



"OPEN MEETINGS ACT"

**Planning Commission Regular Meeting of September 1 Postponed to
September 14, 2026
City Council Chambers
September 14, 2026 - 7:00 PM**

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

AGENDA

NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at www.blairne.gov. The City Council reserves the right to go into Executive Session at any time.

1. September 1, 2026 postponed meeting called to order and introductions at 7:00 p.m. by Chairman Boesiger.
2. Roll call of members.
3. Approval of minutes from the August 4, 2026, meeting.
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.
5. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application 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.
6. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application 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.

7. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application 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.
8. Report from Staff
9. Motion and second by Commission members to adjourn the meeting.

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

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

Filing Date 7/13/26Receipt Number 03025**APPLICATION FOR CONDITIONAL USE PERMIT**

1. Remunet Christian Church 12364 Rose Dr. Blair NE [REDACTED]
 Applicant's Name Mailing Address Telephone

Email: [REDACTED] (DAVID DELISLE)

2. David Delisle 12364 Rose Dr. Blair NE 68108 [REDACTED]
 Agent's Name Mailing Address Telephone

3. _____
 Owner's Name Mailing Address Telephone

4. _____
 Address and Legal Description of Location - Subject Property

138 N. 16th Street, Blair: Lots 3-12, Block 36, City of Blair, Washington County, Nebraska
PIN: 890043435

Current Zoning _____

5. CCB - Central Business District
 Describe the requested Conditional Use

Church meeting house

6. Length of request: 3 years
 (All permits approved are for one (1) year unless otherwise noted)

[Signature] 6/9/26
 Signature of Owner(s) Date

Petty Rhoads 6/9/26
 Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

SUMMARY:

Remnant Christian Church, represented by agent Dale Delisle, has applied for a **Conditional Use Permit (CUP) to allow an Assembly Use (Church)** at 138 N. 16th Street, Blair, Nebraska (Lots 3-12, Block 36, City of Blair), formerly the *Blair newspaper building*. The building is currently being remodeled for this purpose under an approved permit. The applicant is requesting the **CUP for a period of three (3) years**.

