



“OPEN MEETINGS ACT”

**Blair City Planning Commission
Blair Council Chambers, 218 S. 16th Street,
TUESDAY, March 6, 2018 – 7:00 P.M.**

A Copy of the “Open Meetings Act” Has Been Posted at Both Exits.

AGENDA

COMMISSION MEMBERS: ROBERT BOETTCHER (CHAIR), DARREL BOESIGER, DOUG COOK, DON HANSEN, MILT HEINRICH, DONNA HENTON, HENRY NEEF, JOE PELESKA, ANDREW SCHANK

TO ALL APPLICANTS AND/OR REPRESENTATIVES:

- ❖ Please attend the meeting to present your case to the Commission. A decision to approve, deny or continue the case for additional information will be made by the Commission on the date of the meeting.
- ❖ The Mayor and City Council will act upon the Commission’s recommendation of the items on this agenda at 7:00 p.m. on **Tuesday, March 13 2018** at the City Council Chambers, 218 S. 16th St., Blair, Nebraska.

COMMISSION ACTION

1. Roll call of members.
2. Approval of minutes from January 2, 2018 meeting.

PUBLIC HEARINGS:

3. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Blair Preschool, PO Box 526, Blair, NE, to operate a quasi-public educational private nonprofit preschool with class size of no more than twenty (20) on Lots 11 & 12 & Part of Vacated Street, Block 42, (141 S 20th St), Blair City, Washington County, Nebraska for five (5) years.
 - a. Review by Assistant City Administrator Green.
 - b. Receive and place on file any comments in writing.
 - c. Comments from the floor.
 - d. Chairman closes the public hearing.
 - e. Motion and second by Commission members to recommend approving/not approving the Conditional Use application as presented.
 - f. Tabulation of vote.
4. Chairman Boettcher opens a public hearing to consider a Preliminary Plat application submitted by Orchard Valley, Inc, 16255 Woodland Dr, Omaha, NE, 68136, for Northern View Addition, Lots 1 thru 54 inclusive and Outlot A, being a platting of Tax Lot 78 and 79 in the SW ¼ of the NW ¼ of Section 13, Township 18 North, Range 11 East of the 6th P.M., Blair City, Washington County, Nebraska.



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 - b. Receive and place on file any comments in writing.
 - c. Comments from the floor.
 - d. Chairman closes the public hearing.
 - e. Motion and second by Commission members to recommend approving/not approving the Preliminary Plat application as presented.
 - f. Tabulation of vote.
5. Chairman Boettcher opens a public hearing to determine whether the real estate described in the 2018 Blight and Substandard Study (part of the former Dana College Campus) should be declared to be substandard and blighted pursuant to the Nebraska Community Development Law.
- a. Review by Assistant City Administrator Green.
 - b. Receive and place on file any comments in writing.
 - c. Comments from the floor.
 - d. Chairman closes the public hearing.
 - e. Motion and second by Commission members to recommend approving/not approving the 2018 Blight and Substandard Study as presented.
 - f. Tabulation of vote.
6. Chairman Boettcher opens a public hearing to consider an Ordinance to amend Section 1003 – SPD PLANNED DEVELOPMENT DISTRICT of the City of Blair Zoning Regulations, revising the provisions authorizing and regulating planned unit developments, and establishing criteria relating to the review of proposed planned unit developments.
- a. Review by Assistant City Administrator Green.
 - b. Receive and place on file any comments in writing.
 - c. Comments from the floor.
 - d. Chairman closes the public hearing.
 - e. Motion and second by Commission members to recommend approving/not approving the Ordinance as presented.
 - f. Tabulation of vote.
7. Chairman Boettcher opens a public hearing to consider a Rezoning application submitted by the City of Blair, 218 S 16th Street, Blair, NE, for a PUD-1 General PUD District overlay located on Tax Lots 38, 39, 63, 74, 75, 76, 77, 83, 84, 85, 91, 100, 101, all in Section 10, Township 18 North, Range 11 East; and on Tax Lots 363, 364, 410, 423, 424, 425, 539, 540, 542, 643, all in Section 11, Township 18 North, Range 11 East, Blair, Washington County, Nebraska.



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- b. Receive and place on file any comments in writing.
- c. Comments from the floor.
- d. Chairman closes the public hearing.
- e. Motion and second by Commission members to recommend approving/not approving the Rezone application as presented.
- f. Tabulation of vote.

CONSIDERATION

REPORT FROM STAFF

ADJOURNMENT

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