

PLANNING COMMISSION

Meeting of June 6, 2017

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

Agenda Item #2 – Motion by Heinrich, second by Tichota to approve the minutes of the April 4, 2017 meeting as presented. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Agenda Item #3 – Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by Timothy Hirschert, 211 N 11th St, Ft. Calhoun, Nebraska for a repair garage, on Part Of Lots 6-9 Unit 1, 13th Addition, (554 S 13th Street), Blair City, Washington County, Nebraska, for thirty (30) years. Assistant City Administrator Green stated the zoning in this area is A/CH – Agricultural / Commercial Highway District. In A/CH a “Repair garage” use is an Excepted Use and requires a Conditional Use Permit. In A/ML – Agricultural / Light Industrial Districts, a “Repair garage” use is a Permitted Use (allowed by right). Because the City’s Zoning Regulations include “Repair garage” use in A/CH, the clear assumption is that some locations in A/CH are appropriate for this use. That does not imply that ALL locations in A/CH are appropriate for this use. This location fronts south Hwy 30. Because “Repair garage” use is susceptible to complaints due to excessive cars and junk cars, allowing this use in such an important area must be carefully considered. This request is for thirty (30) years. Many new uses are for two to five years, or longer if required for a construction loan. Assistant City Administrator Green mentioned section 801.12 – Repair Garage Requirements from the zoning book to the commissioners as a reference for screening. Green asked the commission to consider the following items: 1) Should Design Standards be required for the building façade facing the public, and approved as part of the conditional use permit, 2) Should the application be tabled until a detailed plot plan is presented, 3) Hard surfacing is required for all required off-street parking (number depends upon final size of the facility, and 4) Should the Conditional Use Permit require that all surfacing used for vehicle, equipment and supply storage be hard surfaced or at least recycled asphalt. Motion by Heinrich, second by Boesiger, to receive and place on file the e-mail submitted by Commission member Doug Cook. All commission members present voting Aye. Chairman Boettcher declared the motion carried. Timothy Hirschert explained to the board his preferences for the new building. Mr. Hirschert would like the bays to face south, will have landscaping, building will be earth tone in color, hours of operation and have an 8’ black slatted fence to screen any cars awaiting repair. Andrew Schank, 2025 Colfax St. and Scott Lucht, 1529 South St., Blair both spoke in favor of the new repair garage. Commission members Boettcher, Boesiger and Neef questioned if Mr. Hirschert would consider facing the building with the bays opening to the east, easement issues with the driveway for semi trucks parking to the north of the Super 8 Motel and is financing contingent on getting the conditional use permit. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Boesiger, second by Tichota, to table this item until the next regular meeting of July 5, 2017 to allow the applicant to present a better detailed drawing and outline for the proposed building. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

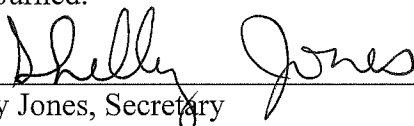
Agenda Item #4 - Chairman Boettcher opens a public hearing to consider an Ordinance amending the City of Blair Zoning Ordinance Sections 701, 702, 703, 704, 705, 801, 804, 805, 902 removing the distance requirement between structures in RRE, RL, RM, RML, RMH, A/CH, CL, OPD and A/MH Districts. Assistant City Administrator Green stated the current zoning regulations require a minimum 10’ separation between structures. From what we can determine, the requirement was originally applied to ensure fire safety (stop the spread of fires) and to ensure Fire Department access around and between structures. The current ICC Building Codes require specific construction, depending upon the separation distance between structures. The acting chief of the Blair Volunteer Fire Department agrees that access around and between structures no longer requires a minimum separation different than what the current ICC Building Codes require. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Heinrich, second by Peleska to recommend approval of the Ordinance as presented. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Chairman Boettcher mentioned Mayor Realph is gathering members to form a Housing Task Force committee and requested two planning commission members be part of the committee. Commission members Heinrich and Henton volunteered for this committee

Assistant City Administrator Green stated the July planning commission meeting falls on July 4, 2017. Green offered dates of July 5, 6 and 10 to change the regular planning commission meeting to. Motion by Peleska, second by Boettcher to change the July 4, 2017 meeting to July 5, 2017. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Commission member Boesiger mentioned to the board he has copies of the Washington County preliminary land use map. If anyone would like a copy please contact him.

Motion by Peleska, second by Tichota to adjourn the meeting at 8:10 p.m. All members present voted Aye. Chairman Boettcher declared the meeting adjourned.



Shelly Jones, Secretary