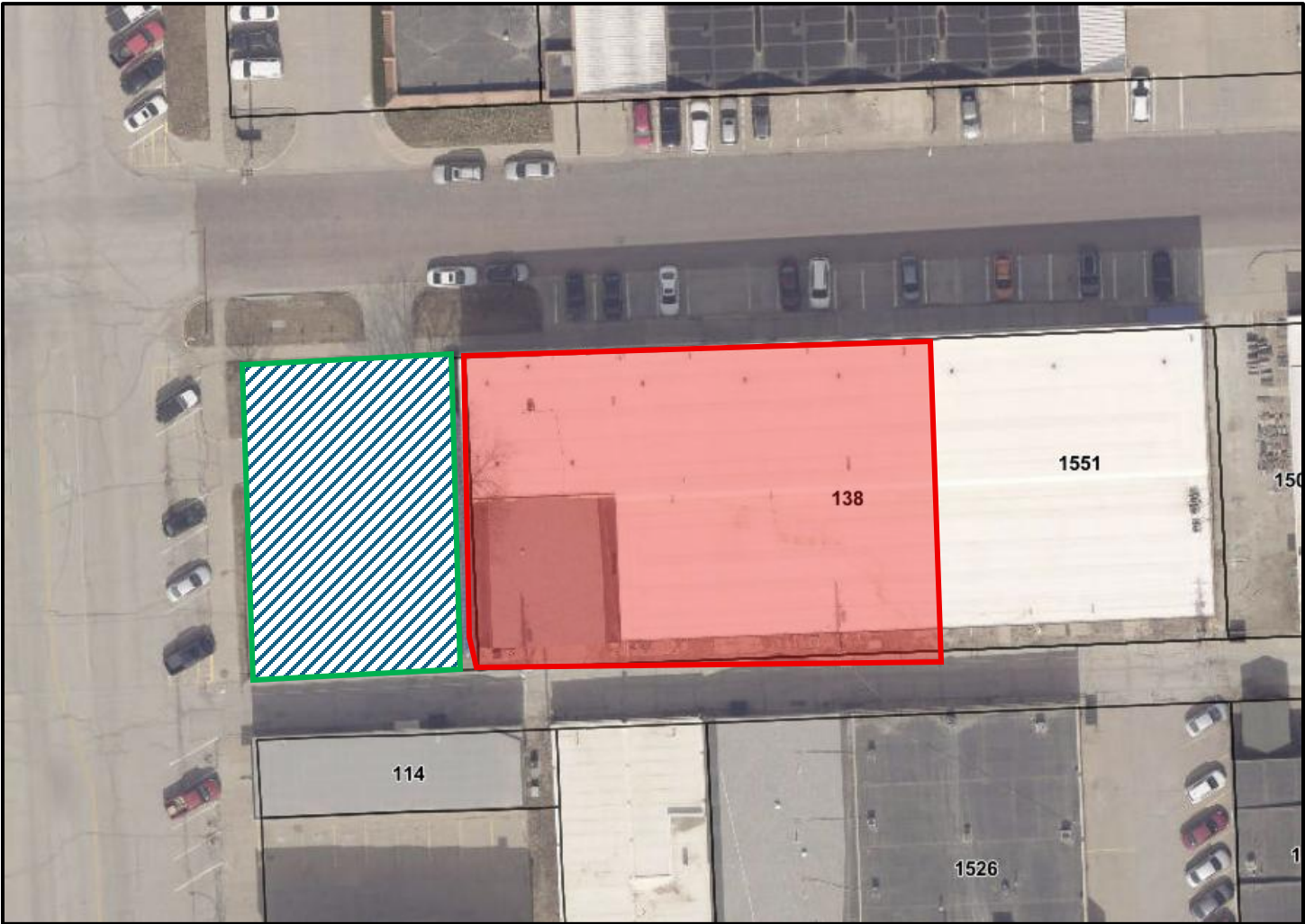
The church has been working with the Nebraska State Fire Marshal to obtain a Certificate of Occupancy. Preliminary plans indicate a maximum occupancy of 282 people.. At this time, however, the church's congregation consists of approximately 40 members.

There are **11 off-street parking spaces** located in front of the building, and any additional vehicles will utilize public parking lots and on-street parking. The City of Blair's Zoning Regulations off-street parking recommends one (1) space per five (5) people in the designed capacity, plus one (1) off-street loading space.

Staff recommends that the applicant provide **at least one (1) ADA-compliant van-accessible parking space** within the off-street parking lot, located along the most direct accessible route to the building's main entrance.



