

PLANNING COMMISSION

Meeting of April 3, 2018

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

Agenda Item #2 – Motion by Boesiger, second by Peleska to approve the minutes of the March 6, 2018 meeting as presented. All Commission members present voted Aye. Chairman Boettcher declared the motion carried.

Agenda Item #3 – Chairman Boettcher opens a public hearing to consider a Rezoning application submitted by Melvin Sudbeck Homes, Inc, 16255 Woodland Dr, Omaha, NE 68136, for Tax Lots 78 and 75, and East ½ of Vacated Alley adjacent thereto all in Section 13, Township 18 North, Range 11 East of the 6th P.M., Blair City, Washington County, Nebraska to rezone from RL-Residential Low Density District to RML-Multi-Family Residential Low Density District. Assistant Administrator Green stated the current zoning on Tax Lots 75 & 78 is RL – Residential Low Density District. Adjacent parcel to the east is zoned RML – Multi-family Residential Low Density District. So are two other tax lot parcels along Wilbur Street. The end desire is to plat the two large tax lots as a 55-lot subdivision. Green noted the purpose for this zoning change is the developer would like denser lots. Although there are some lots in this area which might be large enough to utilize multi-family uses. Don Heine, 10836 Old Mill Rd, Omaha, with TD2 Engineering and Surveying, representing the applicant, was present to answer questions. Jim Jirousek, 1110 S 16th Street, spoke of concerns for utilities repair, will access be available and how long will the development of land take due to the noise associated with this process. Assistant City Administrator Green stated the city has an easement for all utilities. Frank Wilkins, 1350 S 16th Street, spoke of concerns for the possibility of apartments being allowed with this zoning change. City Administrator Storm stated the planning commission of today can not commit to what the planning commission of the future may or may not approve. Mary Ulander, 1501 Oak Drive, was unable to attend the previous meeting and wanted to state her concerns for congested traffic in this area. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Schank, second by Boesiger, to recommend approval of the Rezoning application submitted by Melvin Sudbeck Homes, Inc. as presented. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Agenda Item #4 – Chairman Boettcher opens a public hearing to consider a consider a PUD-1 application submitted by Melvin Sudbeck Homes, Inc, 16255 Woodland Dr, Omaha, NE 68136, for a PUD-1 (General PUD) overlay district located on Tax Lots 78 and 79 and East ½ of Vacated Alley adjacent thereto all in Section 13, Township 18 North, Range 11 East of the 6th P.M., Blair City, Washington County, Nebraska. Assistant City Administrator Green stated the purpose of the PUD-1 is to allow greater density of lots with minimum lot sizes while maintaining sufficient buildable area for single-family houses in the \$250,000 - \$350,000 price range. Reduced side yard setbacks from seven feet to five feet. Reduced second front yard setbacks from twenty feet to ten feet. The developer has agreed to modify the submitted phasing plan by increasing Phase One from fifteen initial lots to eighteen lots (Lots 17-32 and Lots 40-41). The timing of the phases will be based on demand/build out of homes within each phase to provide ample construction sites as homes are brought on line. Green showed the Commission, thru a power point presentation, how grading will be done for each phase. Commission member Heinrich questioned the old farmhouse still on the property and the danger it may pose for children. Don Heine, 10836 Old Mill Rd, Omaha, with TD2 Engineering and Surveying, representing the applicant, stated the developer will be cleaning out the dilapidated building and undergrowth to make it a nicer area while leaving the bigger trees for as long as possible. When development of the lots begins erosion will be dealt with on a lot level basis. Jim Jirousek, 1110 S 16th Street, questioned will there be sidewalks in this development. Green stated for every house built there will be a sidewalk. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Boesiger, second by Heinrich, to recommend approval of the PUD-1

application submitted by Melvin Sudbeck Homes, Inc. All Commission members present voting Aye. Chairman Boettcher declared the motion carried as amended.


