	<p style="text-align: right;"><b>"OPEN MEETINGS ACT"</b></p> <p style="text-align: right;"><b>Planning Commission Regular Meeting City Council Chambers June 2, 2026 - 7:00 PM</b></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](http://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 May 5, 2026, meeting.
- 4.Chairman Boesiger opens a public hearing to consider an ordinance adopting an updated Future Land-Use Map for Tax Lots 292 and 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 & 765 S.10th Street), changing the future land use from Residential to Commercial.
- 5.Chairman Boesiger opens a public hearing to consider a Rezone Application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, Nebraska, agent, for Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (765 S. 10th Street) changing the zoning district from Multi-Family Residential High Density to Office Park.
- 6.Chairman Boesiger opens a public hearing to consider a Rezone Application submitted by the City of Blair for Tax Lot 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 S. 10th Street), changing the zoning district from Multi-Family Residential High Density to Office Park.

7. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, agent, for a Contractor Yard on Lot 2, YMCA Wilsons Addition, City of Blair, and Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska, for 30 years.

8. Chairman Boesiger opens a public hearing to consider a Final Plat Application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, for the SJAV Subdivision, a Plat of Lots 1 through 10 and Outlots 1 and 2, located in Tax Lot 267, being all of Tax Lot 248 and Part of Tax Lot 249, in part of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township Eighteen (18) North, Range Eleven (11) East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets).

**9. Postponed from the May 5, 2026, Planning Commission meeting:**

Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, on the SJAV Subdivision, Lots 2 through 6, and Outlot 1, in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets) allowing multi-family dwellings on this parcel for the life of the buildings.

10. Report from Staff

11. 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, May 5, 2026

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Melanie Kaeding, Milt Heinrich, Joe Peleska, Jim Pounds, Ryan Schroeter, and Richard Zelensky. 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, seconded by Melanie Kaeding, to approve the April 7, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Abstain (With Conflict), Jim Pounds: Yea, Travis Radnor: Absent, 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 a Conditional Use Permit submitted by Curt and Meadow Scott, 2975 Southern Hills Drive, Blair, Nebraska, for a contractor's yard on Tax Lot 203, Section 12, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska (600 block of S. 10th Street), for 30 years. Community Development Director Beierman stated the zoning is currently OPD - Office Park District. The intent of the Office Park district, as stated in the code, is to provide an appealing atmosphere that emphasizes the quality of the environment, landscaping, and preservation of trees. In effect, the district serves as a transition and buffer between the industrially zoned properties and the residentially zoned areas farther to the west. Part of the exception within the Office Park district is the allowance of a contractor yard. Mr. Scott is requesting approval for one building currently, with the possibility of a second building in the future. The initial building would contain two bays: one bay for Business Arbor Group's tree service operations, and the second bay to be leased to another business. Any tenant occupying the additional bay would be required to comply with the same contractor's yard use restrictions and permitted uses. The space cannot be used for general storage or any use outside the contractor yard regulations. For any building permits obtained, staff will collaborate with the

builder to ensure the correct number of parking spaces is provided. Commission member Boswell commented that he would like to see stipulation for a fence to block any equipment, to the east and south property line. Commission member Peleska questions where the flood plain is. Beiermann stated. There is also a setback area along the creek where building is restricted due to the slope requirements. The setback is based on a 3:1 ratio, meaning for every 1 foot of vertical rise from the edge or centerline of the creek, the setback extends 3 feet horizontally. This is intended to prevent structures from being built too close to the creek bank. The dark blue area shown on the map represents the designated flood way, where no building is permitted at all. The adjacent A Zone may be developed if floodplain requirements are met, such as placing fill, elevating the structure above the flood elevation, or incorporating flood-proofing measures. The 2% annual chance floodplain, commonly referred to as the 500-year floodplain, is also identified; however, FEMA does not require flood insurance or floodproofing standards within that area. The applicant was not present, although they suggested they would be at the council meeting on May 26th. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion Melanie Kaeding, second by Jim Pounds to recommend approval of the Conditional Use Permit submitted by Curt and Meadow Scott, with the stipulations that there is a privacy fence to the east and south property line to block the machinery and 6" pavement up to the fence for thirty (30) years. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, 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 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Total Truck & Machine, LLC, 414 S. 5th Street, Blair, Nebraska; Kevin & Melissa Wehrli, owners, for customization and sales of specialized trucks and automotive vehicles on Lot 4, South Acres Subdivision, in the City of Blair, Washington County, Nebraska (414 S. 5th Street), for 25 years. Community Development Director Beiermann stated the current zoning is A/ML -Agricultural/Light Industrial and Manufacturing District. In this area, the intent is to achieve the purpose of maintaining a harmonious industrial environment. While uses such as repair garages are permitted, the proposed sales component, even though ancillary to the primary operation, is not specifically listed as permitted use within the district. Therefore, staff believes the request falls under Exception No. 6: "Other uses which are similar to the permitted uses, and which are in harmony with the intent of this district." Staff find the proposed use to be consistent with the character and intent of the industrial area. One of the reasons for adding this use is that, to obtain a state license to sell vehicles, the business description must specifically include automotive or vehicle sales. This is intended to be an ancillary part of the business, where customized vehicles are restored or modified and then offered for sale. The applicant is seeking approval to ensure the vehicles can be legally sold in compliance with state licensing requirements. The applicants were present. 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 Conditional Use Permit application submitted by Total Truck & Machine, LLC, Kevin & Melissa Wehrli, owners, for customization and sales of specialized trucks and automotive vehicles as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by MCM Rents/Mid-Country Machinery, LLC, 3478 5th Ave, Fort Dodge, Iowa, for a “Rental and Leasing Establishment, Outside and Inside Storage” for heavy equipment rental on Lot 3, South Acres 2nd Addition, City of Blair, Washington County, Nebraska (450 Grant Street) for 30 years. Community Development Director Beiermann stated the current zoning is A/ML - Agricultural/Light Industrial and Manufacturing District. As an exception within this district, "Rental and Leasing Establishments, Outside and Inside Storage" are permitted subject to approval. The definition includes businesses involving the rental or leasing of equipment or materials, whether for short-term or long-term use, with storage occurring either inside or outside of buildings on the property. Excluded from this definition are household furniture, appliances, and comparable items typically associated with small rent-to-own establishments. The applicant’s operation instead involves the rental and leasing of heavy machinery and equipment. Phil Duane, representative for Mid-Country Machinery, stated that we currently have an existing customer base in Blair, including customers coming from out of state, and we believe we can better serve them from this location. We evaluated the Omaha market and explored opportunities there for over a year, but Blair proved to be a very good fit for our business, particularly after finding this building. Since acquiring the property, we have regarded the yards for proper drainage and made improvements we believe are beneficial to the community. We feel we can provide a valuable service to the area and are excited to establish our presence in Blair. Our equipment is already commonly used in the region, and currently, much of the competing equipment is being transported from Omaha. Commission member Boswell questioned how much equipment they anticipated storing and how many employees. Mr. Duane stated that this depends on customer demands. At present, there is a shortage of equipment, although we have several locations in Iowa from which to get equipment. Mr. Duane stated that we anticipate having four employees. Community Development Director Beiermann stated there is a second approach in this area that is currently unpaved. This approach appears to have been installed without our knowledge. We would require, like the original approach to the lot, that additional access be paved from the street to the property line, consistent with the existing approach. City Administrator Green stated there are two separate lots, and they now own both. Staff request is that if they do not need the farther west entrance, they restore it to turf, remove the rock, and make it clear that it is not a driveway, since we do not want features that do not meet requirements. 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 Conditional Use Permit application submitted by MCM Rents/Mid-Country Machinery, LLC, for a "Rental and Leasing Establishment, Outside and Inside Storage" for heavy equipment rental, for thirty (30) years with the stipulation that if the applicant elects to retain the second driveway to the west, it is to be hard surfaced to City standards or removed and restored to turf within six (6) months. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opens a public hearing a Rezone application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the

6th P.M., Washington County, Nebraska (13th & Wilbur Streets) Rezoning Tax Lot 267 from Residential Medium Density District (RM) to Agricultural/Highway Commercial District (A/CH). Community Development Director Beiermann stated the current zoning is RM-Multi-Family Residential High Density. The Future Land-Use Map designates Tax Lot 267 for Commercial use. The request for this change is to allow multifamily apartments and three commercial lots. The preliminary plat for this lot was approved at the April 28th City Council meeting. Beiermann stated the preliminary plat was recently approved. We typically review the final plat and rezoning together, but access details of Highway 75 are still being worked out with the Nebraska Department of Transportation. Because the final plat has not yet been finalized, it will not be considered tonight or in May and is expected to come forward in June, unless additional issues remain unresolved. That is why the rezoning is being considered tonight without the final plat. The request is to permit multifamily apartments and three commercial lots. The preliminary plat was approved on the 28th. In the A/CH district, commercial lots are permitted, but multifamily apartments are permitted as an exception, with a conditional use permit. Ron Madsen, 1057 S 13th Street, spoke against the rezone due to not wanting a strip mall across from his property. Andrew Toupin, 1733 Ingalls St, Grand Island, Nebraska, representative for Rizer Construction, stated for this project, we are partnering with local landowners and investors to bring a thoughtfully planned multifamily and commercial development to Blair. Phase one includes five buildings with a total of 110 units along Highway 75 and Wilbur Street. The proposed rezoning supports the higher-density housing that is well-suited to this location. This site has good access, nearby amenities, and compatible surrounding uses. The project would help meet Blair's housing needs, support local employers, expand the tax base, create jobs and services, and strengthen long-term economic growth. We are excited to partner with local investors on a development that supports Blair's future. Commission member Boswell questioned the commercial use expected for this project. City Administrator Green stated the city is not trying to hide anything or push a particular outcome here. What we are really trying to do is follow the Future Land Use Map and respond to what is already happening in this area. Along 13th Street, or Highway 75, there is a lot more residential use than you see along Highway 30. That mix can create some challenges, especially with homes being so close to a busy corridor. Historically, Blair has placed commercial zones along its highways, and we have seen that continue overtime, especially along 13th Street, as traffic levels increase and the area becomes more active. We are not trying to force that change, but it is important to recognize that it is likely to keep evolving in that direction. At the same time, we are looking at the bigger picture with transportation. There has been ongoing discussion about moving heavier truck traffic out of the downtown area to make it more walkable and enjoyable. As those bypass routes develop, more traffic could shift onto Highway 75 and through this area. So really, what the Future Land Use Map is doing reflects what we see as the long-term, best use of this area based on those trends, while also recognizing the current mix of uses that are already there. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky to recommend approval of the Rezone application submitted by AV Tenent, LLC, rezoning Tax Lot 267 from Residential Medium Density District (RM) to Agricultural/Highway Commercial District (A/CH). Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets) for the life of the buildings. Community Development Director Beiermann requested that the board postpone a vote until the June 2nd meeting. City Administrator Green stated we have opened the public hearing and will take testimony tonight, but staff is recommending we continue this item to next month. Right now, the property is still one large lot, so approving the conditional use permit today would apply to the entire site and allow apartments anywhere on it. The applicant plans to split this into individual lots next month, with phase one on lots 2 through 6. Waiting allows you to tie the approval just to those lots, which gives the City better control over where apartments can go. If they want to expand later, they will need to come back for additional approval. Andrew Toupin, 1733 Ingalls St, Grand Island, Nebraska, representative for Rizer Construction, stated Phil explained it well. Our thinking is to move forward with phase one first and then reevaluate later. Once we get through that initial phase, we want to take a step back and see what the community needs at that time and what the market is telling us. That could be more duplexes, triplexes, or even something like assisted living—we just do not know yet. This approach gives us the flexibility to adjust down the road instead of locking everything in today. Pam Hanson, 1410 S Hwy 75, spoke against the conditional use permit due to the added traffic this will create in the area. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky to recommend postponing the Conditional Use Permit application submitted by AV Tenent, LLC until the next regular Planning Commission meeting. Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 11, Section 1102 Fences, Hedges and Retaining Walls: Moving the last paragraph of the section to the beginning of the section and renaming “Rural Residential Estate” (RRE) to “Residential Estate” (RE). Community Development Director Beiermann stated that staff would like to move the paragraph and change the zoning to RE. Beiermann stated if you read through Section 1102, you’ll see a lot of requirements, no fence required, different restrictions, and so on, and it goes on for a bit. Although when you get to the end of that section, it does clarify that properties located outside the City limits of Blair, in agricultural or residential estate zoning, are exempt from those requirements. So, what we are really asking for here is a simple change. We would move that paragraph from the end of Section 1102 up to the beginning, so it is clear right away that this exemption exists. And then we would update the wording slightly changing ‘RRE’ to ‘RE’ so it correctly reflects the real estate zoning district. So overall, it is just reorganizing the language for clarity and making a small correction to the zoning reference. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Ryan Schroeter to recommend approval of the amendment to the City of Blair Zoning Regulations, Article 11, Section 1102 as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea,

Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #10 – Report from staff. City Administrator Green stated there was nothing to report.

Agenda Item #11– Motion by Melanie Kaeding, second by Jim Pounds, to adjourn the meeting at 8:10 pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

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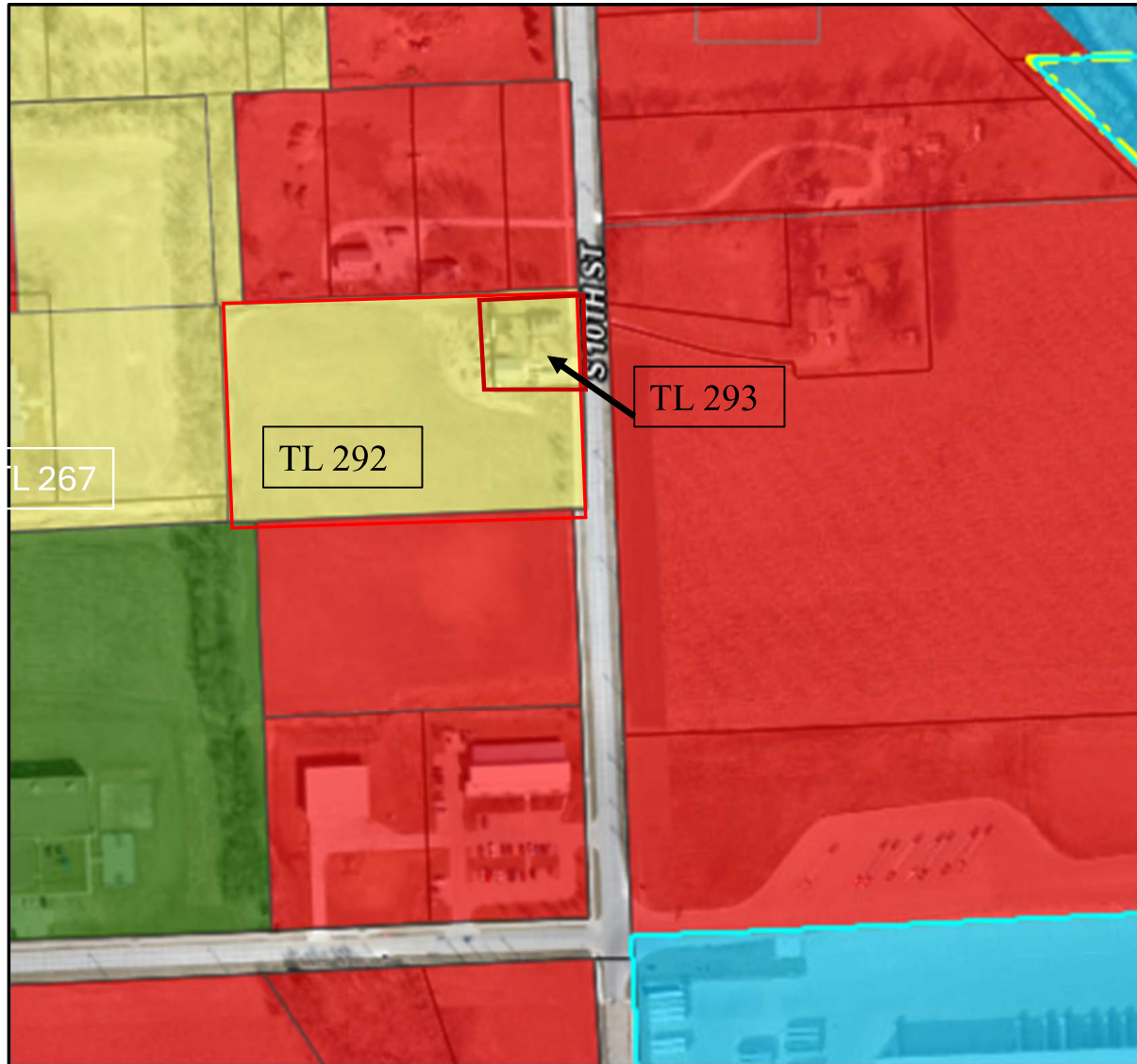
Shelly Jones, Secretary



Residential



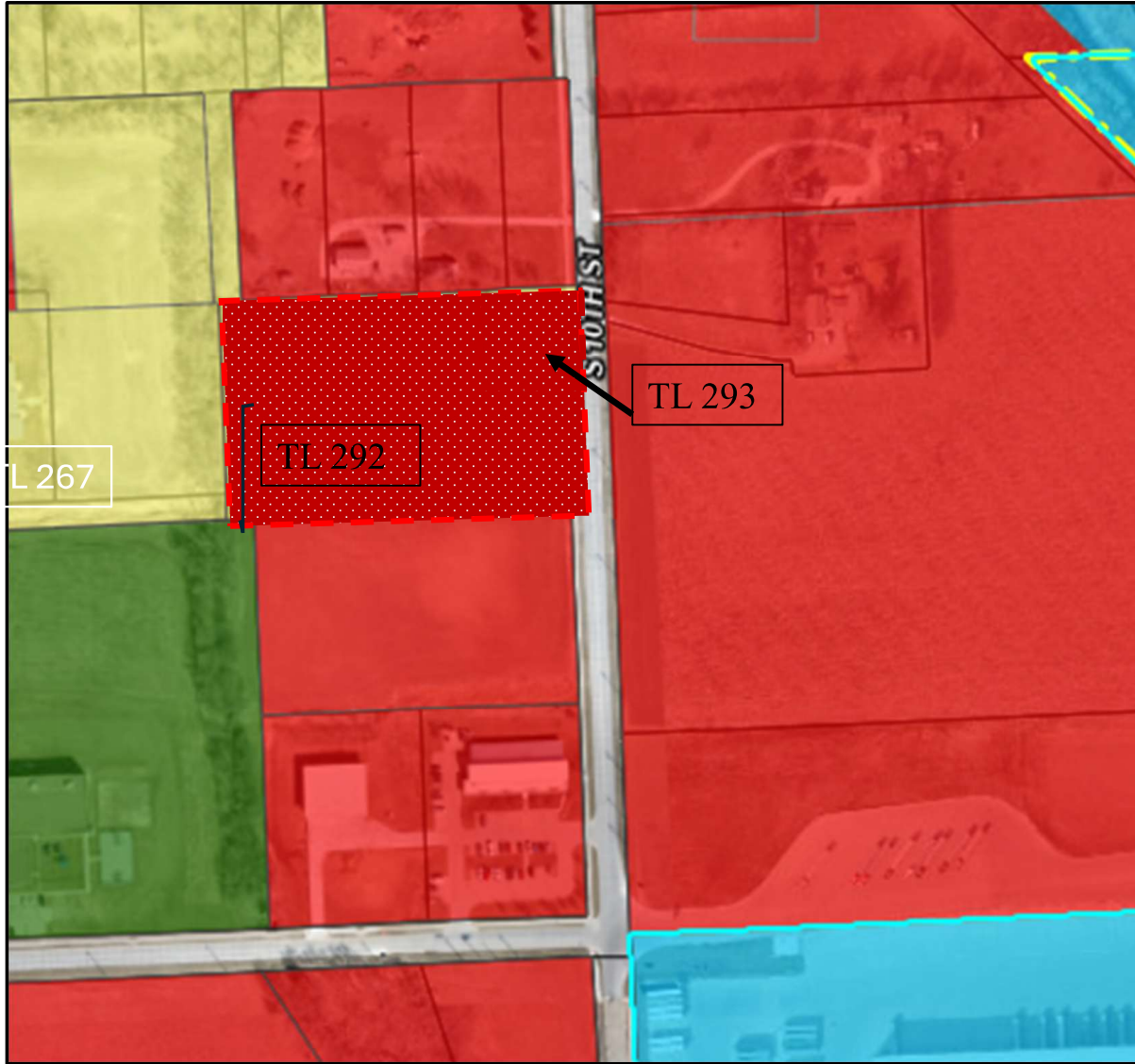
Commercial



Residential



Commercial



Filing Date 5/20/06

Receipt Number \_\_\_\_\_

**APPLICATION FOR REZONING**

1. Eriksen Construction PO Box 610, Blair NE 68008  
Applicant's Name Mailing Address Telephone 402 426 3119

2. Jenny Eriksen 13429 Spring Ridge Loop Blair NE 68008  
Agent's Name Mailing Address Telephone 913 481 5537

3. \_\_\_\_\_  
Owner's Name Mailing Address Telephone

4. 765 S 10th St, Blair NE 68008  
Address and Legal description of Location - Subject Property

01811 BC YMCA WILSON'S ADD LOT 2.114 PG 2 3.36 HC

5. Present Zoning District RMH - Multi-family Residential High Density

6. Proposed New Zoning: OPD - Office Park

7. Transition lot from multifamily to office park to  
State briefly your reasons for request  
Relocate offices of Eriksen Const & Dick's Hobbies

see purchase agreement.