Remnant Christian Church CUP



 - Off-Street Parking

OFF-STREET PARKING: 13 SPACES

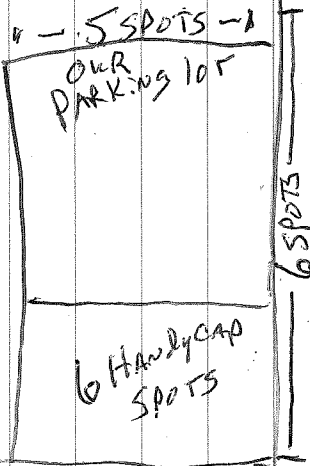


109 SPOTS

8 HANDYCAP
AVAILABLE

Less than
A block
all
Directions

16TH
ST



2 HANDYCAP
SPOTS w/ RAMP

11 ← 21 SPOTS →

FRONT ST

← 18 SPOTS →

7 SPOTS

5 SPOTS

12 SPOTS

Great PLANS

20 SPOTS

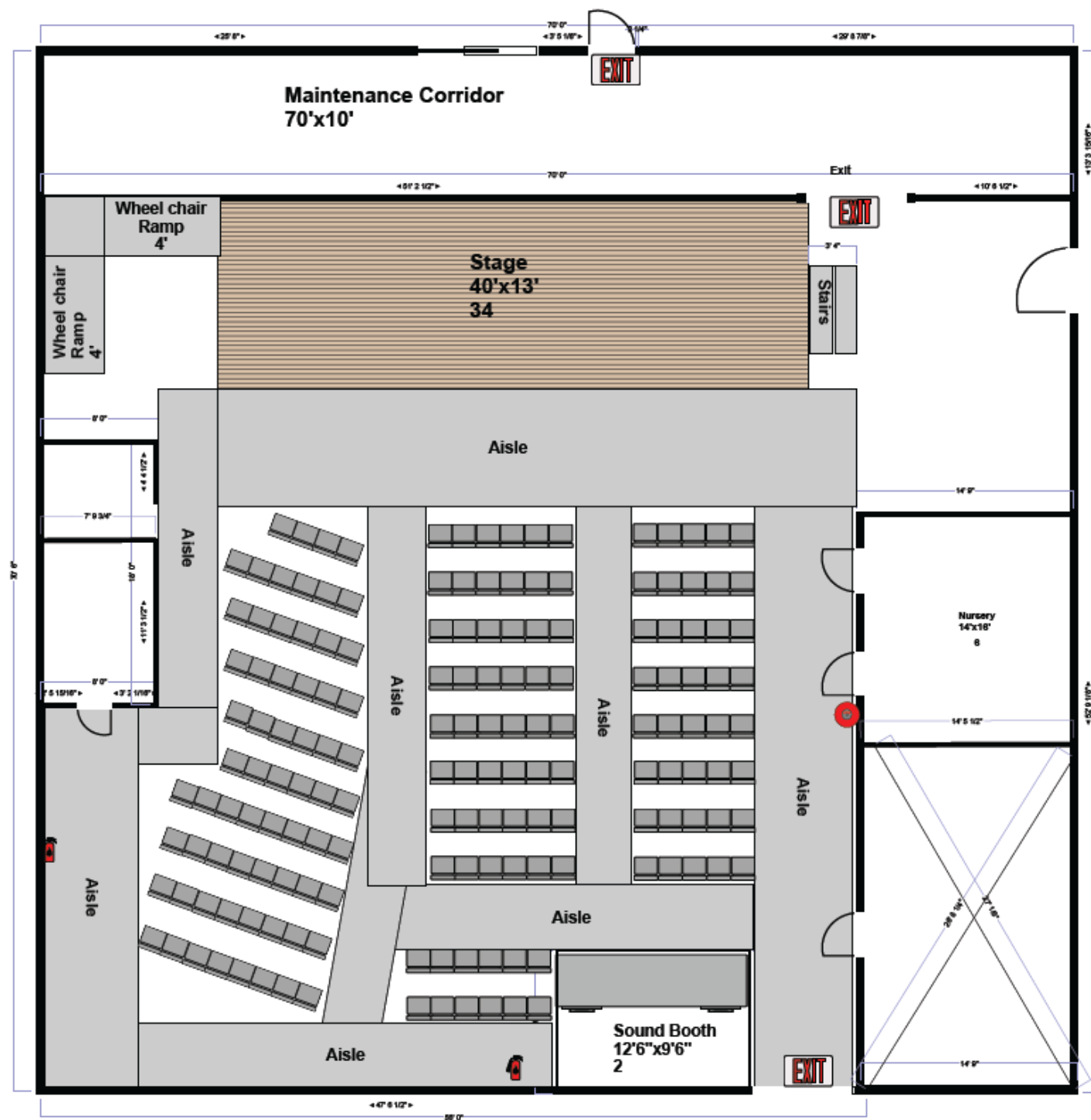
9 SPOTS

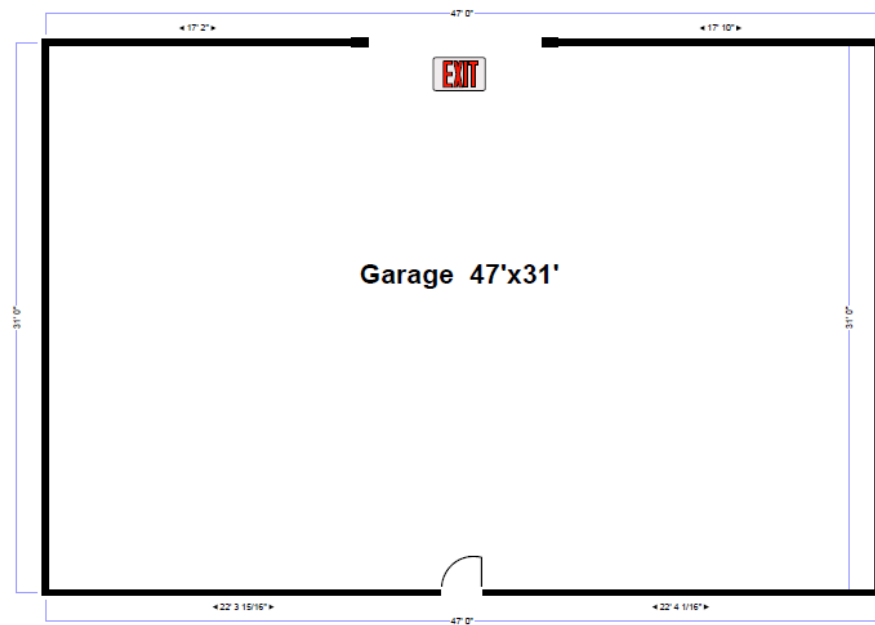
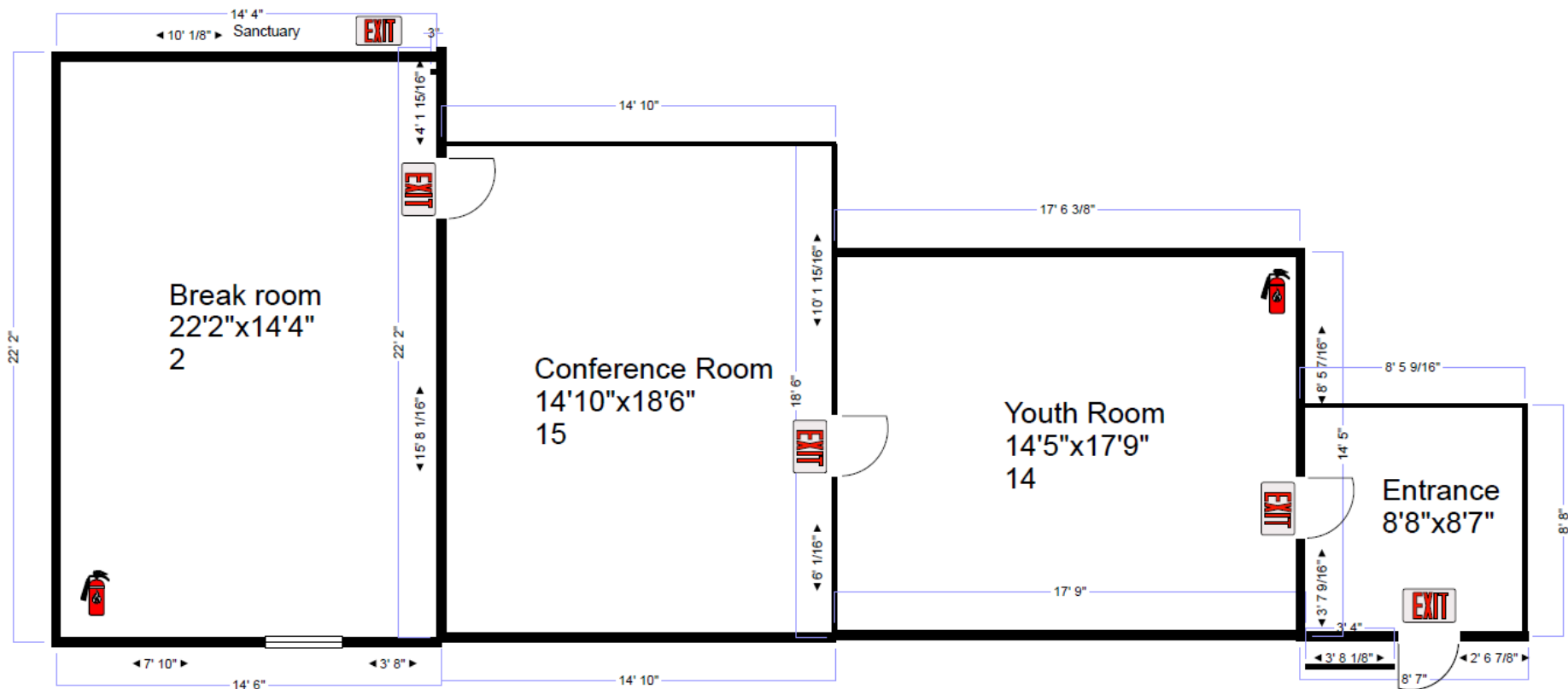


