

	<p style="text-align: right;">"OPEN MEETINGS ACT"</p> <p style="text-align: right;">Planning Commission Regular Meeting City Council Chambers November 3, 2026 - 7:00 PM</p>
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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.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 September 14, 2026, meeting.
- 4.Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by N&N Learning Tree Academy, 21210 Polk St, Elkhorn, NE, to request a licensed childcare center for ages six weeks through twelve years old on Lots 7-12 & Part of Vacated 9th St Block 86 Fourth Add, (942 Grant St), Blair City, Washington County, Nebraska, for three (3) years.
- 5.Chairman Boesiger opens a public hearing to consider a Replat application submitted by P&K Land Ventures, 10730 Pacific St, Ste 040 #120, Omaha, NE, for All Lying in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 9, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska.
- 6.Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by Country Estates Blair, LLC, Scott Rucker, agent, PO Box 955, Council Bluffs, IA, to change the zoning of the mobile home park from an Agricultural District – AGG - to a Mobile Home District – SHM - located on Tax Lot 45 in Section 26, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

7. Report from Staff

8. 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, 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

Filing Date 9-8-2026

Receipt Number 41411

APPLICATION FOR CONDITIONAL USE PERMIT

1. NTN Learning Tree Academy 21210 Polk St. Elkhorn NE 68022 [REDACTED]
Applicant's Name Mailing Address Telephone
Email [REDACTED]
2. KENT Nicholson [REDACTED] [REDACTED]
Agent's Name Mailing Address Telephone
3. Hippar Properties 925 Iowa St Blair NE [REDACTED]
Owner's Name Mailing Address Telephone
4. 942 Grant Street Blair NE 68008
Address and Legal Description of Location - Subject Property
A/C H
Current Zoning
5. Licensed childcare center - Ages 6 weeks through 12 years old
Describe the requested Conditional Use
6. Length of request: 3 years
(All permits approved are for one (1) year unless otherwise noted)
Todd Hippar 10-15-26 Mista Nicholson 10-5-26
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 ____

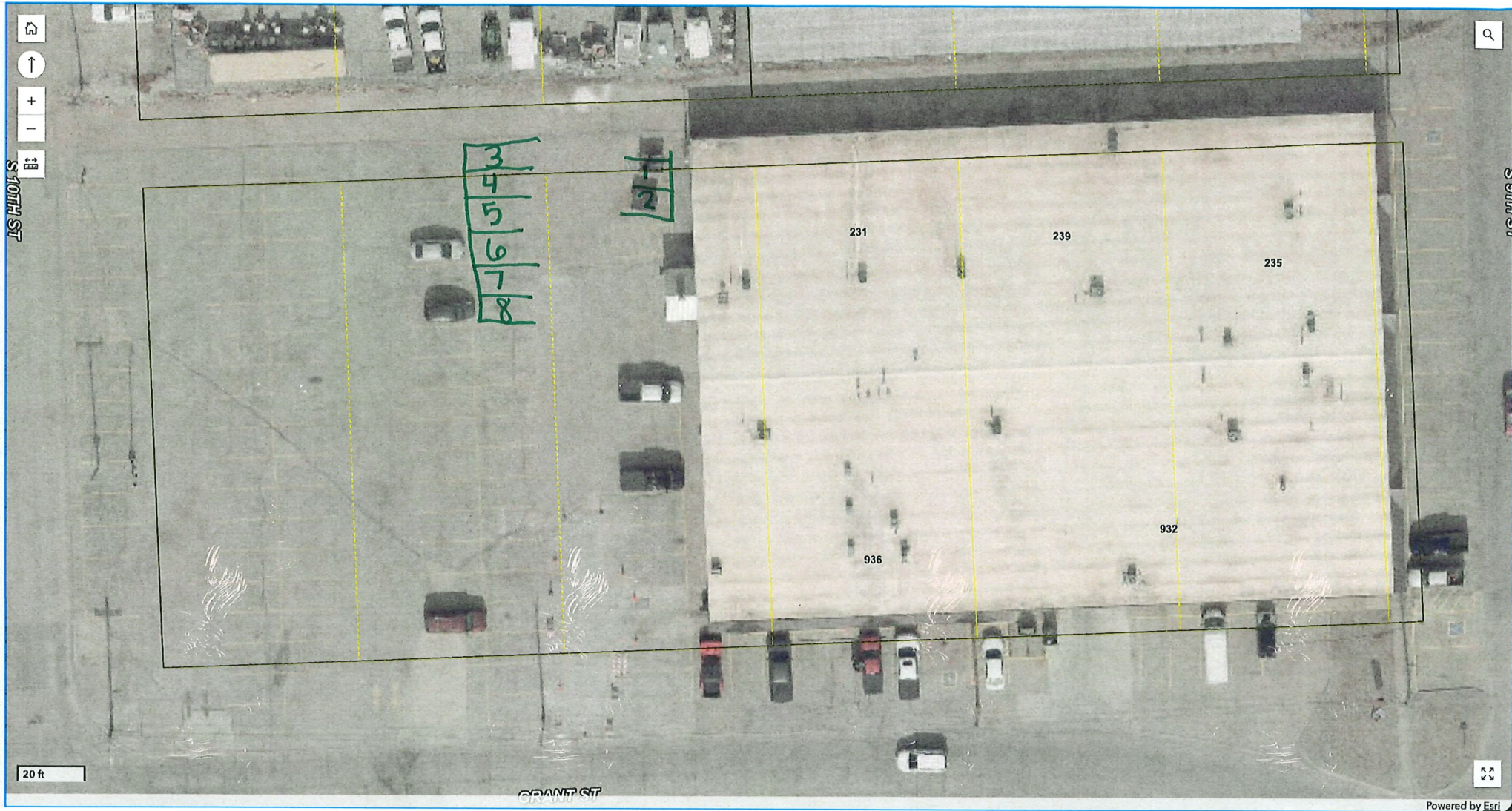
NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