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_  
lot sale closes - June 25

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

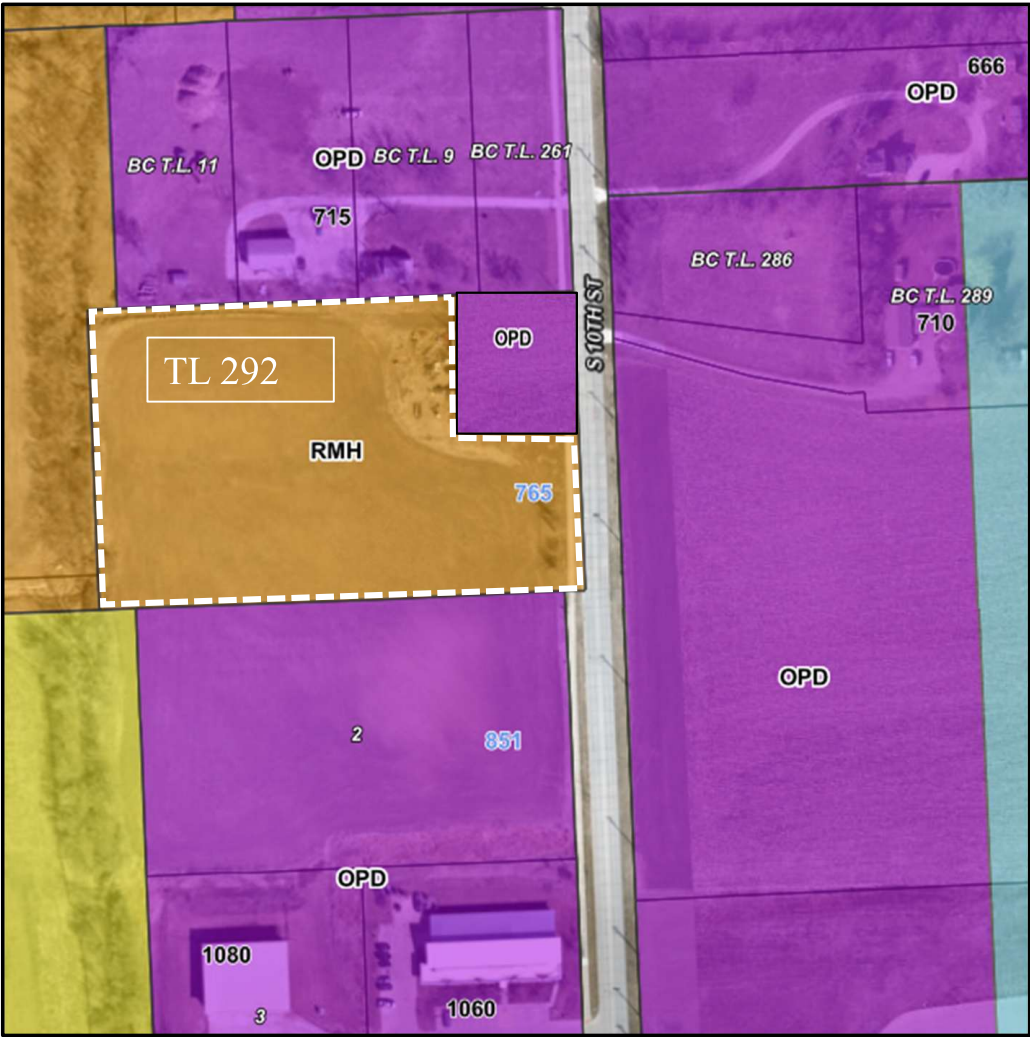
**CITY COUNCIL ACTION:**

DATE OF PUBLIC HEARING: \_\_\_\_\_

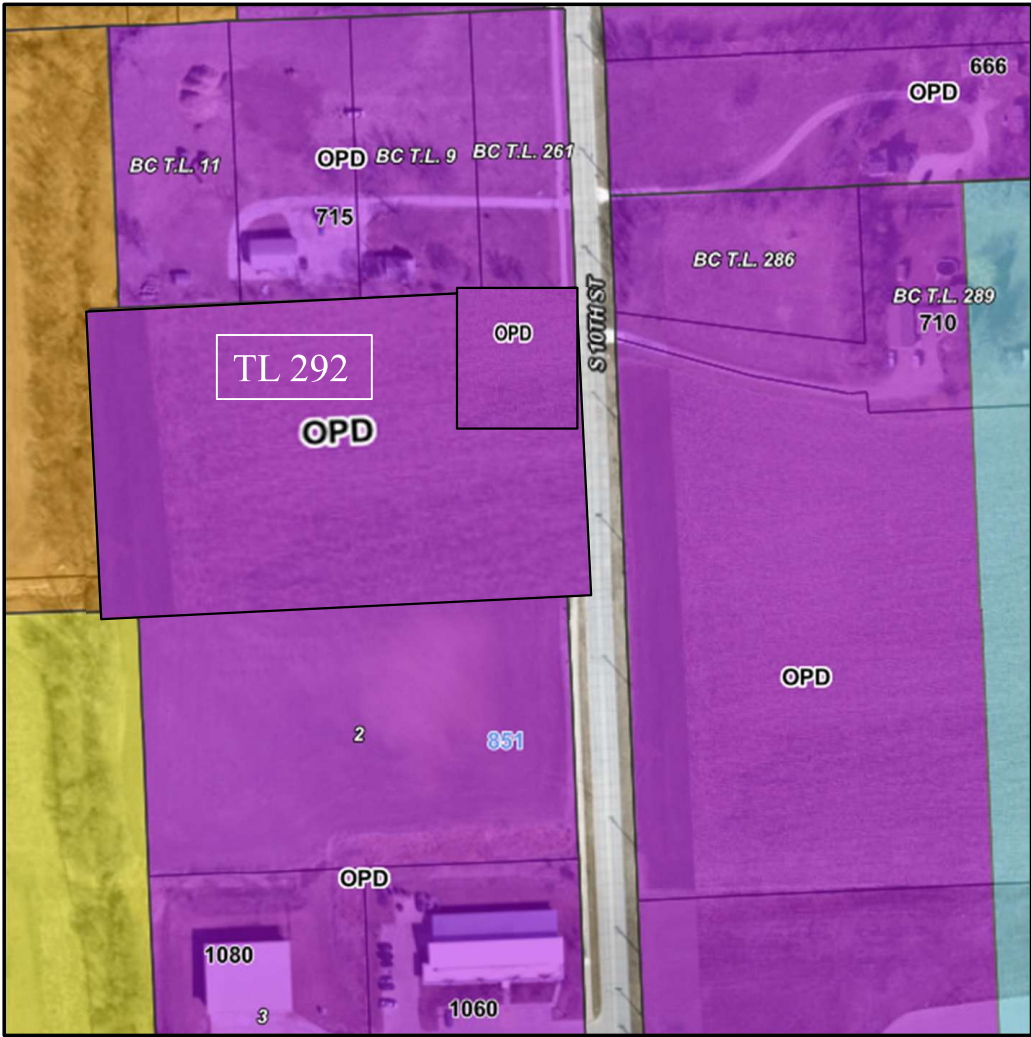
VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_



805.01 INTENT: The intent of the Office Park District is to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial and/or public facilities and to buffer these higher use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural appearing rock formations, etc. to partially screen parking areas and soften the appearance of the OPD - Office Park District.



Current zoning – RMH – Multi-Family Residential High Density

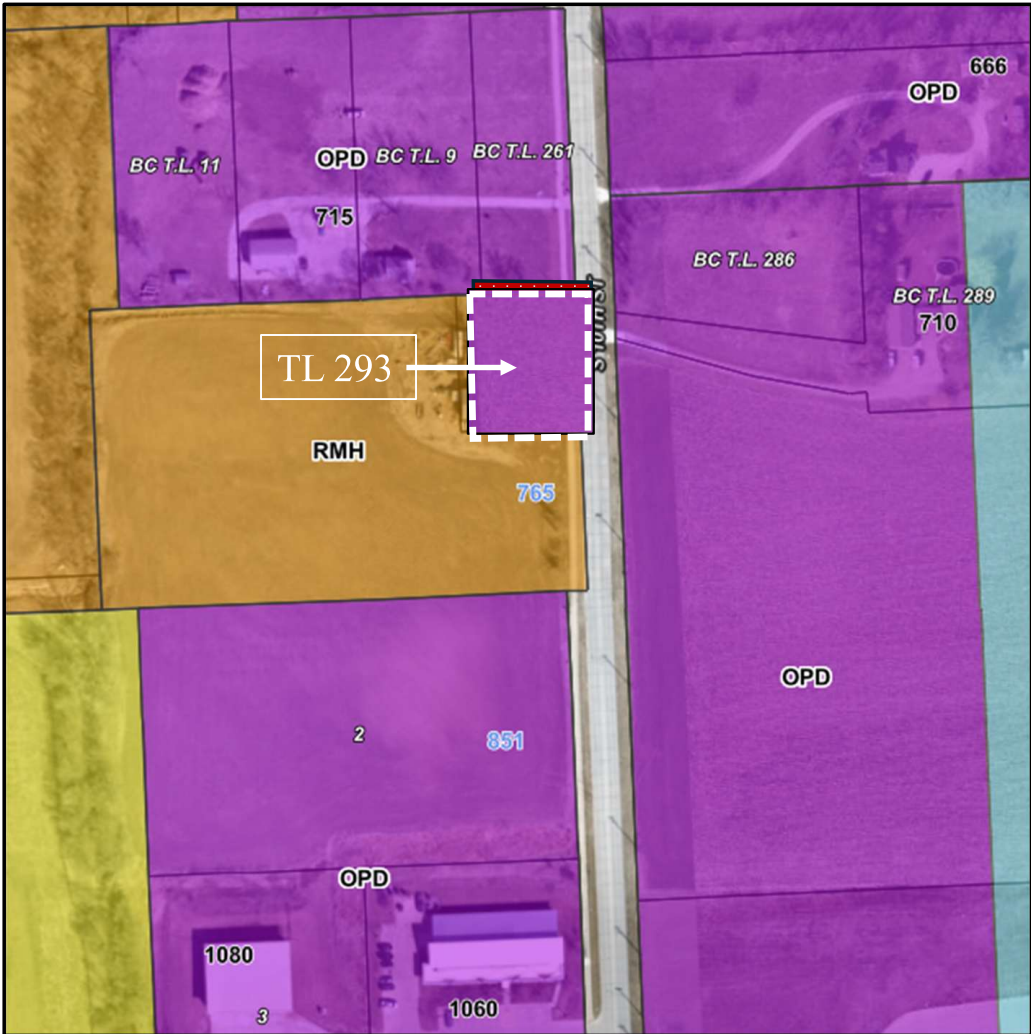
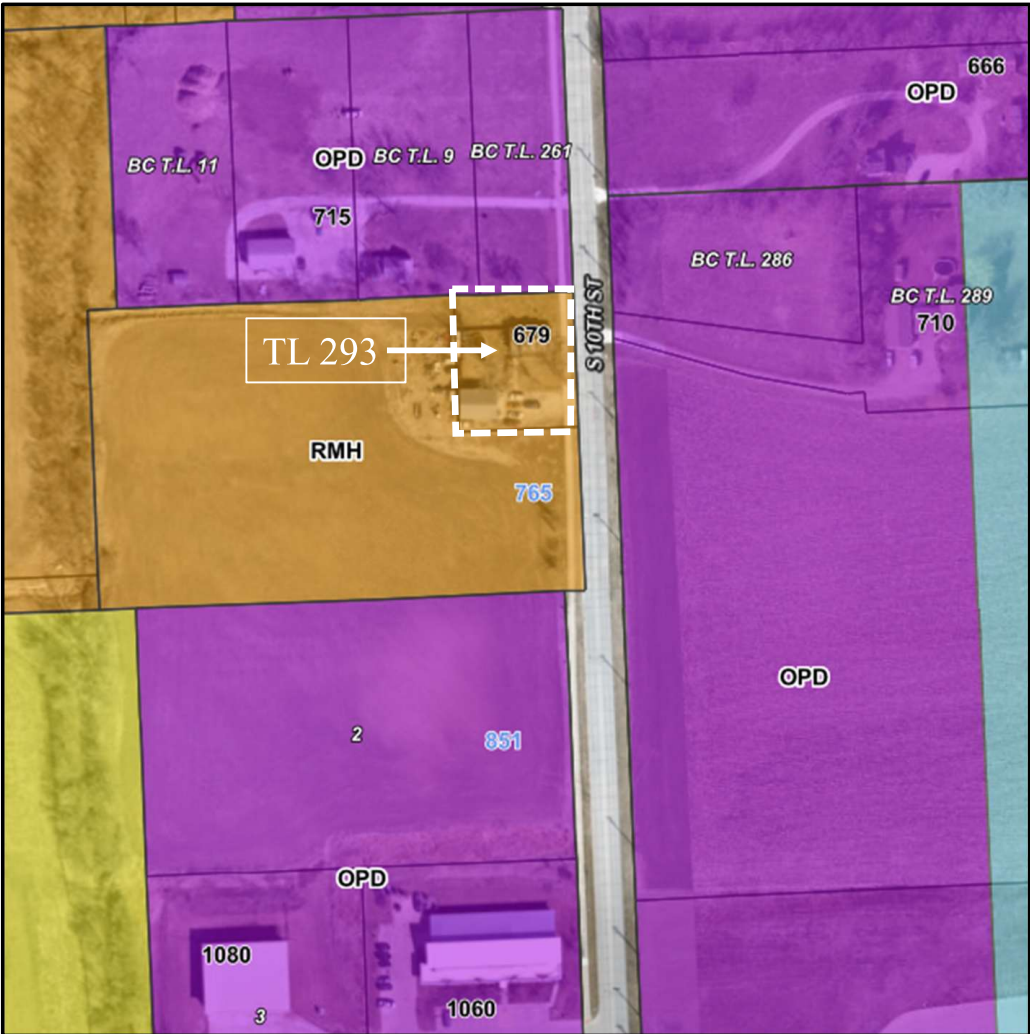


