



PLANNING COMMISSION MEETING

MONDAY, JULY 06, 2026 at 7:00 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

MINUTES

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers.

ROLL CALL

Commission members present were Chairman Tom Fick, Steven Ruzek, Todd Wynn, Gale Schafer, Don Thorberg, Brian Nathan, and Dylan Martin. Absent were Steve Gragert and Bev Dailey. City staff present was Secretary Andrew Devine.

Chairman Fick welcomed Dylan Martin, who recently filled the vacant position on the Planning Commission Board.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE MARCH 2, 2026 PLANNING COMMISSION MEETING

Commissioner Thorberg made a motion to approve the minutes of the March 2, 2026 Planning Commission meeting; seconded by Schafer. Voting Yea: Thorberg, Wynn, Ruzek, Nathan, Schafer, Fick, Martin. Voting Nay: None. Absent: Dailey, Gragert. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. CONSIDER APPLICATION FOR ADMINISTRATIVE PLAT: LOT SPLIT #2026-01 OF RICHARD AND KAMALA RILEY TO SPLIT LOT 1, BLESSED ACRES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 20, T20N, R6W OF THE 6TH P.M., BOONE COUNTY, NEBRASKA

Secretary Devine noted the application is to split off one Lot, which is a pond that will be shared by all property owners of the Blessed Acres Subdivision. Devine stated he can review and approve Lot Splits within city limits; however, since this is outside of city limits, but within the 1 mile jurisdiction, it must be reviewed and approved by the Planning Commission. Devine has reviewed the application and stated it conforms to regulations. Commissioners reviewed the application and map of the subdivision. Devine recommended approval of the Lot Split. Commissioner Nathan made a motion to approve the administrative plat: Lot Split #2026-01 as presented, seconded by Ruzek. Voting Yea: Nathan, Schafer, Thorberg, Ruzek, Fick, Wynn, Martin. Voting Nay: None. Absent: Gragert, Dailey. Motion carried.

4. DISCUSS CITY OF ALBION ANNEXATION PRIORITIZATION

Maps were provided of the current Corporate Limits, previously identified Annexation Priority Areas, current Water and Sewer Main Locations, and the Future Street Reservation Plan. Of the Priority 1 Areas, all except one have been annexed into Albion City Limits in the past five years. Although the Planning Commission had recommended approval of all Priority 1 areas, the City Council did not approve the area around the Fairgrounds because of the County and Fair Board disputing it. Secretary Devine stated that the city has gotten water to all Priority 1 annexed areas, but we haven't gotten sewer lines to everything yet because of lack of funds. The time frame for future annexation of Priority 1 would be approximately 24 to 60 months, Priority 2 would be approximately 5 years, and Priority 3 would be approximately 10 years. Devine asked commissioners to take into consideration not to make undeveloped property an immediate priority. Devine also indicated that it is difficult to negotiate financing of improvement when annexing a property that already has a house with a well and septic tank. Commissioners spent time reviewing and discussing the Annexation Priority Maps and Future Street Reservation Plan to consider if changes needed to be made to it since 5 years have passed since it was last studied. No action taken.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

Next meeting: August 3, 2026 - 7:00 P.M.

Debbie Schmadeke expressed opposition to the C02 pipeline going through the Albion, Nebraska area. She questioned if the city would have to approve it? Devine said the route hasn't been finalized yet. If the proposed route is through the Extra Territorial Jurisdiction of the city, then the city would need to take action on whether or not to approve it. Ms. Schmadeke also wondered if it would go through the Well Protection area and Devine stated it would not.

ADJOURNMENT

At 7:47 p.m. Commissioner Wynn made a motion to adjourn the meeting, seconded by Nathan. Voting Yea: Thorberg, Fick, Nathan, Wynn, Ruzek, Schafer, Martin. Voting Nay: None. Absent: Gragert, Dailey. Motion carried.

*****THE COUNCIL RESERVES THE RIGHT TO ENTER INTO EXECUTIVE SESSION ONLY AS PROVIDED IN R.S.N. 84-1410*****