



## “OPEN MEETINGS ACT”

**Blair City Planning Commission  
Blair Council Chambers, 218 S. 16<sup>th</sup> Street,  
TUESDAY, February 7, 2017 – 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**

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#### **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, February 14, 2017** at the City Council Chambers, 218 S. 16<sup>th</sup> St., Blair, Nebraska.

### **COMMISSION ACTION**

1. Roll call of members.
2. Election of Chairman and Vice Chairman for 2017
3. Approval of minutes from January 3, 2017 meeting.

### **PUBLIC HEARINGS:**

4. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Paul Kult, 1917 Butler Ave, Blair, Nebraska for a 12 x 20 accessory structure and a 10 x 12 accessory structure on a lot where a primary structure is prohibited, on Neffs Addition Lots 1-4 & Vacated Alley Less Highway Right Of Way Block 2, Blair City, Washington County, Nebraska, for the life of the accessory structure. *(This item was postponed by the Planning Commission from the Meeting on January 3, 2017)*
  - 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.
5. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit application submitted by Creekside Bed & Breakfast, 675 N 24th St, Blair, NE to establish a new Bed & Breakfast (Boarding and rooming house) with one (1) guest room on Tax Lot 430, Section 11, Township 18, Range 11, (675 N 24th Street), Blair City, Washington County, Nebraska for five (5) years.



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- 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 a Conditional Use Permit application submitted by Tim Smith, 6527 Co Rd P35, Blair, NE for an automotive, residential or commercial glass shop, and a residence on the second floor, on Part of Lot 1 & E51' of Lot 2 Block 40, (1909 Front Street), Blair City, Washington County, Nebraska for fifteen (15) 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.
7. Chairman Boettcher opens a public hearing to consider a an Ordinance to amend the following section in the City of Blair Zoning Regulations: Section 1103.02 – ACCESSORY BUILDINGS, SIZE LIMITATIONS to allow lots of at least 10 acres with grandfathered accessory buildings which existed prior to 2001 to replace them with similar-sized accessory buildings.
- 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**

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