942 Grant St. Blair, NE 68008
* how it currently is, there are 135 parking spots in total.



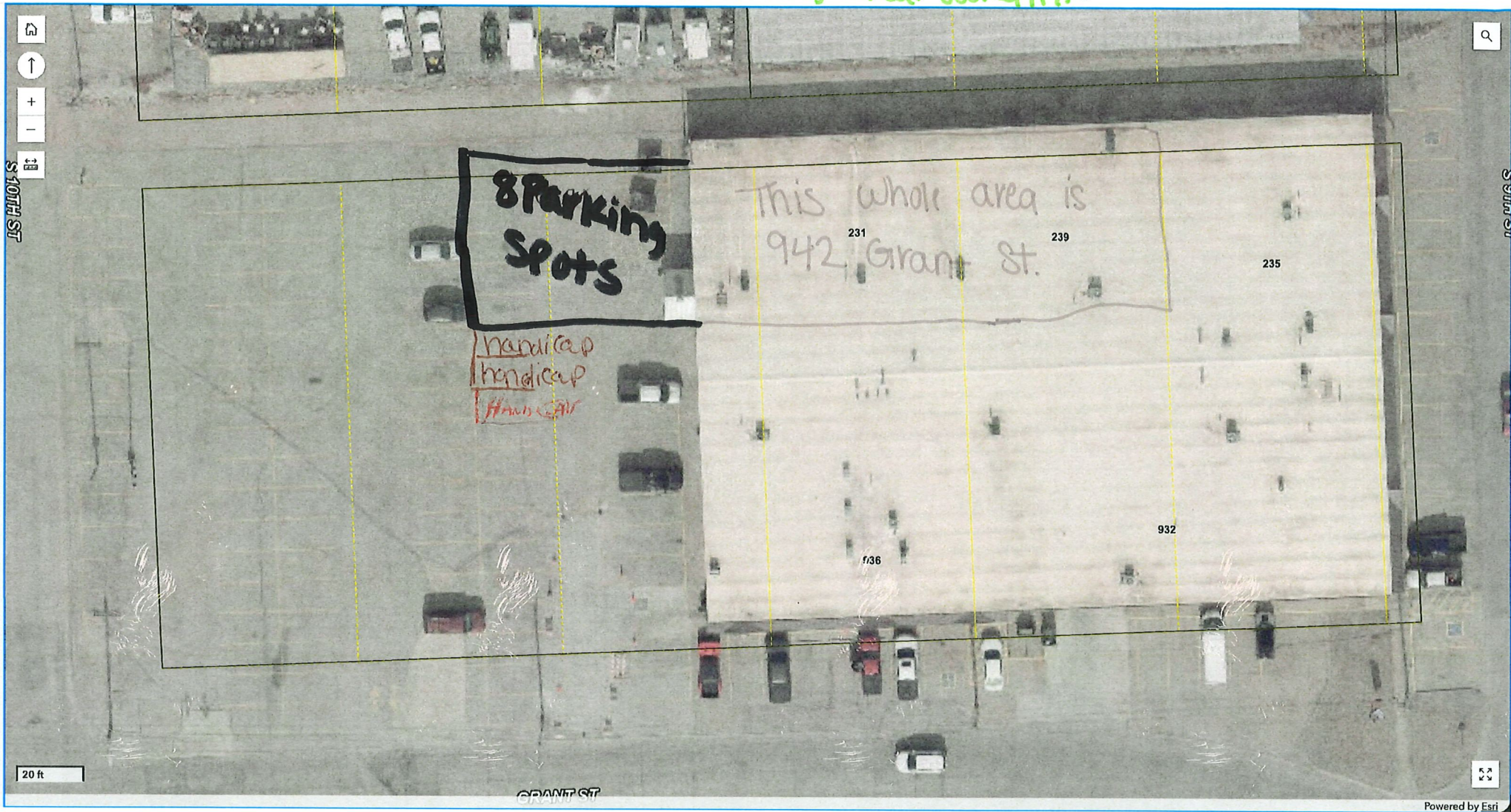
942 Grant St. Blair, NE 68008

*Proposing to take out 8 Parking Spots *
Leaving $135 - 8 = 127$ Parking spots for all businesses.



Gray area is area of 942 Grant St.

- new handicap spot - Proposed • This will replace the 2 upfront which will be gated instead.
- Black square is Proposed Play area. gated in. •



Filing Date: 10-15-2026

Receipt Number 41464

SUBDIVISION REPLAT APPLICATION

P&K Land Ventures, LLC
by Courtney Kennedy, Managing Member

10730 Pacific Street, Suite 040 #120
Omaha, NE 68114



Property Owner

Address

Phone Number

Email:

Property Owner

Address

Phone Number

Email: _____

Associated Engineering, Inc

2705 N Main Street
Elkhorn, NE 68022



Engineer

Address

Phone Number

Email: _____

Zoning (Present/Proposed): Residential Estates/ Residential Estates / _____

Name of Addition No Additions

Legal Description: _____
Lots 1 through 12 and all roads, Cedar Springs Subdivision, recorded August 20, 2001 in Plat Book 2,
Pages 1080-1087, in the NE 1/4 of the SW 1/4 of Section 9, Township 18 North, Range 11 East of the 6th P.M.,
Washington County, Nebraska (41.317 acres)

