



“OPEN MEETINGS ACT”

Blair City Planning Commission
Blair Council Chambers, 218 S. 16th Street,
TUESDAY, November 1, 2016 – 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, ROBERT TICHOTA

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, November 8, 2016** at the City Council Chambers, 218 S. 16th St., Blair, Nebraska.

COMMISSION ACTION

1. Roll call of members.
2. Approval of minutes from September 6, 2016 meeting.

PUBLIC HEARINGS:

3. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Brian Schouten & Leslie Vaughn, 3708 Buckthorn Dr, Blair, NE 68008 for renewal to operate an auto repair garage on Oak Park First Addition Lot 1 Block 4, Blair City, Washington County, Nebraska (10249 Cook Dr) for ten (10) 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 Conditional Use Permit application submitted by Julie Flynn, 1256 Adams Street, Blair, Nebraska for renewal of a home occupation to operate a hairdressing/styling salon on Tax Lot 19 in Section 1, Township 18 North, Range 11 East of the 6th P.M. (1256 Adams Street) Washington County, Blair, Nebraska for (10) 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.



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5. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit application submitted by Homeland Real Estate Leasing, LLC, P O Box 70, Blair, Nebraska for renewal to continue use of the residential structure as a three-plex located on the E58’ of Lot 9 and Part of Vacated Street, Block 10, Dexter’s First Addition (2142 Nebraska Street), Blair, Nebraska for (99) 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.

6. Chairman Boettcher opens a public hearing to Consider an Ordinance to amend the following sections in the City of Blair Zoning Regulations: Section 802.02 – CCB District Permitted Uses by deleting Civic, social and fraternal associations; Recreation centers, indoor only; and Theaters, auditoriums, and assembly rooms uses; Section 802.04 – CCB District Exceptions by adding Assembly uses, such as Civic, social and fraternal associations; Churches and other religious institutions; Recreation centers, indoor only; Theaters, auditoriums, and assembly rooms; and Automotive, residential or commercial glass shop.
 - 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.

CONSIDERATION

REPORT FROM STAFF

ADJOURNMENT

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