138 N 16th Street



Central Business District





Filing Date 8-10-2026

Receipt Number 034092

APPLICATION FOR CONDITIONAL USE PERMIT

1. Stephanie Magnussen 13232 Co Rd 27 Blair NE 68008 [REDACTED]
Applicant's Name Mailing Address Telephone

Email: [REDACTED]

2. _____
Agent's Name Mailing Address Telephone

3. Stephanie Magnussen 13232 County RD 27 Blair NE 68008 [REDACTED]
Owner's Name Mailing Address Telephone

4. 13232 County RD 27 Blair NE 68008 - Lot 2, Sunrise Estates, Washita County, N.D.
Address and Legal Description of Location - Subject Property
Agriculture
Current Zoning

5. Describe the requested Conditional Use Building a ADU-auxiliary living unit for family use

6. Length of request: Life of the primary structure
(All permits approved are for one (1) year unless otherwise noted)

Stephanie Magnussen 8/9/26
Signature of Owner(s) Date

Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

Summary:

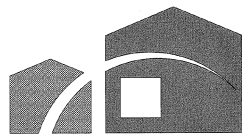
Stephanie Magnussen has submitted a Conditional Use Permit application requesting approval for an Accessory Dwelling Unit (ADU) on Lot 2 of Sunrise Estates Subdivision, located at 13232 County Road 27, Blair, Nebraska. The proposed ADU would serve as a secondary residential structure accessory to the existing primary residence on the property and meets the current City of Blair requirements for an ADU. Approval is requested for the life of the principal structure.. The request would allow an additional dwelling unit on the property while maintaining the property's existing residential use and character.