Proposed zoning – OPD – Office Park District



Tax Lot 292





Current zoning – RMH – Multi-Family Residential High Density

Proposed zoning – OPD – Office Park District

Tax Lot 293



Filing Date \_\_\_\_\_

Receipt Number \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE PERMIT**

1. Eriksen Construction PO Box 1010 Blair, NE 68008  
Applicant's Name Mailing Address Telephone 402 426-3119

Email: Jenny@eriksenconst.com

2. Jenny Eriksen 13429 Spring Ridge Loop Blair NE 68008  
Agent's Name Mailing Address Telephone 913 481 5537

3. Hipnar's Properties, LLC 925 Iowa St  
Owner's Name Mailing Address Telephone

765 & 851 South 10th Street

4. Address and Legal Description of Location - Subject Property  
LOT 2 YMCA WILSONS ADDITION OF BLAIR, WASHINGTON COUNTY NEBRASKA;  
TAX LOT 292, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH  
P.M., WASHINGTON COUNTY, NEBRASKA

Current Zoning OFFICE PARK

5. Describe the requested Conditional Use  
Contractors Yard

6. Length of request: 30 years  
**(All permits approved are for one (1) year unless otherwise noted)**

Signature of Owner(s) Date see purchase agreement Signature of Owner(s) Date

**DO NOT WRITE BELOW THIS LINE** Eriksen will close on property 6/25 & become owner

**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.**



- 805.01 INTENT: The intent of the Office Park District is to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial and/or public facilities and to buffer these higher use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural appearing rock formations, etc. to partially screen parking areas and soften the appearance of the OPD - Office Park District.
- 805.04. EXCEPTIONS: (3) Contractor yards.
- (43) CONTRACTOR YARD: Buildings and premises where contractor firm stores its equipment, vehicles, tools and inventory. In addition, a business office for the firm and repairs and maintenance of the firm's equipment and vehicles may occur on site if conducted entirely within an enclosed structure.

# FUTURE PLANS

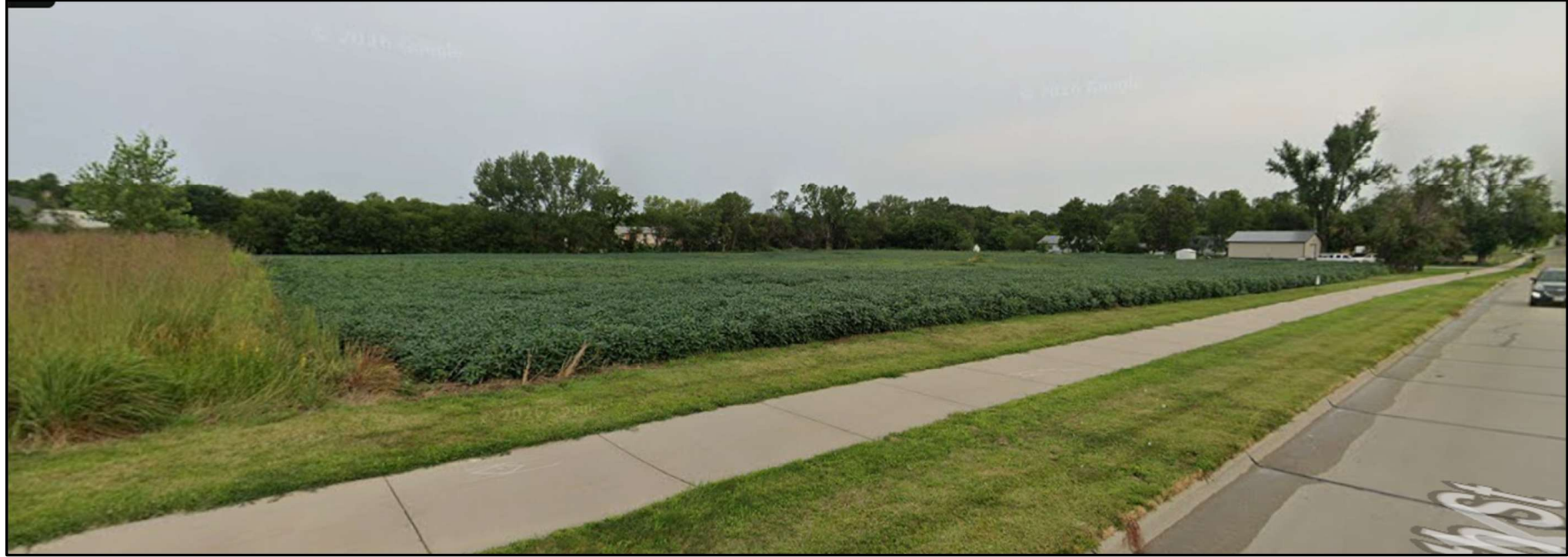
(SUBJECT TO CHANGE)

HOME TO ERIKSEN  
CONSTRUCTION & ONE  
OTHER TENANT





Current zoning — OPD — Office Park District



Filing Date 5/14/2026

Receipt Number 0000 2345

**FINAL PLAT APPLICATION**

AV Tenet LLC Attn: Andrew Toupin 1701 COUNTY ROAD 6 YUTAN, NE. 68073 308.270.7400  
Property Owner Address Phone Number

Email: andrew@rizer.com

Olsson Inc. Attn: Seth Lange 1103 Riverside Blvd Norfolk, NE 68701 402.430.0823  
Engineer Address Phone Number

Zoning (Present/Proposed): RM (RESIDENTIAL MEDIUM DENSITY) / ACH (AGRICULTURAL/HIGHWAY COMMERCIAL)

Name of Addition: SJAV Subdivision

Legal Description: See attached document

Current Use: Current use is Agriculture, row crop.

Utilities and Improvements:	<u>Existing</u>	<u>Proposed</u>
Sanitary Sewer	<u>N/A</u>	<u>City of Blair</u>
Storm Drainage	<u>N/A</u>	<u>City of Blair</u>
Water	<u>N/A</u>	<u>City of Blair</u>
Paving	<u>N/A</u>	<u>City of Blair</u>

*LLC Manager*  
*Craig A. Amman* 5/14/2026  
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 \_\_\_\_\_

## FINAL PLAT SJAV SUBDIVISION

A PLAT OF LOTS 1 THROUGH 10 AND OUTLOTS 1 AND 2 LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE EILEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA  
PARCEL #890040341

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	2241.83(M)	017°54'00"	700.47(M)	N23°30'31"W	687.62(M)
C2	2241.83(M)	003°23'31"	132.72(M)	N30°48'40"W	132.70(M)
C3	2241.83(M)	001°52'30"	65.42(M)	N28°17'44"W	65.42(M)
C4	2241.83(M)	004°51'40"	190.30(M)	N28°08'30"W	190.25(M)
C5	2241.83(M)	004°51'20"	189.88(M)	N28°13'58"W	189.93(M)
C6	2241.83(M)	003°14'40"	127.04(M)	N18°12'51"W	127.02(M)
C7	226.00(M)	021°36'40"	106.76(M)	S10°38'32"E	106.12(M)
C8	226.00(M)	021°30'40"	83.88(M)	N10°38'32"W	83.38(M)

LOT TABLE			
LOT ID	SQ. FT.	ACRES	ADDRESS
1	18008.85	0.41	
2	17922.28	0.41	
3	20586.13	0.47	
4	17081.37	0.39	
5	17271.34	0.40	
6	21547.77	0.49	
7	133968.21	3.08	
8	62785.12	1.44	
9	39167.43	0.90	
10	37186.73	0.85	
OUTLOT 1	70936.88	1.62	
OUTLOT 2	69754.04	1.58	

**ENGINEER/LAND SURVEYOR      OWNER/DEVELOPER**

OLSSON INC.  
1103 RIVERSIDE BLVD.  
NORFOLK, NE 68701  
CONTACT: SETH LANGE  
402.347.6434  
SLANGE@OLSSON.COM

AV TENET, LLC  
1701 COUNTY ROAD 6  
YUTKA, NE 68073  
CONTACT: ANDREW TOLPUN  
308.275.7400  
ANDREW@RIZER.COM

**SECTION CORNER TIES**

NORTH 1/4 CORNER, SECTION 13-T18N-R11E  
FOUND SURVEY DISC IN CONCRETE  
ESE 18.36' TO CENTERLINE SANITARY MANHOLE  
NE 108.26' TO NAL POWER POLE  
NNW 131.01' TO TOP NUT ON FIRE HYDRANT  
E 4.8' TO CENTERLINE S. 10TH STREET

