



2019 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 2019.*



2019 Planning Commission Activity Report

City of Albion, Nebraska

January 2019

- No Meeting.

February 2019

- No Meeting.

March 2019

- Held a Kick-off meeting with JEO Consulting Group for the Albion Comprehensive Plan Update:
 - Lynn Dittmer, of JEO, outlined the update process, the Planning Commission's role in the process, and how public input would be utilized in the update process; and,
 - Reviewed existing community data with the Planning Commission.

April 2019

- Discussed the Community Profile Section of the Albion Comprehensive Plan:
 - Secretary Devine provided suggestions and comments on the initial draft and the Planning Commission discussed utilizing housing data from outside city limits, but inside the 1-mile EJT in the community data section of the plan;
 - Devine noted that an Interactive Map tool for public input was available on the City's website;
 - Devine announced focus groups sectors that would be meeting for public input:
 - Youth Outreach/Recreation;
 - Downtown Economy;
 - Housing;
 - General Community Open House

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.



May 2019

- Envision Phase of Albion Comprehensive Plan was reviewed with Jeff Ray of JEO:
 - Jeff reviewed the public input gathered from focus group meetings, the community open house, and online community input portal. Utilizing this information, a 60% draft of the comprehensive plan is expected to be delivered for review in June.
 - Planning Commission Members provided input to Jeff regarding how they envision Albion's future development. Jeff and the Planning Commission discussed housing issues, growth strategies, barriers to economic development, land-use conflicts, renewable energy, and zoning variance request history.

June 2019

- No Meeting.

July 2019

- Jeff Ray of JEO Consulting Group provided the Planning Commission with a 60% Draft of the Albion Comprehensive Plan:
 - Mr. Ray requested more input from the Planning Commission on the strengths and challenges of the community.
 - Strengths discussed were: Healthcare, Schools, Location, Ag industry, Multiple event venues, new hotel;
 - Challenges discussed were: Retail, Daycare, Annexation – growth and development.

August 2019

- Held a public hearing for consideration of, and recommended approval of, and application of administrative plat by James H. Kohtz to replat a tract of land comprising a part of the northwest quarter of the northwest quarter of section 21, township 20 north, range 6 west of the 6th P.M., Boone County, Nebraska.
- Held a pre-application conference for new subdivision addition to the City of Albion with the Albion Development Company. ADC briefed the planning commission regarding their assistance on the development of a new childcare facility at the property and desires annexation to the city to acquire city services. The Planning Commission discussed and encouraged the submission of a preliminary plat application.
- Jeff Ray of JEO discussed Albion Comprehensive Plan with Planning Commission seeking feedback on the draft provided in July. Ideas on housing development, infill development, nuisance abatement, and potential annexation areas were discussed.
- Reviewed the 2019-2020 Capital Improvements Plan and recommended City Council approval.



September 2019

- Reviewed, discusses, and recommended approval of vacation request 2019-01 of Boone Central Schools to vacate Prairie Street from 5th Street to 6th Street.

October 2019

- Recommended approval of vacation request 2019-02 of Ron Erickson to vacate plat Administrative Subdivision/Lot Split of Lot 8, Block 22, Mansfields 4th Addition to the City of Albion, Boone County, Nebraska.
- Reviewed a draft of the Albion Comprehensive Plan and accepted public input from Larry Bird including:
 - Inclusion of a map of future phases of the Recreational Trail,
 - How to increase the number of paying utility units, and
 - Annexation of more residentially used properties that surround the city.

November 2019

- Jeff Ray of JEO reviewed the Albion Comprehensive Plan draft with the Planning Commission and specific updates and additions to the plan were discussed including the zoning map, the extra-jurisdictional zoning area boundaries, and annexation plan.
- Reviewed proposed amendments to the 2019-2020 Capital Improvements Plan and recommended City Council approval.

December 2019

- No Meeting.