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DRAWING INDEX

Cover Page	1
------------	---

Architectural

Foundation Plan & Floor Plan	A1
------------------------------	----

Exterior Elevations	A2
---------------------	----

Construction Notes & Roof Plan	A3
--------------------------------	----

Cross Sections & Details	A4
--------------------------	----

Electrical

Electrical Layout	E1
-------------------	----

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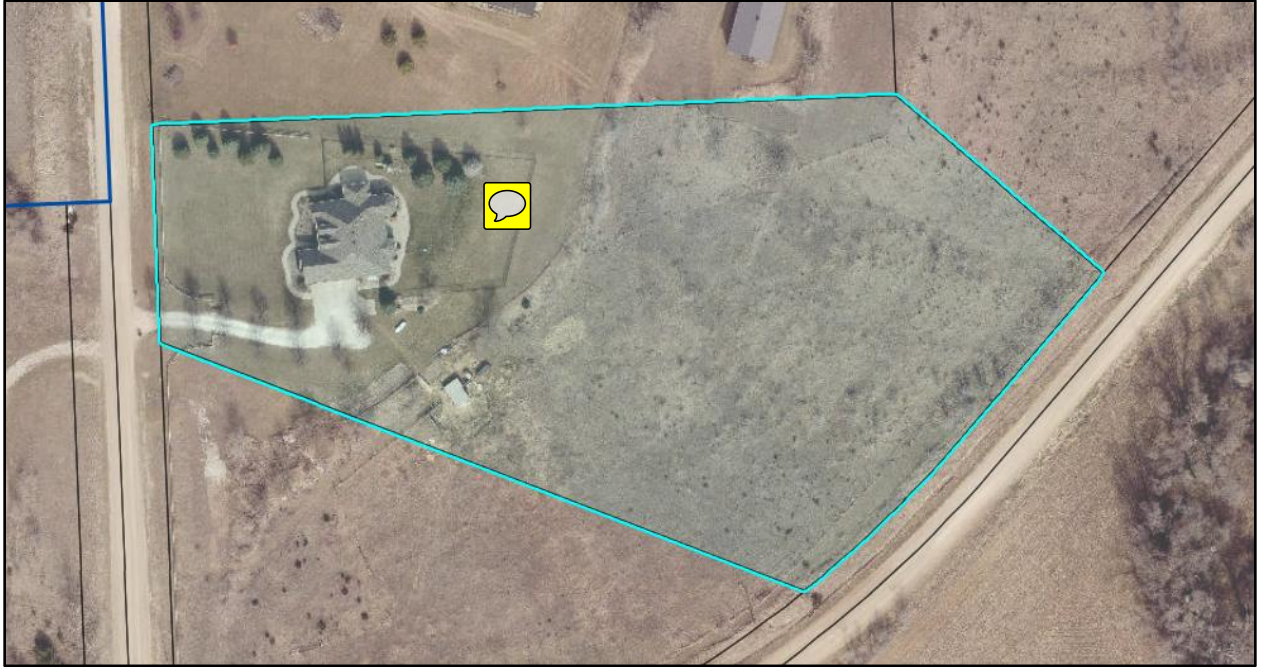
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Exterior Elevations



Accessory Dwelling Unit – ADU

AG District

890077686

3.92

0

404,224

890,077,686

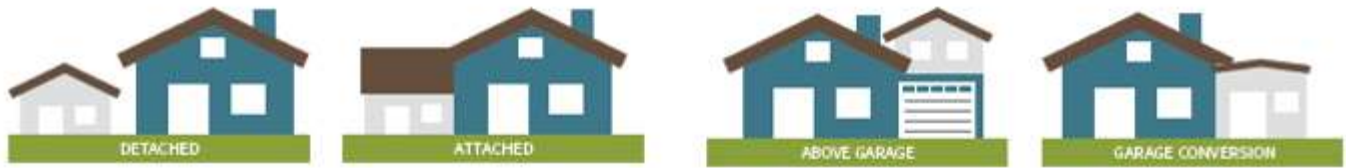
MAGNUSSEN,
STEPHANIE

13232 COUNTY RD 27

68008

13232 CO RD 27 BLAIR
NE 68008

SUNRISE ESTATES LOT 2
15B PC 2 3.93 AC
CONTIGUOUS TO
890077679



ADUs – CITY OF BLAIR – 18 JAN. 2025 **FINAL COPY**

DEFINITIONS 303.01

(2.5) ACCESSORY DWELLING UNIT (ADU) means a residential dwelling unit on the same parcel as a single-family dwelling that has a separate entrance and address. The ADU provides complete independent living facilities. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

ARTICLE 11

SECTION 1103.5 - ADU - ACCESSORY DWELLING UNIT

1103.5.01 INTENT: The intent of this supplement is to provide guidelines in adding an accessory dwelling unit (ADU) to a parcel located within the City of Blair's zoning jurisdiction. An ADU is allowed in the following districts: All residential (RRE, RL, RM, RML & RMH); General Agriculture and Transitional Agriculture (AGG & TA).

