rd 35 spoke in favor of the conditional use permit for Casey Sok. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Cook, second by Peleska, to recommend approval of the Conditional Use Permit submitted by Casey Sok for thirty (30) years with one (1) 40’ x 60’ building with the following stipulations: 1) 50’ setback from the property line or 90’ to the center of the road, whichever is greater, 2) Signage which meets City requirements be non-illuminated, 3) No outside storage and 4) Limit one (1) building for this conditional use permit. Motion by Boesiger, second by Hansen to amend the motion by removing the 90’ stipulation and replacing with the City’s current 50’ setback as required by the current zoning code requirement. Commission members voting on the amendment to the original motion, Boettcher, Boesiger, Hansen, Heinrich, Neef and Peleska voting Aye. Vice Chairman Cook voting Nay. Commission members voting on the original motion with the amendment, Boettcher, Boesiger, Hansen, Heinrich, Neef and Peleska voting Aye. Vice Chairman Cook voting Nay. Chairman Boettcher declared the motion carried as amended.

Chairman Boettcher reported the annual letter from Gary & Diane Wehrli regarding their conditional use permit confirming a family member still resides in the second residence on Tax Lot 40, Section 9, Township 18, Range 11E, Washington County, Nebraska was received. Motion by Boesiger, second by Peleska to receive and place on file the letter. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Motion by Boesiger, second by Heinrich to adjourn the meeting at 7:50 P.M. All members present voted Aye. Chairman Boettcher declared the meeting adjourned.



Shelly Jones, Secretary