CENTER 1/4 CORNER, SECTION 13-T18N-R11E  
FOUND 1/2" PIPE  
W 28.34' TO MAG NAL WDISC IN 4" TREE  
SW 84.02' TO NAL IN N.W. FACE OF 24" TREE  
NE 9.89' TO MAG NAL WDISC IN TWIN 4" TREES

olsson

1103 Riverside Boulevard  
Norfolk, NE 68701

TEL 402.347.6434

402.347.6434

Blair, Nebraska 68001-2717

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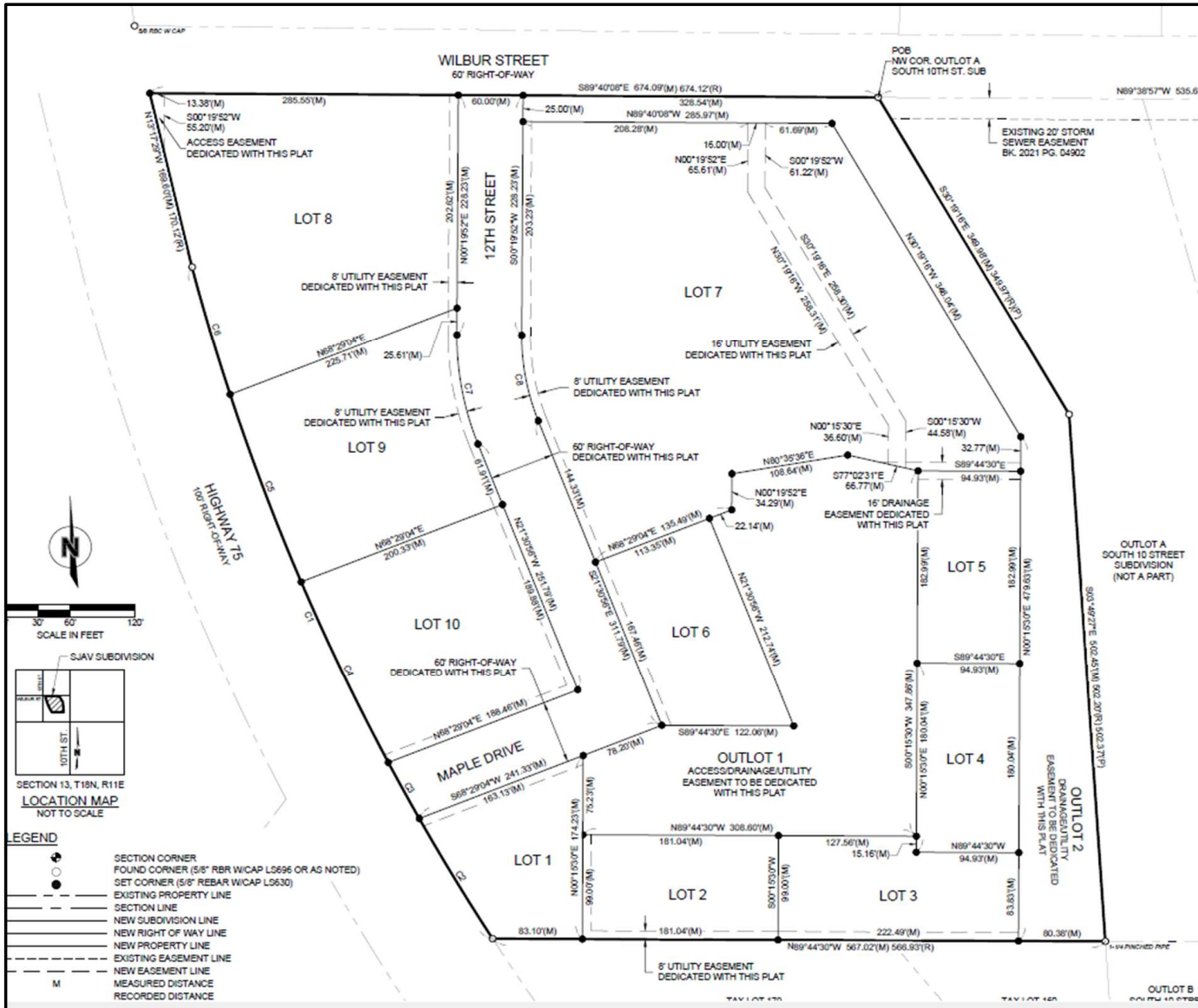
Blair, Nebraska 68001-2717

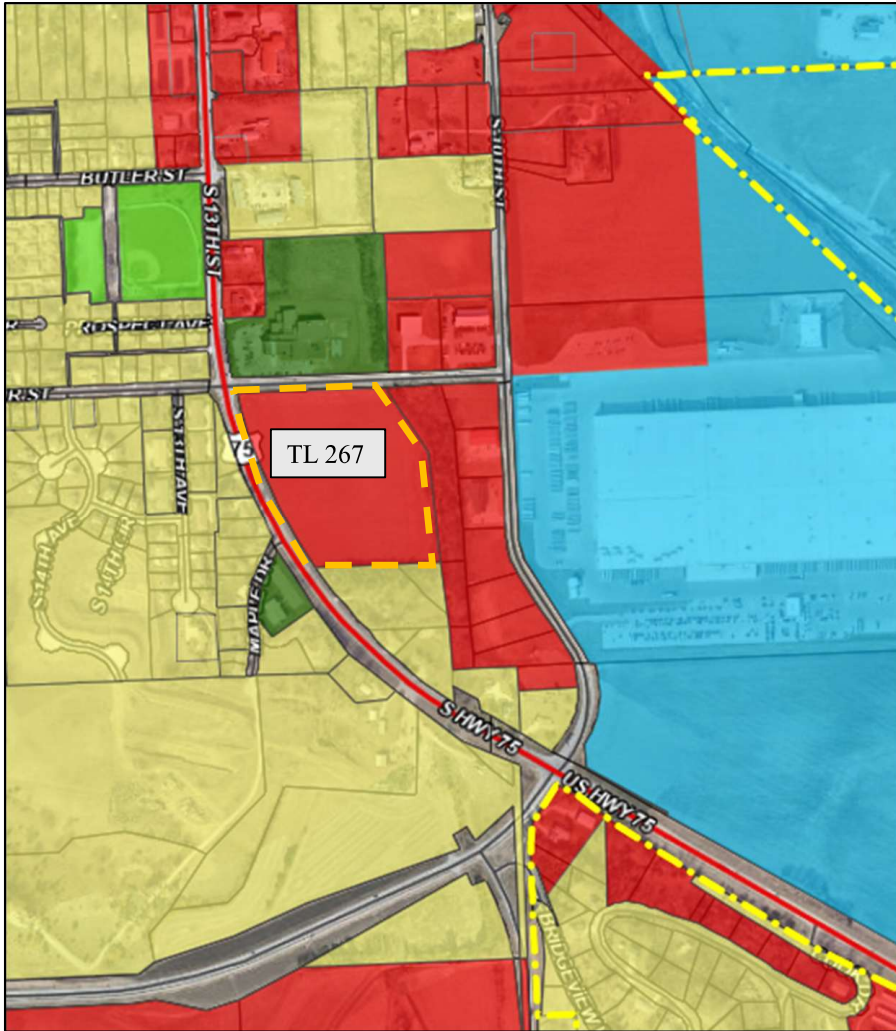
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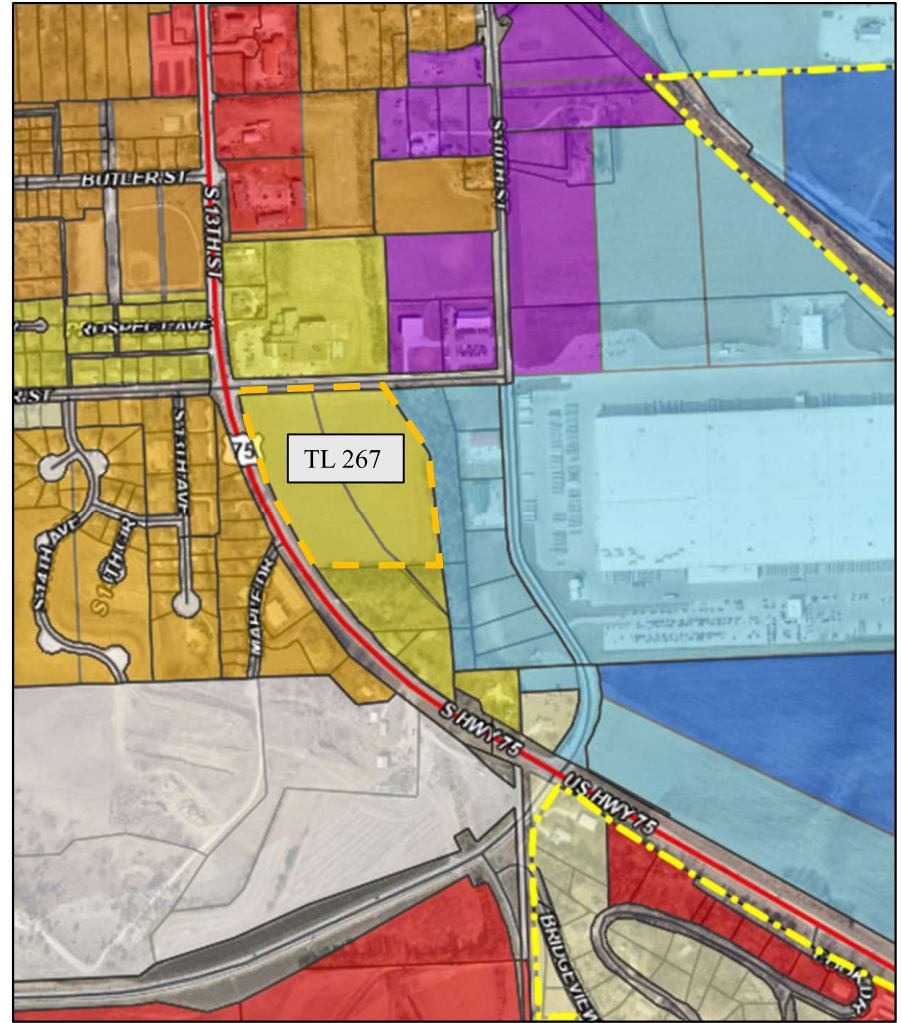
Blair, Nebraska 68001-2717

Blair, Nebraska 68001-





Future Land-Use Map



Current Zoning Map



**1.833.MCKINNIS**

O: 402.426.2644

F: 402.426.2344

mckinnisinc.com

mail@mckinnisinc.com

May 21<sup>st</sup>, 2026

To Whom It May Concern,

On behalf of McKinnis Inc., I am writing in support of the proposed apartment development project near the YMCA in Blair, Nebraska.

As a company that works throughout the region and continues to see economic growth across eastern Nebraska, we recognize firsthand the increasing demand for quality workforce housing. Communities that want to attract and retain businesses, employees, and long-term investment must also ensure there are attainable and modern housing options available for working individuals and families.

