

Planning Commission Regular Meeting

Tuesday, September 14, 2026 (*Meeting postponed from September 1, 2026*)

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Melanie Kaeding, Ryan Schroeter, and Richard Zelensky. Milt Heinrich, Jim Pounds, and Travis Radnor: 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 Melanie Kaeding to approve the August 4, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 5, Nay: 0. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Remnant Christian Church, 12364 Rose Drive, Blair, Nebraska, Dale Delisle, agent, for an “Assembly Use: Church” on Lots 3-12, Block 36, City of Blair, Washington County, Nebraska (138 N. 16th Street) for three (3) years. Deputy City Administrator Barrow stated the church has been working with the Nebraska State Fire Marshal and has met all requirements, receiving clearance for up to two hundred eighty-two (282) occupants. Services are planned for Sunday mornings and Wednesday evenings (6:30 PM). The property has eleven (11) off-street parking spaces, which will be reduced from twelve (12) after the ADA conversion. Staff's sole stipulation is the installation of one ADA van-accessible parking space in the front lot. Additional parking is available in a public lot approximately three hundred (300) feet away near the post office, and along 16th Street and Front Street. David Delisle, 12364 Rose Drive, confirmed the ADA space installation is not a problem and acknowledged plans for multiple services if membership exceeds one hundred (100). Andrew Schank, 1264 South Street, stated he was a former commission member and testified in support, sharing a personal testimony about the church's positive impact on his life. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell, to recommend approval of the Conditional Use Permit submitted by Remnant Christian Church, with the stipulation that one (1) ADA van-accessible parking space be installed in the front lot, for three

(3) years. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Stephanie Magnussen, 13232 County Road 27, Blair, Nebraska, for an accessory dwelling unit (ADU) on Lot 2, Sunrise Estates, a Subdivision in Washington County, Nebraska, (13232 County Road 27), for the life of the primary structure. Deputy City Administrator Barrow stated this is the first-ever ADU (Accessory Dwelling Unit) application since the city's housing committee was formed. The ADU is designed at nine hundred eighty-eight (988) square feet, under the one thousand (1,000) square feet ordinance maximum. It will not exceed the height of the principal structure, will meet the minimum twenty-five (25) foot setbacks, and will have separate utility connections and a separate address upon receiving a certificate of occupancy. The lot is just under four (4) acres. The ADU will be positioned to the east and north of the existing house. Commission members Boesiger and Zelensky questioned whether there would be a separate driveway and why the lot was not being subdivided. Stephanie Magnuson, 13232 Co Rd 27, confirmed the ADU will have a separate driveway accessed via an existing rear entrance off the road. The purpose is to house aging parents while maintaining proximity and a separate living space. Mrs. Magnuson explained that family access and layout made the current configuration most practical. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky, to recommend approval of the Conditional Use Permit submitted by Stephanie Magnussen, as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Tri 5 Management, LLC, Jay Vandenbroucke, owner, 10603 S. 180th Street, Omaha, Nebraska, for “Car and truck sales, both new and used, without full service and repairs” on Lots 24, 25, 26 & 27, Block 15, City of Blair, also known as the Original Townsite of Blair, Washington County, Nebraska, together with that part of vacated State Street adjacent to subject property (1620 State Street) for one (1) year. Deputy City Administrator Barrow stated that the property is in the A/ML - Light Industrial & Manufacturing District with a SMI - Special Mixed Use Industrial District overlay that permits uses from the CCB - Central Business District and A/CH - Agricultural/Commercial Highway District, including car/truck sales with a Conditional Use Permit. The applicant plans to use the interior as a showroom and display up to two vehicles under the existing front awning, which is outside the public right-of-way. No vehicles will be displayed in the right-of-way. The building has been converted with overhead doors on both sides for vehicle access. Commission Member Schroeter questioned why the application requested only one year rather than for a longer period. Barrow confirmed it cannot extend beyond what was noticed in the paper and noted the one-year term was chosen due to a prior issue with a tenant blocking the sidewalk. The commission discussed that the commission could revoke the Conditional Use Permit if violations occur. Jay Vandenbrook, 10603 S 180th Street, Omaha, the applicant, stated that he can fit up to 6–10 cars inside and may rent one bay to another tenant. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding,

second by Rich Zelensky to recommend approval of the Conditional Use Permit application submitted by Tri 5 Management, LLC, Jay Vandenbroucke, owner, as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Buddies Rentals, LLC, James Nielsen, owner, 17325 Co Rd 4, Herman, NE, for “Rental and Leasing Establishments, Outside and Inside Storage” on Lots 13, 14 & 15, Block 52, City of Blair, Washington County, Nebraska (1165 Lincoln Street) for one (1) year. Deputy City Administrator Barrow stated that the zoning district is A/CH-Agricultural/Highway Commercial, where rental and leasing with inside/outside storage is an Exception requiring a conditional use permit. Equipment includes skid loaders, mini excavators, boom lifts, trailers, and portable sheds. The lot is described as constrained, with a dedicated alley on one side and an adjacent lot owned by Country Tire. Barrow noted that significant equipment is currently stored within the public right-of-way, which is not permissible. Staff's key stipulation is that no equipment be stored in the right-of-way at any time. Fencing was discussed but deemed impractical due to public utilities (sewer lines) in the right-of-way. The applicant was not present at the meeting. The commission debated the merits: the business fills a community need, but the current site is too small for the volume of equipment. Suggestions include using the location as a storefront while renting storage bays in nearby flex buildings. Barrow noted that violations could result in ticketing, impoundment, or revocation of the conditional use permit before the year ends. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky to recommend approval of the Conditional Use Permit application submitted by Buddies Rentals with the stipulation that the right-of-way must always remain clear. Commission members voted as follows: Darrel Boesiger: Nay, Chris Boswell: Nay, Milt Heinrich: Absent, Melanie Kaeding: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 3, Nay: 2, Absent: 3. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Report from staff. Deputy City Administrator Barrow announced that David McFarland has been hired as the new Community Development Director. McFarland visited the office the prior week for an orientation and familiarization session. He is set to officially start in one week, on September 21, 2026.

Agenda Item #9– Motion by Ryan Schroeter, second by Melanie Kaeding, to adjourn the meeting at 7:42 pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 5, Nay: 0, Absent: 3. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary