



“OPEN MEETINGS ACT”

**Blair City Planning Commission
Blair Council Chambers, 218 S. 16th Street,
TUESDAY, April 3, 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, April 10, 2018** at the City Council Chambers, 218 S. 16th St., Blair, Nebraska.

COMMISSION ACTION

1. Roll call of members.
2. Approval of minutes from March 6, 2018 meeting.

PUBLIC HEARINGS:

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.
 - 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 Rezone application as presented.
 - f. Tabulation of vote.
4. Chairman Boettcher opens a public hearing to 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.



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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 PUD-1 application as presented.
 - f. Tabulation of vote.
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.
- 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 Final Plat application as presented.
 - f. Tabulation of vote.
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”.
- 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 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.



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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.

CONSIDERATION

REPORT FROM STAFF

ADJOURNMENT

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