

Planning Commission Regular Meeting

Tuesday, August 4, 2026

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Milt Heinrich, Melanie Kaeding, Jim Pounds, Travis Radnor, Ryan Schroeter, and Richard Zelensky. Joe Peleska: Absent. Others present were City Administrator Green, Deputy City Administrator Barrow, Community Development Director Beiermann, and City Attorney Talbott.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Planning Commission members, and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1 & 2 – Chairman Boesiger called the meeting to order at 7:00 p.m., followed by a roll call of members.

Agenda Item #3 – Motion by Ryan Schroeter, second by Travis Radnor to approve the July 7, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Abstain (With Conflict), Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 1, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 8, Section 801.04 Exceptions: Changing Exception (19) from "Rental and lease establishments, outside storage; provided, however, no rental or lease establishments for construction equipment shall be allowed," to "Rental and Leasing Establishments, Outside and Inside Storage" to align with the definition in Chapter 3. Community Development Director Beiermann presented a proposed amendment to the City of Blair zoning regulations under ACH Highway Commercial zoning. The current Exception 19 language prohibits outdoor storage for rental and lease establishments entirely, even though a Conditional Use Permit (CUP) is already required for such uses. The amendment removes the blanket prohibition on outdoor storage, replacing it with language that aligns with the Chapter 3 definition: "rental and leasing establishments outside and inside storage." This change does not eliminate the Conditional Use Permit requirement, this is still required regardless. The amendment gives businesses the opportunity to request outdoor storage and have that request evaluated by the Planning Commission and City Council on a case-by-case basis. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell, to recommend approval of the amendment to the City of Blair Zoning Regulations, Article 8, Section 801.04 Exceptions as

presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Report from staff. City Administrator Green provided an update on the Soderbergh property rezone, which involved three tax lots and was a city-initiated action. The primary concern at the Planning Commission level was the lots containing residential structures and whether the owner's wishes should be respected, as the owner had initially contested the rezone. By the time the matter reached City Council, the owner had received a purchase offer for commercial use but had not had an opportunity to address the council. City Council passed the rezone for all three lots on first reading only, deliberately withholding the waiver of second and third readings to allow time to hear from the owner. Jeff Beiermann emailed the owner, who responded promptly, confirming he no longer objected to the rezone of all three lots given the commercial purchase offer. Final approval of the rezone for all three lots is expected at the City Council meeting on August 11, where the second and third readings are anticipated to be waived and the rezone approved. Jeff Beiermann, Community Development Director, confirmed his departure from the City of Blair, with his last day expected around mid-September. The city made an offer to hire Dave McFarland, who is relocating from Pennsylvania with his wife. McFarland has approximately 15–20 years of experience in planning and zoning at both the municipal and county levels. He is expected to begin employment in mid-September and will be introduced to the Planning Commission at the October meeting. The chair and staff expressed appreciation for Beiermann's service.

Agenda Item #6– Motion by Chris Boswell, second by Melanie Kaeding to adjourn the meeting 7:08 pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary