



## “OPEN MEETINGS ACT”

**Blair City Planning Commission  
Blair Council Chambers, 218 S. 16<sup>th</sup> Street,  
TUESDAY, September 7, 2010 – 7:00 P.M.**

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

## **AGENDA**

**COMMISSION MEMBERS: BRAD ANDERSEN (CHAIR), ROBERT BOETTCHER, DOUG COOK, NATE DOUGHERTY, DON HANSEN, ROBERT KROGH, JOE PELESKA, KENNETH RHOADES, ROBERT TICHOTA**

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### **TO ALL APPLICANTS AND/OR REPRESENTATIVES:**

- I. 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.
- II. 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, September 14, 2010 at the City Council Chambers, 218 S. 16<sup>th</sup> St., Blair, Nebraska.

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## **COMMISSION ACTION**

1. Roll call of members.
2. Approval of minutes from August 3, 2010 meeting.

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## **PUBLIC HEARINGS:**

3. Chairman Andersen opens a Public Hearing to consider a conditional use permit for Duane Moffatt, 4701 Country Lane, Blair, NE 68008 to operate office space and upholstery shop on Lots 21-23, Block 17, Blair City, Washington County, Nebraska (1440 State Street) for ten (10) years.
  - a. Review by Assistant City Administrator Green/Duane Moffatt.
  - b. Comments from the floor or in writing.
  - c. Chairman closes the public hearing.
  - d. Motion and second by Commission to approve/not approve the conditional use permit for Duane Moffatt for \_\_\_\_\_ year(s).
  - e. Tabulation of vote.
4. Chairman Andersen opens a Public Hearing to Consider a conditional use permit for First Lutheran Church, 2146 Wright Street, Blair, NE 68008 to construct a free standing masonry wall and columbarium on Lots 3 & 4, Block 1, Hospital Park Addition, Blair City, Washington County, Nebraska (2146 Wright Street) for (30) years.



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- a. Review by Assistant City Administrator Green/Milt Heinrich.
  - b. Comments from the floor or in writing.
  - c. Chairman closes the public hearing.
  - d. Motion and second by Commission to approve/not approve the conditional use permit for First Lutheran Church for \_\_\_\_\_ year(s).
  - e. Tabulation of vote.
5. Chairman Andersen opens a Public Hearing to consider an Ordinance amending Section 303.01 DEFINITIONS, (152) STRUCTURES of the City of Blair Zoning Regulations adding retaining walls to the list of items permanently attached to the ground that are not considered structures; adding (125.5) RETAINING WALL definition; and amending Section 1102 FENCES, WALLS AND HEDGES of the City of Blair Zoning Regulations by adding RETAINING WALLS to the section title and specifying requirements for retaining walls with a height greater than four (4) feet.
- a. Review by Assistant City Administrator Green.
  - b. Comments from the floor or in writing.
  - c. Chairman closes the public hearing.
  - d. Motion and second by Commission to approve/not approve the Ordinance as presented.
  - e. Tabulation of vote.
6. Chairman Andersen opens a Public Hearing to consider an Ordinance amending Section 801.02 PERMITTED PRINCIPAL USES AND STRUCTURES of the City of Blair Zoning Regulations for A/CH – Agricultural/Highway Commercial District by adding Medical, Dental or Health Clinic to the list of permitted uses within A/CH districts and amending Section 801.14 SCREENING REQUIREMENTS of the City of Blair Zoning Regulations for A/CH – Agricultural/Highway Commercial District clarifying that screening requirements between A/CH districts and any residential district shall not be required where 1) the wall of any building is located a minimum of five (5) feet from the set back requirement line within the A/CH district, and 2) there are no windows or other openings except for doors for emergency purposes only.
- a. Review by Assistant City Administrator Green.
  - b. Comments from the floor or in writing.
  - c. Chairman closes the public hearing.
  - d. Motion and second by Commission to approve/not approve the Ordinance as presented.
  - e. Tabulation of vote.

**REPORT FROM STAFF**

Non-conforming use limited extension application submitted by Blair Telephone Company, to continue operation of their existing communications tower for (20) years was tabled until the September 14, 2010 Council meeting.



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Replat application submitted by Richard D. Wiese, Jr. and Patricia L. Wiese, for Lots 4 and 5 of Pounds Subdivision was approved as presented.

Conditional Use Permit application submitted by Sid Dillon Chevrolet Blair to operate a Repair Garage for hail damage repair for (1) year was approved.

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