



2016 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 2016.*



2016 Planning Commission Activity Report

City of Albion, Nebraska

January 2016

- Planning Commission reviewed the 2015 Building Permit Report.
- Planning Commission reviewed the 2015 Activity Report.
- The Planning Commission discussed areas of focus for 2016:
 - Fill Commission Vacancies;
 - Water Well – Water/Engineer
 - City Facility Communication System;
 - Growth of City Services & Future Land Use;
 - Nuisance Program.

February 2016

- No Meeting.

March 2016

- No Meeting.

April 2016

- Planning Commission reviewed the code official report for the previous 2 months as well as the City Capital Improvements Plan.

May 2016

- Held public hearing to consider, and recommended approval of, a zone change request of Dana and Karen Andersen to change Lot 1 of the Andersen Subdivision from R-1 (Low Density Residential) to R-2 (Medium Density Residential).
- Mike Mapel provided a review of the 2016 Nuisance Abatement Program.

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.



June 2016

- Held public hearing to consider, and recommended approval of, an administrative plat application by Larry & Gloria M. Pochop to replat a fraction of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 20 North, Range 6 West, Boone County, Nebraska.
- Held public hearing to consider, and recommended approval of, an administrative plat application by Niewohner Farms Partnership to replat a fraction of the southwest quarter of section 27, Township 20 North, Range 6 West, Boone County, Nebraska.

July 2016

- No Meeting.

August 2016

- No Meeting.

September 2016

- Discussed amendment to the Albion Future Street Reservation Plan.
- Reviewed the code official report for June, July, August.

October 2016

- Held a pre-application conference with Dana and Karen Andersen regarding new subdivision development.
- Held public hearing to consider, and recommended approval of, an administrative plat application by Jerry and Barb Tisthammer to replat Lot 2, Block 1, Johnson First Addition and Lot 2, Block 1, Johnson-Oates First Addition, City of Albion, Boone County, Nebraska.
- Held public hearing to consider, and recommended approval of, amendment to the City of Albion Comprehensive Plan and Zoning Regulations – amending the Future Street Reservation Plan.
- Reviewed the code official report for September.



November 2016

- Held public hearing to consider zone change request of Half Moon Investments, LLC to change the zoning of Lots 3 and 4, Mansfield's 5th Addition to the City of Albion, Boone County, Nebraska from R-2 (Medium Density Residential) to C-2 (Downtown Commercial). Action was tabled until another public hearing could be scheduled.
- Held public hearing to consider recommendation to the Albion City Council to annex all of the Replat of lot 2 of the Andersen Subdivision, Lot 1 of the Andersen Subdivision, and the Albion Water Tower Property. The Planning Commission recommended annexation and renaming of the annexed area as the Andersen Subdivision to the City of Albion, Boone County, Nebraska.
- Held public hearing to consider recommendation to the Albion City Council to annex Lot 1 of the Pochop Subdivision, and two other parcels in part of the northeast quarter of the northwest quarter of section 27, township 20 north, range 6 west, Boone County, Nebraska. The Planning Commission recommended annexation and renaming of the annexed area as the South Fuller Addition to the City of Albion, Boone County, Nebraska.
- Reviewed code official report for October 2016.

December 2016

- Meeting held at the Albion Fire Station.
- Held public hearing to consider, and recommended approval of, a zone change request of Half Moon Investments, LLC to change the zoning of Lots 3 and 4, Mansfield's 5th Addition to the City of Albion, Boone County, Nebraska from R-2 (Medium Density Residential) to C-2 (Downtown Commercial).
- Held public hearing to consider, and recommended approval of, a replat application of Timothy J. Kayton to replat Lots 1 & 2, Block 4 of the Hawks Addition and Lots 1,2,3,4, Block 5 of the Clark, Conelly, and Stouts Addition, City of Albion, Boone County, Nebraska. Replat application included vacation of a portion of Market Street and an Alley.
- Reviewed code official report for November 2016.