1103.5.02 – Conditional Use Permit: A Conditional Use Permit (CUP) is required for all ADUs.

1103.5.03 – Permitted Uses: A single ADU per lot is allowed in all residential and agriculture districts providing the ADU can meet the requirements as part of the accessory dwelling requirements and lot coverage limits.

1103.5.04 – Location: No detached ADU shall be located between the rear building line of the principle building and the front property line, except:

- A) In AG, TA & RRE Districts as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front-yard setback requirements.
- B) In RL Districts on lots of forty-five thousand (45,000) square feet or greater, as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front yard setback requirements.
- C) A garage currently exists in the side yard and is a stipulation of the conditional use permit.

1103.5.05 – Corner lots: An ADU, attached or detached, is allowed in the sideyard, but shall meet the front-yard setbacks.

1103.5.06 – Maximum Lot Coverage: The combined total-square-footage area of the primary and detached ADU, including any accessory structure, shall not exceed the maximum allowable lot-coverage area as allowed by the zoning classification in which the buildings are located.

1103.5.07 - No detached ADU shall remain if the primary structure is removed or demolished, except with the approval of an Agreement with the City specifying the time required for rebuilding the primary structure. An agreement is also required for changing the ADU to a primary structure.

1103.5.08 – Maximum Size: A detached ADU's size shall not exceed 1000-square feet.

1103.5.09 – Maximum Height: A detached ADU size shall not exceed the height of the primary structure, measured at the ground level, 24 feet, whichever is less.

1103.5.10 - Setbacks: Setbacks shall be the setback distance required by the zoning district.

1103.5.11 – Utility connections: An ADU may have a separate utility connection or use the utility connection of the primary structure.

1103.5.12 – Address: An attached or detached ADU with a separate entrance will be addressed with a separate numerical address different from the primary structure's address.

1103.5.13 – ADUs must remain as part of the property and cannot be sold off separately.

1103.5.14 – Design: An ADU shall be residential in nature and the design approved through the CUP process.

1103.5.15 – Parking requirements: None

Filing Date 8-6-2026

Receipt Number 034093

APPLICATION FOR CONDITIONAL USE PERMIT

1. Jay Vandembroucke 10603 S 180th Street Omaha, NE 68136 [REDACTED]
Applicant's Name Mailing Address Telephone
Email: [REDACTED]
2. Agent's Name Mailing Address Telephone
Jay Vandembroucke *TRIS* 10603 S 180th Street Omaha, NE 68136 [REDACTED]
Manager
3. Owner's Name Mailing Address Telephone
1620 State Street Blair, NE 68008 Lots 24,25,26,27, Block 15 and 10 Vacated State St City of Blair Washington County, NE
4. Address and Legal Description of Location - Subject Property
A/ML with a Sml overlay
Current Zoning
Car and truck sales both new and used, without service and repairs
5. Describe the requested Conditional Use
Display and indoor storage at 1620 State Street Blair, NE. No repairs or detailing
6. Length of request: 1 year
(All permits approved are for one (1) year unless otherwise noted)
Tri 5 Management LLC Jay Vandembroucke Owner
Signature of Owner(s) *Jay Vandembroucke* Date 08/05/2026
Signature of Owner(s) Date 8-6-26

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____
DATE OF PUBLIC HEARING: _____
VOTE: ____ TO ____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____
VOTE: ____ TO ____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

Summary:

Tri 5 Management, LLC, represented by owner Jay Vandenbroucke, is requesting a **one-year Conditional Use Permit (CUP) to operate a new and used car and truck sales business at 1620 State Street**. The proposed use is limited to vehicle sales and **does not include full-service automotive repair operations**. The **one-year (1) permit term** would allow the City to evaluate the business's compliance with permit conditions and assess its compatibility with surrounding properties, including potential impacts related to parking, traffic, site appearance, and neighboring land uses. Vehicle displays would be located inside the building, with the exception of two vehicles displayed beneath the front overhang. No vehicles would be displayed within the public right-of-way (ROW), keeping parking availability in front of the building.



