



2017 Planning Commission Activity Report

City of Albion, Nebraska

*A monthly summary of notable actions and recommendations made by the
Albion Planning Commission during the year 2017.*



2017 Planning Commission Activity Report

City of Albion, Nebraska

January 2017

- Planning Commission reviewed the 2016 Building Permit Report.
- Planning Commission reviewed the 2016 Activity Report.
- Held public hearing to consider a zone change request of Trent M. and Audrey L. Kraus to change Lot 7, 5 ½ feet of Lot 8, Block 1, Clark's 1st Addition to the City of Albion, Boone County, Nebraska from C-2 (Downtown Commercial) to R-2 (Medium Density Residential). Action tabled until another public hearing could be scheduled.
- Reviewed the Albion Comprehensive Plan including the future land use map and the official zoning map – proposed amendments to the Comprehensive Plan and scheduled public hearing for February 6, 2017 regarding the same amendments.

February 2017

- Held public hearing to consider, and recommended denial of, a zone change request of Trent M. and Audrey L. Kraus to change Lot 7, 5 ½ feet of Lot 8, Block 1, Clark's 1st Addition to the City of Albion, Boone County, Nebraska from C-2 (Downtown Commercial) to R-2 (Medium Density Residential). The Commission noted that such recommendation was made with the intention to recommend amendments to the conditional uses within the district to offer reasonable flexibility of use of the same property.
- Held public hearing to consider, and recommended approval of, amendments to the Albion Comprehensive Plan.

Nebraska Statutory Responsibilities



The planning commission shall (a) make and adopt plans for the physical development of the municipality, including any areas outside its boundaries which in the commission's judgment bear relation to the planning of such municipality and including a comprehensive development plan, (b) prepare and adopt such implemental means as a capital improvement program, subdivision regulations, building codes, and a zoning ordinance in cooperation with other interested municipal departments, and (c) consult with and advise public officials and agencies, public utilities, civic organizations, educational institutions, and citizens with relation to the promulgation and implementation of the comprehensive development plan and its implemental programs.



- Held public hearing to consider, and recommended approval of, administrative plat by James H. Kohtz, Cheryl M. Krohn, Justin and MaKensey Harris, and Howard L. and D. Lavonne Mills, to replat a tract of land located in the NE ¼ of Section 21, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska.
- Held public hearing to consider, and recommended approval of, administrative plat by Half Moon Investments, LLC to replat lots 3 & 4, Block 26, Mansfield's 5th Addition, City of Albion, Boone County, Nebraska.
- Held public hearing to consider and recommended approval of, administrative plat by Victor R. and Cindy M. Carlson to replat lots 3 & 4, Block 2, Clarks Second Addition, City of Albion, Boone County Nebraska.
- Received report on Nuisance Program from Officer Mike Mapel.
- Reviewed Monthly Zoning and Building Permit Report submitted by Administrator Devine.

March 2017

- Held public hearing to consider, and recommended approval of, preliminary plat application of Dana and Karen Andersen to plat property legally described as Block 4, Andersen Second Subdivision, City of Albion, Boone County, Nebraska.

April 2017

- No Meeting.

May 2017

- Held public hearing to consider, and recommended approval of, replat and vacation request of Randy Hedlund to replat Lots 7 & 8, Block 6, and Part of Lot 5, Block 7, Original Town of Albion, Boone County, Nebraska including the vacation of the west half of Third Street from Main Street Thence North to the Union Pacific Railroad, and adjacent to Lot 8, Block 6, Original Town of Albion, Boone County, Nebraska.
- Reviewed Zoning and Building Permit Report submitted by Administrator Devine.

June 2017

- Recommended approval of Final Plat Application of South Park Subdivision by Dana and Karen Andersen with the following conditions:
 - Developer executes agreement with the City;
 - Developer makes payment for South Street Paving Agreement;
 - Developer pays deposit for the South Park Subdivision Agreement.
- Reviewed Zoning and Building Permit Report submitted by Administrator Devine.

July 2017

- No Meeting.



August 2017

- Reviewed the 2017-2018 Capital Improvements Plan and recommended City Council approval.
- Reviewed Zoning and Building Permit Report submitted by Administrator Devine.

September 2017

- No Meeting.

October 2017

- No significant action.
- Reviewed Zoning and Building Permit Report submitted by Administrator Devine.

November 2017

- Held public hearing to consider, and recommended approval of, administrative plat application of Douglas E. Sharp to replat Lots 14 & 15, Block 7, F.C. Hawks Addition to the City of Albion, Boone County, Nebraska.
- Held public hearing, and recommended approval of, administrative plat application of Boone County to replat a tract of land comprising a part of the Northeast $\frac{1}{4}$ of Section 28, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska.
- Held public hearing to consider, and recommended approval of, administrative plat application of David Otto Wolf and James Melvin Wolf, Trustees of Elain Wolf Trust, to replat a tract of land comprising a part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska.
- Reviewed Zoning and Building Permit Report submitted by Administrator Devine.

December 2017

- No Meeting.