The proposed multi-phase apartment project represents a significant investment in Blair's future. Not only would it provide much-needed housing inventory, but it would also support the continued growth of local employers, strengthen the community's tax base, and enhance the overall attractiveness of Blair as a place to live and work.

Projects of this scale require substantial upfront investment, and in today's economic environment, tools such as Tax Increment Financing (TIF) and LB840 assistance are often essential to making developments financially viable. These incentive programs are designed specifically to encourage strategic growth that benefits the broader community, and this project clearly aligns with those objectives.

We also believe the potential partnership with the YMCA creates an additional community benefit by supporting local recreational amenities and encouraging a healthy, connected living environment for future residents.

Blair is at an important point in its growth trajectory. Supporting responsible housing development today will help ensure the community can continue to meet workforce demands and remain competitive for future economic opportunities.

McKinnis Inc. fully supports this project and encourages community leaders to consider the long-term positive impact it can have on Blair and Washington County.

Sincerely,

*David McKinnis*

David McKinnis

McKinnis Inc.

**COMMERCIAL & RESIDENTIAL**

BLAIR • OMAHA • LINCOLN • NORFOLK

Corporate Office: 164 S. 1st Street, Blair, NE 68008

May 21, 2026

RE: Proposed Apartment Complex  
Located at 13<sup>th</sup> & Wilbur St.

Dear Members of the City Council-

I have been fortunate enough to call the City of Blair home since 2005. Over the course of the last 20 years, our community has had some wonderful economic growth. We have seen significant capital investments, really good job creation, and several business expansions. While in the course of 20 years we are knocking it out of the park on economic growth, the City of Blair has failed to address what the growth has done to demands for housing.

While we have had our local builders doing a fine job of building new single family homes each year, we have had little to no increase in multi family housing, in particular apartments. Working in the world of finance, it is safe to say that not all consumers can afford to buy or build a new home. With no new apartment options, most of the workforce that we have attracted from outside of our community are forced to commute.

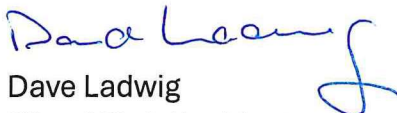
With construction costs continuing to go up significantly, the City will not be able to get developers to even consider coming to Blair without some local incentives. All cities / communities are competing to lure multi family housing developers to their communities. Quite frankly, they are going to go wherever they get the best offer / deal and the best opportunity for a return on their investment.

I strongly encourage the City of Blair to use Tax Increment Financing (TIF) and the LB840 Economic Development Program to support housing initiatives that directly benefit workforce development and community growth.

Without using some of these tools, it is probable that the City of Blair will not have a new apartment building constructed for the next 20 years that I reside here. If we are not growing, we are shrinking, because staying the same is not feasible.

Lastly, I also often times here citizens complain about the lack of choices for restaurants in Blair. If we want more restaurants folks, then we need more residents in order to frequent those restaurants.

Sincerely,



Dave Ladwig  
City of Blair Resident



414 S. 5th St. - P.O. box 677  
Blair, NE 68008  
402-533-8100  
info@krwconstruction.com  
www.krwconstruction.com

---

Dear Mayor and City Council,

As Blair and Washington County continue to enjoy strong economic growth and new investment, one of the greatest challenges we face is the shortage of workforce housing.

Over the past several years, Blair has attracted significant capital investment, job growth, and business expansion. Major employers are expanding, and new companies are actively considering our community for future development. While this momentum is highly encouraging, it has also driven up demand for housing, especially market-rate apartments and attainable workforce options.

At present, Blair has a limited supply of quality rental housing. Very few new apartment communities have been built in the past two decades, with only a handful delivered recently. As a result, many workers are commuting from outside the area, which creates difficulties in attracting and retaining talent and reduces overall quality of life. For local employers, this directly affects their ability to build and maintain a stable workforce.

To stay competitive and sustain our economic progress, Blair must actively promote new housing development, particularly multi-family and apartment projects.

We believe the thoughtful use of local incentive tools, such as Tax Increment Financing (TIF) and the LB840 Economic Development Program, is both appropriate and essential at this time.

TIF can help address the high upfront costs of infrastructure, site preparation, and construction in today's challenging market, making projects financially viable when margins are thin. Likewise, LB840 offers a flexible mechanism to support housing initiatives that strengthen our workforce and community.

Without these tools, many much-needed housing projects, especially apartment developments, may not pencil out in the current economic climate. By strategically leveraging TIF and LB840, Blair can:

- Attract private investment into new housing
- Speed up the delivery of critically needed apartment units
- Help local employers by improving workforce availability and retention
- Build a stronger long-term tax base and enhance the community's economic vitality

Blair stands at a pivotal crossroads. We now have the opportunity to match our economic development success with strategic housing growth, ensuring our community remains a desirable place to live, work, and invest for years to come.

We value your continued partnership and support as we collaborate to meet this important need. Here at KRW Construction, 70% of our employees commute to Blair due to housing.

Steve Wehri  
General Manager  
KRW Construction, Inc.

## Brenda Wheeler

---

**From:** Banner, Manny <mbanner@mchhs.org>  
**Sent:** Wednesday, May 6, 2026 1:09 PM  
**To:** Mindy Rump; Phil Green; C.J. Heaton; Rick Paulsen; Kent Long; Frank Wolff; Brent Clark; Kevin Willis; Kirk Highfill; James Letcher; Gary Banner  
**Cc:** Mike Rooks; City Clerk  
**Subject:** Proposed apartments by the YMCA



External (mbanner@mchhs.org)

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

Dear Mayor, City Staff and Members of the Blair City Council,

Please accept this email as testimony in support of the proposed project and related TIF funding as it comes back before the Council for consideration.

As Blair and Washington County continue to experience economic growth and investment, one of the most pressing challenges facing our community is the availability of workforce housing.

Through both my role at Memorial Community Hospital & Health System and my board involvement with Gateway Development Corporation, I have had the opportunity to participate in many discussions surrounding workforce development, economic growth, recruitment, and long-term community sustainability. A consistent concern raised by employers across our region is the limited availability of quality housing options within Blair.

Our community has experienced significant business investment and employment growth over the past several years. While this growth is extremely positive, it has also increased demand for market-rate apartments and attainable housing for employees, young professionals, and families who want to live in the community where they work.

Housing availability directly impacts workforce recruitment and retention. This challenge extends across industries, including healthcare, education, manufacturing, retail, and service sectors. At Memorial Community Hospital, we regularly recruit professionals from outside the immediate area, and housing availability is often part of the conversation for candidates considering relocation to Blair.

The proposed development represents a substantial private investment in our community and would add meaningful housing capacity at a time when demand continues to grow. In addition to residential units, the project may also create opportunities for future commercial growth and community partnerships.

I recognize that projects of this size appropriately generate discussion regarding infrastructure, incentives, growth management, and long-term planning. Those conversations are important and healthy for any community. However, I also believe it is important that Blair continue to proactively address housing needs if we want to sustain economic momentum and remain competitive for future workforce and business attraction.

Economic development tools such as Tax Increment Financing (TIF) and LB840 exist to help communities encourage strategic projects that may otherwise be difficult to accomplish due to rising construction, infrastructure, and financing costs. When used thoughtfully and responsibly, these tools can support projects that provide long-term economic and community benefit.

Blair is at an important point in its growth, and thoughtful housing development will play a critical role in ensuring our community remains an attractive place to live, work, and raise families.

Thank you for your consideration and for your continued service to our community.

Sincerely,

Manuela “Manny” Banner, RN, MHA, FACHE  
1033 Mary Beth Circle, Blair, NE 68008

Past President, Gateway Development Corporation

President & CEO  
Memorial Community Hospital & Health System  
810 N 22nd Street, Box 250  
Blair, NE 68008  
P: 402-426-1261 | Cell/Text: 308-470-0678  
F: 402-426-1439 | [www.mchhs.org](http://www.mchhs.org)



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05/29/2026

To Whom It May Concern,

On behalf of the Washington County Chamber of Commerce, I am writing in support of the proposed Rizer Apartment housing project in Blair.

As Chamber Director, I regularly hear from local employers and business owners about the challenges created by our community's housing shortage. Many employees of Chamber member businesses are unable to find suitable housing locally and are forced to commute from surrounding communities, creating ongoing workforce recruitment and retention challenges.

Expanding housing opportunities is essential to maintaining a strong and sustainable community. A healthy housing market includes a variety of options for residents in every stage of life. Apartment developments such as this provide opportunities for young professionals entering the workforce, individuals seeking attainable housing options, and residents looking to downsize while remaining in the community they call home.

Additional housing also helps attract and retain young professionals who will engage in Blair, support local businesses, contribute to new revenue growth for existing small businesses, and establish long-term roots in the community. Many are looking for places where they can begin their careers, become involved locally, and eventually choose to raise families.

At the same time, housing options that support aging in place allow longtime residents to transition from larger homes into more manageable living arrangements, helping open existing single-family housing for families and new residents.

Housing availability remains one of the greatest barriers to workforce development and economic growth in communities across Nebraska, including our own. Projects that thoughtfully expand housing inventory are an important investment in the future of our community and local economy.

For these reasons, the Washington County Chamber of Commerce encourages consideration and support of this proposed development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Niki Ferguson", is written over a light blue circular stamp.

Niki Ferguson  
Executive Director  
Washington County Chamber of Commerce



**LEGAL DESCRIPTION**

LOTS 1 (ONE) THROUGH 10 (TEN) AND OUTLOTS 1 (ONE) AND 2 (TWO), SJAV SUBDIVISION, A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 13 T18N R11E; THENCE ON AN ASSUMED BEARING OF S00°18'08"W, ON THE EAST LINE OF THE NW1/4, A DISTANCE OF 1351.57 FEET; THENCE N89°38'57"W, ON THE SOUTH RIGHT OF WAY LINE OF WILBUR STREET, A DISTANCE OF 535.61 FEET TO THE NORTHWEST CORNER OF OUTLOT A, SOUTH 10TH STREET SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE S30°19'16"E, ON A WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 349.98 FEET; THENCE S03°49'27"E, ON SAID WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 502.45 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A AND ALSO BEING THE NORTHWEST CORNER OF OUTLOT B, SAID SOUTH 10TH STREET SUBDIVISION; THENCE N89°44'30"W, ON THE SOUTH LINE OF SAID TAX LOT 267, A DISTANCE OF 567.02 FEET TO THE POINT OF CURVATURE AND ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75; THENCE ON SAID EASTERLY RIGHT OF WAY LINE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 17° 54' 08", HAVING A RADIUS OF 2241.83 FEET, AND CHORD BEARING N23°30'31"W A CHORD DISTANCE OF 697.62 FEET; THENCE N13°17'29"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 169.60 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75 AND SAID SOUTH RIGHT OF WAY LINE OF WILBUR STREET; THENCE S89°40'08"E, ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 674.09 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 560,568.31 SQUARE FEET OR 12.869 ACRES MORE OR LESS.



