

PLANNING COMMISSION

Meeting of July 5, 2017

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

Agenda Item #2 – Motion by Heinrich, second by Tichota to approve the minutes of the June 6, 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 applicant requested this item be tabled until the August 1, 2017 meeting to allow more time to prepare his plans. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Heinrich, second by Neef, to table this item until the next regular meeting of August 1, 2017. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Agenda Item #4 - Chairman Boettcher opens a public hearing to consider a Conditional Use Permit submitted by J. Nielsen Construction, 1730 State St, Blair, NE to construct an accessory building between the front building line and the front property line on Lot 33, Spring Ridge, (7396 S Terrace Trail), Washington County, Nebraska for the life of the structure. Assistant City Administrator Green stated the Zoning is RRE – Rural Residential Estate District. In RRE Districts, an “accessory building shall not be located between the front building line of the principle building and the front property line” without a Conditional Use Permit. The conditional use permit may include but not limited to requirements for additional set back, landscaping, screening, etc. All accessory buildings must meet front yard setback requirements, which is 50 feet. Commission members Boesiger and Cook questioned if they would need permission from the county road department and if there was a “Non-access easement” along Co. Rd. 29. J. Nielsen, 1730 State St, Blair stated the owners of the house have horses and their concerns are about the elevation change from the top of the property to the building at the bottom of the property plus the steepness of the drive. This is the reason behind this application. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Cook, second by Tichota to recommend approval of the Conditional Use Permit submitted by J. Nielsen Construction for the life of the structure with the following stipulations: 1) Minimum 50’ setback along Co Rd 29 and 2) Washington County approach permit be obtained for accessing the building from Co Rd 29, or accessed off of Woodlands Dr or S Terrace Trail. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Agenda Item #5 – Chairman Boettcher opens a public hearing to consider a Replat application submitted by Eriksen Construction, P O Box 610, Blair, NE, for Lots 6, 7, 8, Eriksen Subdivision, being a replat of Lot 5, Eriksen Subdivision, in the City of Blair, Washington County, Nebraska. Assistant City Administrator Green stated the zoning is A/MH – Agricultural / Heavy Industrial & Manufacturing District and there is no zoning change being requested. The proposal is to subdivide Lot 5 into three separate lots (Lots 6-8). There are no minimum lot sizes in A/MH. Access for Lots 6 & 7 will be onto East Grant Street only. Access for Lot 8 will be onto Industrial Park Drive only. Wetlands currently exist on all three lots. The replat map delineates the usable area for each lot. The entire area is also in the current floodplain (not floodway). Therefore, structures will need to be built in accordance with existing floodplain regulations. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Heinrich, second by Boesiger to recommend approval of the Replat application submitted by Eriksen Construction as presented. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Agenda Item #6 – Chairman Boettcher opens a public hearing to consider an Ordinance amending the City of Blair Zoning Ordinance Section 702.04 by adding “Attached single family dwellings” as an Excepted Use in RL – Residential Low Density Districts. Assistant City Administrator Green stated the zoning is RL – Residential Low-Density District is the lowest density residential zoning district in Blair’s Zoning Regulations. The only Permitted Use (allowed by right) in RL is “Single family dwellings”. All other in-town residential zoning districts allow “Attached single family dwellings” either by right (RMH &

RML) or with a Conditional Use Permit (RM). Non-residential uses are allowed in RL with a Conditional Use Permit, such as educational, recreational, religious, charitable institutions and public uses. Currently, "Attached Single family dwellings" are not allowed. The attached ordinance would add "Attached Single family dwellings" to the list of Excepted Uses (uses allowed with a Conditional Use Permit). Green stated to the commission, if a motion and 2nd is made to approve this ordinance, Staff requests that you table the item until the August 1, 2017 meeting in order to allow Staff to add requirements for minimum lot size requirements for "Single family dwellings". Commission member Boesiger questioned if there is a need for this change. Commission member Heinrich, a member of the new Housing Task Force, commented the general consensus we need a number of different types of housing to occur and one of them is to have a nicer home with a smaller lot size and possible a shared wall. There were no other comments from the floor or in writing. Chairman Boettcher closed the public hearing. Motion by Cook, second by Heinrich to recommend tabling the Ordinance indefinitely. All Commission members present voting Aye. Chairman Boettcher declared the motion carried.

Motion by Cook, second by Heinrich to adjourn the meeting at 8:00 p.m. All members present voted Aye. Chairman Boettcher declared the meeting adjourned.



Shelly Jones, Secretary