



“OPEN MEETINGS ACT”

**Blair City Planning Commission
Blair Council Chambers, 218 S. 16th Street,
TUESDAY, April 2, 2019 – 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, ANDREW SCHANK

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, April 9, 2019** at the City Council Chambers, 218 S. 16th St., Blair, Nebraska.

COMMISSION ACTION

1. Roll call of members.
2. Election of Chairman and Vice Chairman for 2019
3. Approval of minutes from February 5, 2019 meeting.

PUBLIC HEARINGS:

4. Chairman Boettcher opens a public hearing to consider a Conditional Use Permit renewal submitted by Donna Jones, 594 S. 17th Street, Blair, NE to continue operation of a Home Occupation for a single station hair salon on the South 91.6' of Lots 3 & 4, Block 12, (594 S. 17th Street) Blair City, Washington County Nebraska 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 Permit application as presented.
 - f. Tabulation of vote.
5. Chairman Boettcher opens a public hearing to consider a Nonconforming Uses Limited Extension application submitted by Steven Saal, 12060 Jackson St, Omaha, NE 68154, for continuation of mini-storage units for thirty (30) years. Applicant would like to pursue an overlay district to allow mini-storage units as a permitted right. Located on the West 90' of Lots 1-3, Jensens Addition & 10' of Vacated 20th Street (230 N 20th Street) Blair, Washington County, Nebraska.
 - a. Review by Assistant City Administrator Green.
 - b. Receive and place on file any comments in writing.



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- 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 Uses Limited Extension application as presented.
 - f. Tabulation of vote.
6. Chairman Boettcher opens a public hearing to consider a Nonconforming Uses Limited Extension application submitted by John Kobs, 7288 Co Rd 33, Blair, NE and Steven Kobs, 209 N Morton St, Eustis, NE 69028, for six (6) existing structures along Co Rd 33 that do not meet setback requirements. Future platting may put some structures into the new public right of way, all on Tax Lot 13, Section 36, Township 18 North, Range 11 East, of the 6th P.M., Washington County, Nebraska until removed or damaged fifty-one (51) percent or more.
- 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 Uses Limited Extension application as presented.
 - f. Tabulation of vote.
7. Chairman Boettcher opens a public hearing to consider a Preliminary Plat application submitted by John Kobs, 7288 Co Rd 33, Blair, NE and Steven Kobs, 209 N Morton St, Eustis, NE 69028, for Hidden Fawn Acres Subdivision, Lots 1 – 6, being a platting of part of the NW ¼ of the NW ¼ and the South ½ of the NW ¼ of Section 36, 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 Preliminary Plat application as presented.
 - f. Tabulation of vote.

CONSIDERATION

REPORT FROM STAFF

ADJOURNMENT

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