**PRAIRIE SKY APARTMENTS**  
US HIGHWAY 75 & WILBUR STREET



The project will consist of five thoughtfully designed residential buildings totaling 110 multifamily units in Blair, Nebraska, delivering high-quality housing to meet increasing local demand. RIZER Construction will serve as the project's General Contractor.

possible 22 unit complex exteriors



**Grand Island, Nebraska**

**Grand Island, Nebraska**



**possible 22 unit complex exteriors**

# possible 22 unit complex exteriors



**Grand Island, Nebraska**



possible 22 unit complex exteriors



Grand Island, Nebraska



**22 unit complex interiors**



22 unit complex interiors

# The Ashby

1 bedroom, 1 bath

716 square feet



# The Sutton

2 bedrooms, 1 bath

903 square feet





## **The Kennedy**

**2 bedrooms, 2 bath**

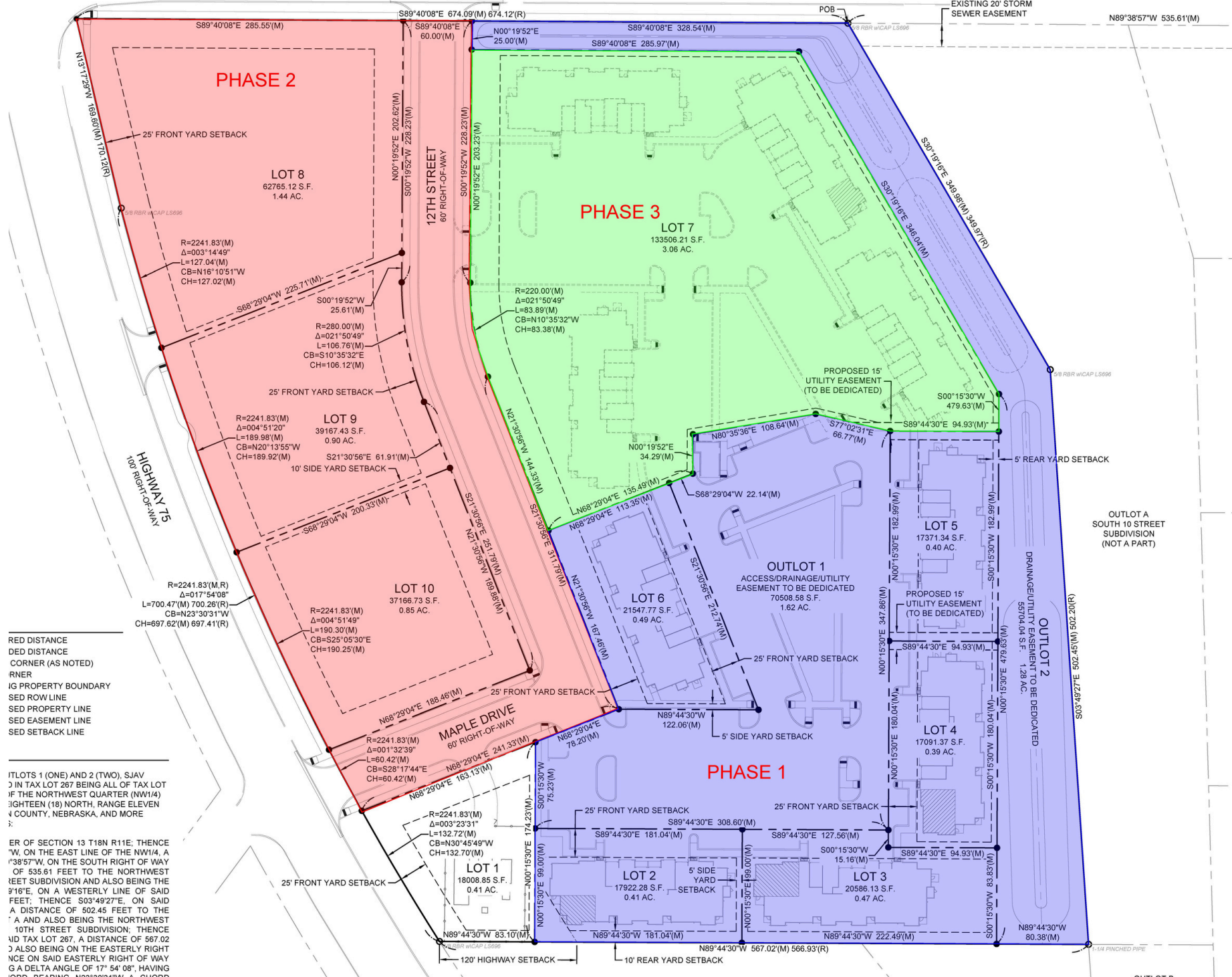
**1,051 square feet**

**garage**



proposed site

60' RIGHT-OF-WAY



PHASE 2

PHASE 3

PHASE 1

LOT 8  
62765.12 S.F.  
1.44 AC.

LOT 7  
133506.21 S.F.  
3.06 AC.

LOT 9  
39167.43 S.F.  
0.90 AC.

LOT 10  
37166.73 S.F.  
0.85 AC.

LOT 6  
21547.77 S.F.  
0.49 AC.

LOT 5  
17371.34 S.F.  
0.40 AC.

LOT 4  
17091.37 S.F.  
0.39 AC.

LOT 1  
18008.85 S.F.  
0.41 AC.

LOT 2  
17922.28 S.F.  
0.41 AC.

LOT 3  
20586.13 S.F.  
0.47 AC.

OUTLOT 1  
ACCESS/ DRAINAGE/ UTILITY  
EASEMENT TO BE DEDICATED  
70508.58 S.F.  
1.62 AC.

OUTLOT 2  
DRAINAGE/ UTILITY EASEMENT TO BE DEDICATED  
55704.04 S.F.  
1.28 AC.

- RED DISTANCE
- DED DISTANCE
- CORNER (AS NOTED)
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- SED SETBACK LINE

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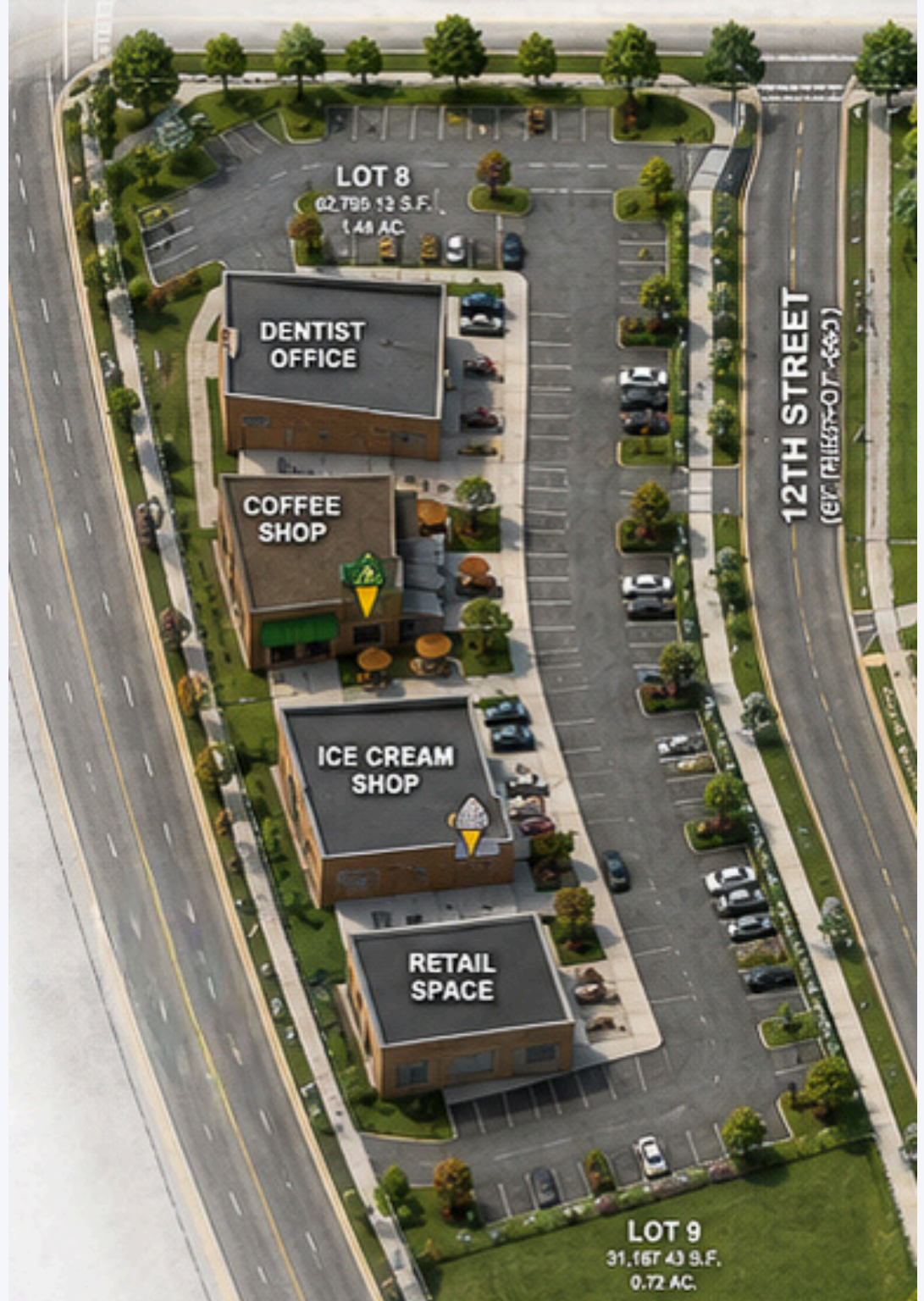
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°17'29"W, ON SAID EASTERLY RIGHT OF  
EET TO THE INTERSECTION OF SAID

TAX LOT 179  
(NOT A PART)

TAX LOT 160  
(NOT A PART)

OUTLOT B  
SOUTH 10 STREET  
SUBDIVISION

# Phase 2 Commercial Option





**RIZER**

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visit [rizer.com](https://www.rizer.com)**



801.01 INTENT: The A/CH - Agricultural/ Highway Commercial District is intended primarily for application to areas along major highway entrances to a community in accord with policies of the comprehensive plan for controlled access to the highway is afforded for the convenience of patrons traveling the highway. For the purposes of Section 77-1343 R.R.S. Neb. the predominant use for this district is agricultural and horticultural uses.

801.04 EXCEPTIONS:(15) Multi-family dwellings

801.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

(1) Retail and Service which provide services or supply commodities primarily for the convenience of patrons traveling on state highways and major county road entrances to the community including:

Auditorium, exhibition hall, club

Auto and truck parts stores (retail only)

Athletic complexes and health centers

Barber, beauty, tanning, and manicure shops

Bars, cocktail lounges or nightclubs

Boat sales and services

Bowling alley

Bus depots and transit stations

Car and truck sales, both new and used, with full service and repairs

Car wash

Convenience stores with gasoline sales

Dry cleaning and laundry establishments

Feed, grain, and fertilizer sales

Furniture stores

Garden and lawn supplies stores, nurseries and greenhouses

Hotels and motels

Ice cream and confectionery stores

Lumber and building materials

Medical, Dental or Health Clinic

Offices

Plumbing and heating services

Recreational vehicle sales and service

Rental and lease establishments, inside storage only

Restaurants, including drive in restaurants

Sign Shops

Soda fountains

Theaters

Veterinary services and small animal hospitals

(2) Any principal permitted use in the CCB Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains 7,500 square feet or more.