Current Use: Residential Estates

Utilities and Improvements: Existing

Proposed

Sanitary Sewer None

None

Storm Drainage None

None

Water Well

Well

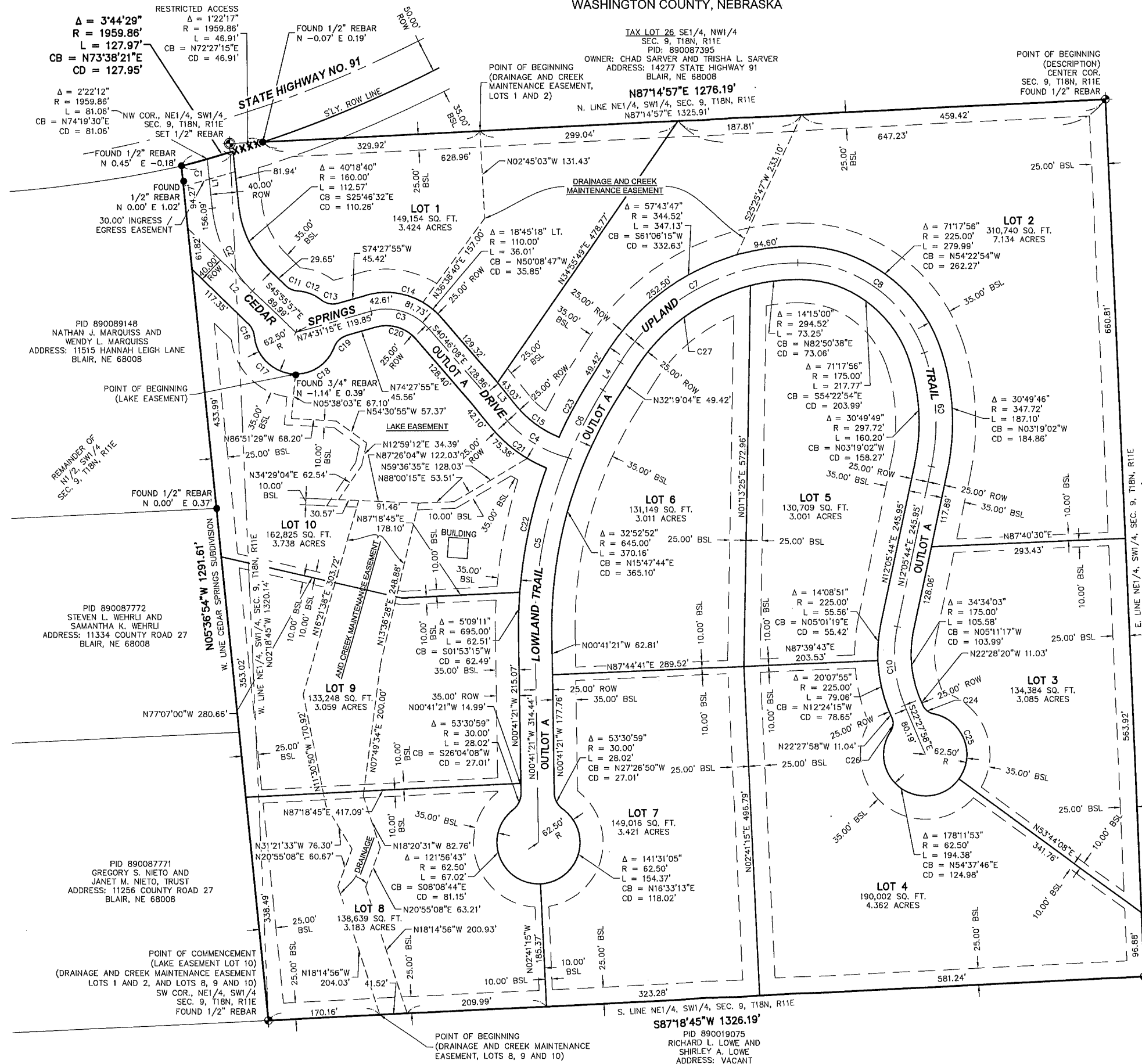
Paving Asphalt + gravel

Asphalt + gravel

*P&K Land Ventures, LLC
by Courtney Kennedy, managing member*
Signature of Owner(s) _____ Date 10/15/2026

Signature of Owner(s) _____ Date _____

CEDAR SPRINGS SUBDIVISION REPLAT
REPLAT OF CEDAR SPRINGS SUBDIVISION OF ALL OF TAX LOT 33, AND PART OF TAX LOT 34,
ALL LYING IN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF
SECTION NINE (9), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M.,
WASHINGTON COUNTY, NEBRASKA



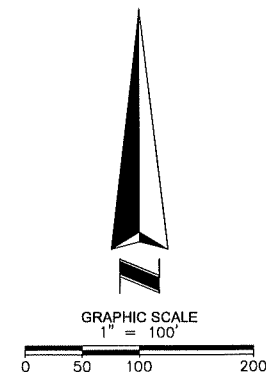
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1°10'46"	1959.86'	81.06'	N75°09'27"E	40.34'
C2	40°18'40"	200.00'	140.71'	S25°46'32"E	110.26'
C3	64°45'54"	85.00'	96.08'	S73°09'07"E	91.05'
C4	36°39'02"	187.19'	119.74'	S56°58'58"E	117.71'
C5	23°08'42"	670.00'	270.65'	N10°53'00"E	268.82'
C6	9°46'57"	670.00'	114.40'	N27°20'51"E	114.26'
C7	57°43'47"	319.52'	321.94'	N61°06'16"E	308.49'
