

Brenda Wheeler

From: Jeff Beiermann
Sent: Tuesday, July 28, 2026 3:26 PM
To: Paul Christensen
Cc: Brenda Wheeler
Subject: RE:

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Received. Thank you. This will be forwarded to the City Council, Mayor and City Administrator Green today.

Regards,

Jeff

Jeff Beiermann, MPA
Community Development Director
1516 Grant St
Blair, NE 68008
Phone: 402-426-6688



www.BlairNE.gov

From: Paul Christensen <pkcclc26@gmail.com>
Sent: Tuesday, July 28, 2026 15:20
To: Jeff Beiermann <jbeiermann@blairne.gov>
Subject:

Dear Mr. Biermann, Mr. Green and Blair City Council members,

Please note this email as it relates to the following two items on the agenda this evening:

- Changes to the future land use map
- Changes to current zoning

Our property, located at 12664 County Road 26, is adjacent to the proposed future land use map and zoning changes regarding the Soderberg property. Our north lot line borders your proposed rezoning to commercial use as part of “the triangle” as shown within the Soderberg property map. Accordingly, your own housing committee identified our property as highly desirable for future residential development for Blair. With that, we do not agree with changing the adjacent future land use from residential to commercial as such change would detract from the desirability of future residential development. In our opinion, any changes to the rezoning of the Soderberg

property should be tabled and taken into consideration when new potential owners purchase the property as any new owner should have input to the type of zoning that best suits their needs.

Secondly, any changes to the future land use map would be best served to be made when the comprehensive plan is updated.

Thank you for your time,

Paul and Cindy Christensen
Owners 12664 Count Road 26
Blair, Nebraska