1620 STATE STREET

A/ML –

LIGHT INDUSTRIAL &
MANUFACTURING
DISTRICT WITH A
SPECIAL MIXED USE
INDUSTRIAL (SMI)
DISTRICT OVERLAY



SECTION 1006 SMI SPECIAL MIXED USE INDUSTRIAL DISTRICT

1006.01 INTENT: The Special Mixed Use Industrial District (SMI) is an overlay district intended to accommodate unique land use and other distinctive characteristics of the older established industrial area north of the railroad tracks in the central part of Blair. The SMI district, used in combination with the base A/ML – Agricultural/Light Industrial and Manufacturing District, allows variations in permitted uses and site development regulations that are adapted to the needs of this special area.

1006.04 EXCEPTIONS: Exceptions permitted under the provisions of the regulations of the Parent A/ML District of which this district is made a part shall be permitted, along with the following additional exceptions:

- (1) Any principal permitted use or excepted use allowed in the CCB – Central Business District (Sections 801.02 and 801.04).
- (2) Any principal permitted use or excepted use allowed in the A/CH – Agricultural/Commercial Highway District (Sections 802.02 and 802.04).

Filing Date

8-6-2026

Receipt Number

024094

Buddies Rentals LLC

1165 Lincoln St

APPLICATION FOR CONDITIONAL USE PERMIT

1.

James Nielsen

17325 Cord 4 Herman, NE 68029

Applicant's Name

Mailing Address

Telephone

Email: nielsenexcavating@gmail.com / buddiesrentalsllc@gmail.com

2.

Agent's Name

Mailing Address

Telephone

3.

Bart Moore

1145 Lincoln St Blair, NE 68008

Owner's Name

Mailing Address

Telephone

4.

1165 Lincoln St. Blair NE 68008

Address and Legal Description of Location - Subject Property

A/Ctl- Lots 13, 14, & 15, Block 52, Blair Wash Co NEB

Current Zoning

5.

Outside Equipment Storage

Describe the requested Conditional Use

6.

Length of request:

1 Year

(All permits approved are for one (1) year unless otherwise noted)

Signature of Owner(s)

Date

7/16/2026

Signature of Owner(s)

Date

Bart Moore 8-3-20

Pres.

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PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE:

DATE OF PUBLIC HEARING:

VOTE: ____ TO ____ TO ____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING:

VOTE: ____ TO ____ TO ____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

Summary:

Buddies Rentals, LLC, represented by owner James Nielsen, is requesting a one-year Conditional Use Permit (CUP) for a **rental and leasing establishment with both outdoor and indoor storage** at 1165 Lincoln Street in Blair.

The proposed use would allow the storage and rental of equipment, vehicles, trailers, and related items associated with the business. The **one-year (1) permit term** would provide the City with an opportunity to evaluate the operation's compliance with permit conditions and assess its compatibility with surrounding properties, including potential impacts related to site appearance, outdoor storage, traffic, parking, and neighboring land uses.

Staff Recommendation:

Space at this location is very limited due to the surrounding public right-of-way (ROW). Currently, equipment is being displayed within the City's ROW and in the adjacent alley. If the applicant is granted a Conditional Use Permit (CUP) and permitted to utilize portions of the ROW, the applicant should also be required to obtain a ROW lease agreement, with all approved use areas clearly identified on a site plan. To maintain the aesthetic appearance of the property and surrounding area, the ROW located north of the building should not be approved for use as part of the CUP or any ROW lease agreement.





SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT

801.04 EXCEPTIONS: (19) Rental and leasing establishments, outside and inside storage.

SECTION 303 DEFINITIONS

(125) RENTAL AND LEASING ESTABLISHMENTS, OUTSIDE AND INSIDE STORAGE, shall mean an establishment renting or leasing, on a long or short term basis, and storing on location either inside or outside, equipment or other items excluding general consumer or household items such as furniture, appliances, and yard or garden tools or equipment.