C8	71°17'56"	200.00'	248.88'	S54°22'54"E	233.13'
C9	39°49'49"	322.72'	173.65'	S03°19'02"E	171.56'
C10	34°33'58"	200.00'	120.66'	S05°11'14"E	118.84'
C11	40°48'49"	30.00'	21.37'	S66°20'21"E	20.92'
C12	34°44'06"	62.50'	37.89'	S69°22'43"E	37.31'
C13	53°30'51"	30.00'	28.02'	S78°46'05"E	27.01'
C14	64°45'54"	110.00'	124.34'	S73°09'06"E	117.83'
C15	29°08'43"	162.19'	82.50'	S53°13'48"E	81.62'
C16	40°49'15"	30.00'	21.37'	N25°31'19"W	20.92'
C17	84°19'31"	62.50'	91.98'	N47°16'28"W	83.90'
C18	69°36'16"	62.50'	75.84'	N55°48'02"E	71.27'
C19	53°25'37"	30.00'	27.97'	N47°45'07"E	26.97'
C20	64°45'57"	60.00'	67.82'	N73°09'07"W	64.27'
C21	29°06'11"	212.19'	107.78'	N53°12'33"W	106.63'
C22	14°45'34"	695.00'	191.52'	S12°21'31"W	190.92'
C23	7°51'16"	695.00'	95.27'	N28°18'44"E	95.20'
C24	56°57'07"	20.00'	19.88'	S50°56'53"E	19.07'
C25	115°41'08"	62.50'	126.19'	S21°34'16"E	105.82'
C26	56°57'07"	20.00'	19.88'	S06°00'14"W	19.07'
C27	43°28'46"	294.52'	223.53'	S53°58'33"W	218.21'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S06°37'12"E	74.43'
L2	S45°55'57"E	224.95'
L3	S38°39'27"E	42.56'
L4	N32°19'04"E	49.42'

