



2020 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 2020.*



2020 Planning Commission Activity Report

City of Albion, Nebraska

January 2020

- Met with Jeff Ray of JEO to review and discuss the 2020 Albion Comprehensive Plan update. The Commission and Mr. Ray discussed various revisions as well as inclusion of the recreational trail plan.
- Recommended City Council approval of the Boone County Health Center request to vacate public alley running north and south between Lots 1 and 2 and Lots 9 and 10, Block 5, South Fairview Addition.
- Recommended City Council approval of a preliminary plat application of AEDC for the Boone Beginnings project.
- Recommended City Council approval of a conditional use permit to allow for Boone Beginnings as a Daycare Center in an R-2 (Medium Density Residential) zoning district.

February 2020

- No Meeting.

March 2020

- Held a Public Hearing regarding the City of Albion Comprehensive Plan Update:
 - Secretary Devine noted several required changes and corrections including typographic corrections, a correction to the recreational trail map, and the existing corporate limits of the City of Albion in regards to the future annexation plan map.
 - Secretary Devine also noted that an updated 1 & 6 Year Street Improvement plan would be available and should be included.
 - The Planning Commission discussed other areas to include in the future annexation plan including north and south of the Sports Complex.
- Recommended City Council approval of the Albion Comprehensive Plan update with the noted corrections.

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.



April 2020

- Held a preapplication conference with Dave and Lisa Skillstad concerning possible replat of property described as the Darling-Staub Addition, the Landen Addition, and a fraction of the Northwest Quarter of Section 27-20-6, Boone County, Nebraska. The Planning Commission discussed the potential plat as presented as well as potential public access issues. No formal action taken.
- Recommended City Council approval of the Boone County Health Center request to vacate Fuller Street between 7th and 8th Streets.

May 2020

- No Meeting.

June 2020

- No Meeting.

July 2020

- Held a public hearing for, and recommended City Council approval of, replat application of Richard and Penny Barnes to replat a part of the east half of the northwest quarter of the southwest quarter of section 16-20-6, Boone County, Nebraska.
- Held a public hearing for, and recommended City Council approval of, replat application of Gretchen Landen to replat the Landen Addition, and Darling-Staub Addition, City of Albion, and a fraction of the northwest quarter of section 27-20-6, Boone County, Nebraska.

August 2020

- Recommended City Council approval of Final Plat Application of Boone Beginnings Addition to the City of Albion, Boone County, Nebraska.
- Recommended City Council annexation of the Boone Beginnings Addition to the City of Albion, Boone County, Nebraska.
- Reviewed and recommended City Council approval of the 2020-21 Capital Improvement Plan.

September 2020

- Reviewed and discussed draft of revised Subdivision and Zoning Regulations as prepared by Jeff Ray of JEO, including model flood plain ordinances, sign regulations, townhomes in residential districts, wireless communication towers, solar power siting, and conditional use permit procedures.



October 2020

- No Meeting.

November 2020

- Held a public hearing for, and recommended City Council approval of, replat application of Lawrence and Joan Luettel to replat Lots 3 and 4, Block 21, Mansfield's 4th Addition, City of Albion, Boone County, Nebraska.
- Held a public hearing for, and recommended City Council approval of, replat application of Robert J Reinhart and Gayle Noble to replat a tract of land comprising of a fraction of the west half of the southeast quarter of section 21-20-6, Boone County, Nebraska.
- Opened a public hearing regarding a draft of the revised Subdivision and Zoning Regulations. No action taken, public hearing recessed until next regular planning commission meeting.

December 2020

- Held public hearing regarding the revised Subdivision and Zoning Regulations and recommended City Council approval of the same.