(3) Signs subject to SECTION 1114 of this Ordinance.

(4) Roadside rest areas.

(5) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

801.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

(1) Accessory uses and structures normally appurtenant to the permitted uses and structures shall be permitted including the following:

(2) Offices and retail stores incidental to and on the same site with a highway commercial establishment prescribed in SECTION 801.02 of this Ordinance.

801.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the A/CH Highway Commercial District in accordance with ARTICLE 14 of this Ordinance.

(1) Automobile service stations

(2) Car and truck detailing shops; provided that no repair garage work is done

(3) Repair Garages

(4) Car and truck sales, both new and used, without full service and repairs

(5) Storage Units, Mini;

(6) Contract construction offices and services, when all materials are contained within the walls of the building

(7) Farm implement and farm machinery fabrication, sales and service, and farm equipment and supplies, sales and service

(8) Mobile Home sales

(9) Amusement parks; carnivals, circuses, outdoor festivals and other transient amusement enterprises; drive in theaters; golf driving ranges; pony rings; skating rinks; and miniature golf course;

(10) Churches and other religious institutions;

(11) Private clubs and lodges;

(12) Public buildings and grounds;

- (13) Go Cart race tracks.
- (14) Overnight recreational vehicle parking areas limited to six spaces in conjunction with another permitted use.
- (15) Multi family dwellings.
- (16) Family day care home, group day care home, or day care center.
- (17) Public Utility structures, services and facilities
- (18) Any principal permitted use in the CCB Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains less than 7,500 square feet.
- (19) Rental and lease establishments, outside storage; provided however, no rental or lease establishments for construction equipment shall be allowed.
- (20) Storage, Indoor and Outdoor: All outdoor storage areas which are located within one hundred feet (100') of the right of way, or within five hundred feet (500') of a Federal Aid Primary or Federal Aid Secondary designated street or highway, shall be hard surfaced with concrete, asphalt, recycled asphalt or asphalt millings.
- (21) Recreational Vehicle (RV) Park: RV (also known as a motor home, pull-behind trailer or fifth-wheel trailer) parking shall not be permitted on lots with direct access from a Federal-Aid Primary or Federal-Aid Secondary designated street or highway. RV parks must have accepted connections to the City's sanitary sewer system and to the City's water system with at least one backflow preventer installed at the water meter's connection to the City's water source. Backflow preventers must be maintained per the City of Blair's Municipal Code. Any modification of the sanitary sewer or water requirements must be approved through the City Council as part of the Conditional Use Permit. The Accessory structures are not permitted at the individual RV pads.
- (22) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended



**1.833.MCKINNIS**

O: 402.426.2644

F: 402.426.2344

mckinnisinc.com

mail@mckinnisinc.com

May 21<sup>st</sup>, 2026

To Whom It May Concern,

On behalf of McKinnis Inc., I am writing in support of the proposed apartment development project near the YMCA in Blair, Nebraska.

As a company that works throughout the region and continues to see economic growth across eastern Nebraska, we recognize firsthand the increasing demand for quality workforce housing. Communities that want to attract and retain businesses, employees, and long-term investment must also ensure there are attainable and modern housing options available for working individuals and families.

The proposed multi-phase apartment project represents a significant investment in Blair's future. Not only would it provide much-needed housing inventory, but it would also support the continued growth of local employers, strengthen the community's tax base, and enhance the overall attractiveness of Blair as a place to live and work.

Projects of this scale require substantial upfront investment, and in today's economic environment, tools such as Tax Increment Financing (TIF) and LB840 assistance are often essential to making developments financially viable. These incentive programs are designed specifically to encourage strategic growth that benefits the broader community, and this project clearly aligns with those objectives.

We also believe the potential partnership with the YMCA creates an additional community benefit by supporting local recreational amenities and encouraging a healthy, connected living environment for future residents.

Blair is at an important point in its growth trajectory. Supporting responsible housing development today will help ensure the community can continue to meet workforce demands and remain competitive for future economic opportunities.

McKinnis Inc. fully supports this project and encourages community leaders to consider the long-term positive impact it can have on Blair and Washington County.

Sincerely,

*David McKinnis*

David McKinnis

McKinnis Inc.

**COMMERCIAL & RESIDENTIAL**

BLAIR • OMAHA • LINCOLN • NORFOLK

Corporate Office: 164 S. 1st Street, Blair, NE 68008

May 21, 2026

RE: Proposed Apartment Complex  
Located at 13<sup>th</sup> & Wilbur St.

Dear Members of the City Council-

I have been fortunate enough to call the City of Blair home since 2005. Over the course of the last 20 years, our community has had some wonderful economic growth. We have seen significant capital investments, really good job creation, and several business expansions. While in the course of 20 years we are knocking it out of the park on economic growth, the City of Blair has failed to address what the growth has done to demands for housing.

While we have had our local builders doing a fine job of building new single family homes each year, we have had little to no increase in multi family housing, in particular apartments. Working in the world of finance, it is safe to say that not all consumers can afford to buy or build a new home. With no new apartment options, most of the workforce that we have attracted from outside of our community are forced to commute.

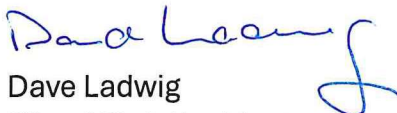
With construction costs continuing to go up significantly, the City will not be able to get developers to even consider coming to Blair without some local incentives. All cities / communities are competing to lure multi family housing developers to their communities. Quite frankly, they are going to go wherever they get the best offer / deal and the best opportunity for a return on their investment.

I strongly encourage the City of Blair to use Tax Increment Financing (TIF) and the LB840 Economic Development Program to support housing initiatives that directly benefit workforce development and community growth.

Without using some of these tools, it is probable that the City of Blair will not have a new apartment building constructed for the next 20 years that I reside here. If we are not growing, we are shrinking, because staying the same is not feasible.

Lastly, I also often times here citizens complain about the lack of choices for restaurants in Blair. If we want more restaurants folks, then we need more residents in order to frequent those restaurants.

Sincerely,



Dave Ladwig  
City of Blair Resident



414 S. 5th St. - P.O. box 677  
Blair, NE 68008  
402-533-8100  
info@krwconstruction.com  
www.krwconstruction.com

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Dear Mayor and City Council,

As Blair and Washington County continue to enjoy strong economic growth and new investment, one of the greatest challenges we face is the shortage of workforce housing.

Over the past several years, Blair has attracted significant capital investment, job growth, and business expansion. Major employers are expanding, and new companies are actively considering our community for future development. While this momentum is highly encouraging, it has also driven up demand for housing, especially market-rate apartments and attainable workforce options.

At present, Blair has a limited supply of quality rental housing. Very few new apartment communities have been built in the past two decades, with only a handful delivered recently. As a result, many workers are commuting from outside the area, which creates difficulties in attracting and retaining talent and reduces overall quality of life. For local employers, this directly affects their ability to build and maintain a stable workforce.

To stay competitive and sustain our economic progress, Blair must actively promote new housing development, particularly multi-family and apartment projects.

We believe the thoughtful use of local incentive tools, such as Tax Increment Financing (TIF) and the LB840 Economic Development Program, is both appropriate and essential at this time.

TIF can help address the high upfront costs of infrastructure, site preparation, and construction in today's challenging market, making projects financially viable when margins are thin. Likewise, LB840 offers a flexible mechanism to support housing initiatives that strengthen our workforce and community.

Without these tools, many much-needed housing projects, especially apartment developments, may not pencil out in the current economic climate. By strategically leveraging TIF and LB840, Blair can:

- Attract private investment into new housing
- Speed up the delivery of critically needed apartment units
- Help local employers by improving workforce availability and retention
- Build a stronger long-term tax base and enhance the community's economic vitality

Blair stands at a pivotal crossroads. We now have the opportunity to match our economic development success with strategic housing growth, ensuring our community remains a desirable place to live, work, and invest for years to come.

We value your continued partnership and support as we collaborate to meet this important need. Here at KRW Construction, 70% of our employees commute to Blair due to housing.

Steve Wehri  
General Manager  
KRW Construction, Inc.

## Brenda Wheeler

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**From:** Banner, Manny <mbanner@mchhs.org>  
**Sent:** Wednesday, May 6, 2026 1:09 PM  
**To:** Mindy Rump; Phil Green; C.J. Heaton; Rick Paulsen; Kent Long; Frank Wolff; Brent Clark; Kevin Willis; Kirk Highfill; James Letcher; Gary Banner  
**Cc:** Mike Rooks; City Clerk  
**Subject:** Proposed apartments by the YMCA



External (mbanner@mchhs.org)

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

Dear Mayor, City Staff and Members of the Blair City Council,

Please accept this email as testimony in support of the proposed project and related TIF funding as it comes back before the Council for consideration.

As Blair and Washington County continue to experience economic growth and investment, one of the most pressing challenges facing our community is the availability of workforce housing.

Through both my role at Memorial Community Hospital & Health System and my board involvement with Gateway Development Corporation, I have had the opportunity to participate in many discussions surrounding workforce development, economic growth, recruitment, and long-term community sustainability. A consistent concern raised by employers across our region is the limited availability of quality housing options within Blair.

Our community has experienced significant business investment and employment growth over the past several years. While this growth is extremely positive, it has also increased demand for market-rate apartments and attainable housing for employees, young professionals, and families who want to live in the community where they work.

Housing availability directly impacts workforce recruitment and retention. This challenge extends across industries, including healthcare, education, manufacturing, retail, and service sectors. At Memorial Community Hospital, we regularly recruit professionals from outside the immediate area, and housing availability is often part of the conversation for candidates considering relocation to Blair.

The proposed development represents a substantial private investment in our community and would add meaningful housing capacity at a time when demand continues to grow. In addition to residential units, the project may also create opportunities for future commercial growth and community partnerships.

I recognize that projects of this size appropriately generate discussion regarding infrastructure, incentives, growth management, and long-term planning. Those conversations are important and healthy for any community. However, I also believe it is important that Blair continue to proactively address housing needs if we want to sustain economic momentum and remain competitive for future workforce and business attraction.

Economic development tools such as Tax Increment Financing (TIF) and LB840 exist to help communities encourage strategic projects that may otherwise be difficult to accomplish due to rising construction, infrastructure, and financing costs. When used thoughtfully and responsibly, these tools can support projects that provide long-term economic and community benefit.

Blair is at an important point in its growth, and thoughtful housing development will play a critical role in ensuring our community remains an attractive place to live, work, and raise families.

Thank you for your consideration and for your continued service to our community.

Sincerely,

Manuela “Manny” Banner, RN, MHA, FACHE  
1033 Mary Beth Circle, Blair, NE 68008

Past President, Gateway Development Corporation

President & CEO  
Memorial Community Hospital & Health System  
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