Legend of Symbols and Abbreviations

- MONUMENT FOUND
- MONUMENT SET (1/2 INCH REBAR, TYPICAL)
- ⊕ SECTION CORNER
- ⊙ SECTION CORNER SET
- (R) RECORD DATA
- (P) PLATTED DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- (D) DEEDED DATA
- ROW RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- SECTION LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - CENTER LINE
- LOT LINE
- DEED OR PROPERTY LINE
- XXXX RESTRICTED ACCESS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- SQ. SQUARE
- FT. FEET
- ' DEGREES
- " MINUTES OR FEET
- " SECONDS
- COR. CORNER
- BOOK BOOK
- PAGE PAGE

PID: 890019033
JOHN H. ROHWER, TRUST AND
DENISE A. ROHWER, TRUST
ADDRESS: VACANT



NEBRASKA REGISTERED SURVEYOR
LS-572
BRIAN WIEGERT

REVISIONS		
REV.	DATE	DESCRIPTION
A	12/03/25	PRELIMINARY
0	01/12/26	FINAL
1	08/31/26	CLIENT COMMENTS
2	09/28/26	CITY COMMENTS
3	10/08/26	CITY COMMENTS

ASSOCIATED
Engineering & Surveying

ASSOCIATED
ENGINEERING & SURVEYING

2705 N. MAIN STREET
OMAHA, NE 68022
PH: (402) 289-5040
FAX: (402) 289-5045
AE INC. PROJECT # 6412

Sheet 1 of 2



Outlook

Cedar Springs Subdivision Replat - Concerns Regarding Drainage and Property Access

From csarver@platinumpoolservice.com <csarver@platinumpoolservice.com>

Date Mon 10/26/2026 7:25 PM

To Dave McFarland <dmcfarland@blairne.gov>



Caution: External (csarver@platinumpoolservice.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by Thompson](#)

Hello Dave,

We recently received the notice regarding the Cedar Springs Subdivision Replat. Our property is located at 14277 State Highway 91 and is identified as Tax Lot 26 on the survey.

After reviewing the proposed plat, we have concerns about the drainage and creek maintenance easement along our southern property boundary.

An existing creek carries water from the proposed development toward our property, where it passes through a culvert underneath our private driveway. This driveway provides access to our home from Highway 91.

Historically, the culvert has handled drainage reasonably well. However, during one particularly heavy rain event, water did rise high enough to flow over our driveway.

Our primary concern is whether the proposed development, including future homes, driveways, grading, and drainage improvements, could increase stormwater runoff into this creek and potentially cause additional flooding, erosion, or damage to our driveway.

Before the replat is approved, we would appreciate clarification on the following:

1. Has a stormwater drainage study been completed comparing existing conditions with the proposed development?
2. Does that study evaluate the downstream effects on our existing driveway culvert?
3. Will the proposed development increase the volume or peak flow of water reaching our property?
4. Are any modifications planned to the existing creek, including excavation, widening, or rerouting?
5. Who will be responsible for maintaining the creek and drainage easement?
6. Does the proposed replat establish any new easements or access rights on our property?

We would appreciate copies of the drainage study, grading plans, and applicable easement documents.

If these potential impacts have not yet been evaluated, we respectfully request that the Planning Commission defer its recommendation until the developer can demonstrate that the proposed drainage improvements will not adversely affect our property or driveway access.