Agenda item #5 – Chairman Boettcher opens a public hearing to consider a Final Plat application submitted by Melvin Sudbeck Homes, Inc, 16255 Woodland Dr, Omaha, NE, 68136, for Northern View Addition, Lots 1 thru 55 inclusive, being a platting of Tax Lot 78 and 79 and East ½ of Vacated Alley adjacent thereto in Section 13, Township 18 North, Range 11 East of the 6th P.M., Blair City, Washington County, Nebraska. Assistant Administrator Green stated the zoning is RML – Residential Multi-Family Low Density District. The subdivision consists of 55 lots. The Outlot and one substandard lot from the preliminary plat have been removed. The entire 55 lots are being platted, but the public infrastructure will be installed in phases. Phase One will consist of 18 lots. Green stated when reviewing the preliminary plat there were concerns for storm water runoff. He stated there will be seven different locations for storm water pickup throughout this subdivision. The concept Green showed the planning commission is only a preliminary concept because an engineering firm will be hired to do the final design for each phase of this development. This was designed on a 100-year capture. Don Heine, 10836 Old Mill Rd, Omaha, with TD2 Engineering and Surveying, representing the applicant, was present to answer questions. Commission members Cook and Boesiger spoke of concerns for tree removal, keeping the dust to a minimum once grading has started and will sidewalks extend to Wilbur Street. Mr. Heine stated the trees will be removed as the lots sell along with any dead trees for each phase of the development. Phase four being the last phase of the development. Once areas are final graded, construction erosion control is required for both wind and water. Charlie Rohlffing, 1270 S 16th St., voiced concerns over grading and losing his hill which abuts to the new subdivision. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Cook, second by Schank, to recommend approval of the Final Plat application submitted by Melvin Sudbeck Homes, Inc. with the stipulation there is a formal agreement between the developer and the City regarding the installation of sidewalks along S 14th Ave. and Tax Lots 72 and 75. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Agenda item #6 – Chairman Boettcher opens a public hearing to consider an Ordinance updating the Future Land Use Map in the Dana Campus area, which was incorporated in the Comprehensive Development Plan adopted in October 2015, by changing Tax Lot 540, Section 11, Township 18 North, Range 11 East, of the 6th P.M., Blair City, Washington County, Nebraska, from “Parks and Recreation” to “Public/Quasi-Public”. Assistant Administrator Green stated the last Comprehensive Plan for the City of Blair was adopted in October 2015. The Future Land Use Map adopted at that time showed all the former Dana College Campus area as “Public/Quasi-Public”, except for the baseball fields and Tax Lot 540, the site of the former soccer field, which were shown as “Parks and Recreation”. Since Tax Lot 540 is no longer planned to be used for recreational purposes, it should be reflected on the Future Land Use Map as “Public/Quasi-Public”, in conjunction with the rest of the former Dana Campus. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Henton, second by Hansen, to recommend approval of the Ordinance updating the Future Land Use Map in the Dana Campus area as presented. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Agenda item #7 – Chairman Boettcher opens a public hearing to consider a Preliminary Plat application submitted by Angels Share, 5060 Dodge St, Ste 2001, Omaha, NE 68132, for Transformation Hill Addition, Lots 1–15, being a platting of all of Tax Lots 38, 39, 63, 74, 75, 76, 77, 83, 84, 85, 91, 100, 101, 162, 199, and the southeast Quarter of the northeast Quarter (SE 1/4 NE 1/4) in Section 10; Tax Lots 363, 364, 410, 423, 424, 425, 539, 540, 542, in Section 11; all in Township 18 North, Range 11 East, of the 6th P.M., Blair City, Washington County, Nebraska. Assistant Administrator Green stated the City of Blair has been working with the new owner of the former Dana Campus to plat the entire campus. The current zoning is RM – Residential Medium Density. A City-Initiated PUD-1 was approved by the City Council last month. This preliminary plat shows 15 lots. One lot will not be included in the final plat, as it will continue to be used for agriculture only. Two lots are shown as large single lots, but different developers are working on final plans, to be included in the final plat, for residential housing on these lots. Green

reviewed the preliminary plat overlay on an aerial view thru a power point presentation and explained each lot. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Hansen, second by Peleska, to recommend approval of the Preliminary Plat application submitted by Angels Share as presented. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Motion by Heinrich, second by Cook to adjourn the meeting at 8:26 P.M. All members present voted Aye. Chairman Boettcher declared the meeting adjourned.



Shelly Jones, Secretary