

## PLANNING COMMISSION

Meeting of May 1, 2018

Vice Chairman Cook called the Blair Planning Commission to order at 7:00 P.M. Members present were Cook, Hansen, Heinrich, Henton, Neef, Peleska and Schank. Members absent were Boettcher and Boesiger. Others present were City Administrator Storm, Assistant City Administrator Green and City Attorney Solomon.

Agenda Item #2 – Motion by Peleska, second by Hansen to approve the minutes of the April 3, 2018 meeting as presented. All Commission members present voted Aye. Vice Chairman Cook declared the motion carried.

Agenda Item #3 – Vice Chairman Cook opens a public hearing to consider a Conditional Use Permit submitted by Ag-Land Investments, LTD, 953 Westridge Dr., Blair, NE, for mini-storage inside older block building and new building, as well as outdoor storage of campers and boats but no construction equipment, all on Lot 11 less W 6.1' & Lot 12 & part of vacated Grant Street, Block 83 (245 S 10th St), Blair City, Nebraska, for ten (10) years. Assistant Administrator Green stated the current zoning is A/CH – Agricultural / Highway Commercial District and “Mini-storage” inside the existing building and “outdoor storage in the yard for campers, boats” require a conditional use permit. No items should be stored outside that are not designed to be stored outside. No junk or wrecked vehicles. Because the entire parking surface is already rock, a storm water management plan is not required. Drainage from the new building should run to 10th Street. Carl Lorenzen, 953 Westridge Drive, the applicant, stated the building will be guttered with a 24” overhang on each side, which will drain to 10<sup>th</sup> Street. Pat Thompson, 1333 South Street, spoke of concerns of water runoff from the northwest corner of the property but was not opposed to the conditional use permit. There were no other comments from the floor or in writing. Vice Chairman Cook closed the public hearing. Motion by Schank, second by Heinrich, to recommend approval of the Conditional Use Permit submitted by Ag-Land Investments, LTD for ten (10) years with the stipulations the fence be slatted on the south property line and two-inch diameter trees be planted every twenty feet as minimum landscape. Commission members voting Aye: Cook, Hansen, Heinrich, Henton, Peleska and Schank. Commission members voting Nay: Neef. Vice Chairman Cook declared the motion carried. Green asked the Commissioner voting nay if he would explain to fully inform the City Council. Commission member Neef stated he doesn't agree with the commission dictating to the property owner how to landscape the property


Agenda Item #4 – Vice Chairman Cook opens a public hearing to consider a Rezone application submitted by WP, LLC, 2171 S Hwy 30, Blair, NE 68008, for Tax Lot 83, in Section 23, Township 18 North, Range 11 East of the 6th P.M., (2270 S Hwy 30), Blair City, Washington County, Nebraska, to rezone from RM-Residential Medium Density District to A/CH-Agricultural/Highway Commercial District. Assistant City Administrator Green stated the current zoning is RM – Residential Medium Density. The requested zoning is A/CH - Agricultural/Highway Commercial District, which is similar to most of the surrounding area. One residential property still exists on the top, northeast side of the hill. The ultimate desire of the property owner (Woodhouse) is to remove the existing house and construct a building to be used by their drivers. Access to the property is through the Woodhouse Ford driveway. Michael O'Malley, 1987 Kellie Dr., spoke of concerns the zoning change would encroach onto his property. City Administrator Storm assured Mr. O'Malley, only 2270 S. Hwy 30 will be affected by the zoning change. There were no other comments from the floor or in writing. Vice Chairman Cook closed the public hearing. Motion by Heinrich, second by Peleska, to recommend approval of the Rezone application submitted by WP, LLC as presented. All Commission members present voted Aye. Vice Chairman Cook declared the motion carried.

Agenda item #5 – Vice Chairman Cook opens a public hearing to consider a Final 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, 100,101,199, and the southeast Quarter of the northeast Quarter (SE 1/4 NE 1/4) in Section 10; Tax Lots 363,364,410,423, 424,539, 540,542,643 in Section 11; all

in Township 18 North, Range 11 East of the 6th P.M., Blair City, Washington County, Nebraska. Assistant Administrator Green stated the zoning is RM – Residential Medium Density District. A City-Initiated General PUD-1 was approved by the City Council on 3/13/18, allowing a variety of public/quasi-public, single family / multi-family residential, educational, and limited commercial uses. The subdivision name is Transformation Hill Addition, consists of 57 lots, with two large areas (Lots 12-26, and Lots 28-57) for residential development. Green stated one thing which is different from the preliminary plat is the lot numbers. Angels share will be maintaining ownership of many of the lots on the main campus but will be selling off the two larger lots for residential development. It seemed logical to have the lots numbered sequentially so ownership owned blocks of numbers opposed to numbers being scattered. Green also stated Argo Hall, Elkhorn Hall and Omaha Village are potentially going to be torn down because of their condition and there being asbestos in the building. The southern area of this final plat had potential for a roundabout. Final review of the plat showed there to be not enough information for a decent design. There is potential for a roundabout in the future. City Administrator Storm stated on the final plat, lot #17, currently where Omaha Village apartments are, the developer is looking to build condos more designed for residents fifty-five years and older. Krejci Boulevard planned development is to create thirty single family residential lots for Workforce Housing which would be in the \$200,000 range. Commission member Neef express his displeasure with the differences from the preliminary plat to the final plat. Bob Schoby, 2924 Westridge Drive, questioned the lot sizes on Krejci Blvd and College Drive. Neil Smith, 1040 Stonecreek Drive, cautioned moving too fast because final decision can't be taken back. There were no other comments from the floor or in writing. Vice Chairman Cook closed the public hearing. Motion by Heinrich, second by Hansen, to recommend approval of the Final Plat application submitted by Angels Share as presented. Commission members voting Aye: Cook, Hansen, Heinrich, Henton, and Schank. Commission members voting Nay: Neef. Commission Members abstain: Peleska. Vice Chairman Cook declared the motion carried. Green asked the commissioners who voting nay and abstain if they would explain to fully inform the City Council. Commission member Neef and Peleska expressed their displeasure with the differences from the preliminary plat to the final plat.

Agenda item #6 – Vice Chairman Cook opens a public hearing to consider an Ordinance updating the Future Land Use Map for Lots 11 – 26, Transformation Hill Addition, from “Public/Quasi-Public” to “Residential – Multifamily”; for Lots 28 – 57, Transformation Hill Addition, from “Public/Quasi-Public” to “Residential – Single Family”; and for Lots 1 – 10, Crowell Addition, from “Public/Quasi-Public” to “Residential – Single Family”, all in Blair City, Washington County, Nebraska. There were no other comments from the floor or in writing. Vice Chairman Cook closed the public hearing. Motion by Henton, second by Schank, to recommend approval of the Ordinance updating the Future Land Use Map with Transformation Hill Addition and Crowell Addition as presented. All Commission members present voting Aye. Vice Chairman Cook declared the motion carried.

Motion by Neef, second by Heinrich to adjourn the meeting at 8:36 P.M. All members present voted Aye. Vice Chairman Cook declared the meeting adjourned.

  
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Shelly Jones, Secretary