



“OPEN MEETINGS ACT”

**Blair City Planning Commission
Blair Council Chambers, 218 S. 16th Street,
TUESDAY, November 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

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 14, 2017** at the City Council Chambers, 218 S. 16th St., Blair, Nebraska.

COMMISSION ACTION

1. Roll call of members.
2. Approval of minutes from October 3, 2017 meeting.

PUBLIC HEARINGS:

3. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Shepherd’s Village, 2290 Wright Street, Blair, for a renewal of a brick ground sign located on part of Lot 1, Block 2 Hospital Park Addition (2290 Wright Street), Blair City, Washington County, Nebraska for the life of the structure.
 - 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 Permit application as presented.
 - f. Tabulation of vote.
4. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Kory & Christen Deming, 1121 N 26th Ave., Blair, NE 68008 to construct an accessory building in the front yard on Lot 3, Possum Ridge, (10815 Co Rd 27), Washington County, Nebraska, for the life of the structure.
 - 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



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- approving the Conditional Use Permit as presented.
 - f. Tabulation of vote.
5. Chairman Boettcher opens a public hearing to consider a Final Plat application submitted by Michael Schnuelle, Sr., 12790 Co Rd P26, Blair, NE, for CMH Addition, Lots 1-2, being a platting of Tax Lots 66 & 67, Section 26, Township 18 North, Range 11 East of the 6th P.M., 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 a Rezoning application submitted by Michael Schnuelle, Sr, 12790 Co Rd P26, Blair, for Lots 1 & 2, CMH Addition, Washington County, Nebraska to rezone from AGG-General Agricultural District to RRE-Rural Residential Estates.
 - 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.
7. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Hipnar Properties, 925 Iowa St, Blair, for a renewal for seventeen (17) Indoor Storage units and one (1) two bay shop with an office on Tax Lots 126 & 155 Section 12, Township 18, Range 11, Blair City, Washington County, Nebraska for fifty (50) 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 Permit application as presented.
 - f. Tabulation of vote.



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8. Chairman Boettcher opens a public hearing to consider a Nonconforming Use Limited extension application submitted by Bear Homes, 601 N 108th Cir, Omaha, NE 68154 to continue use as a multi-family rental property on Tax Lots 12 & 13, Block 39, Blair City, Washington, County, Nebraska for ninety-nine (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 Nonconforming Use Limited extension application as presented.
 - f. Tabulation of vote.

CONSIDERATION

REPORT FROM STAFF

ADJOURNMENT

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