



ALBION PLANNING COMMISSION MEETING

MONDAY, JANUARY 06, 2025 at 7:00 PM

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

MINUTES

CALL TO ORDER

A Regular Meeting of the Albion Planning Commission of the City of Albion, Nebraska was convened in open and public session at 7:00 p.m. on January 6, 2025 at the Albion City Hall, 420 West Market Street, Albion, NE. The meeting was called to order by Chairman Fick at 7:00 p.m. Chairman Fick informed the public about the location of the current copy of the Open Meetings Act posted in the Council Chambers. Notice of this meeting along with the agenda was simultaneously given in advance to all members of the Commission. Notice of this meeting was given in advance by publication, a designated method for giving notice; a copy of proof of publication is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

ROLL CALL

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

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE NOVEMBER 4, 2024 PLANNING COMMISSION MEETING

Commissioner Dailey made a motion to approve the minutes of the November 4, 2024 Planning Commission meeting; seconded by Wynn. Voting Yea: Nathan, Schafer, Fick, Gragert, Wynn, Dailey. Voting Nay: None. Absent: Thorberg, Ruzek. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. PUBLIC HEARING

CONSIDER APPLICATION NUMBER CU-2025-01 FOR CONDITIONAL USE PERMIT OF TONY LEVANDER FOR PROPERTY LOCATED IN THE C-1 (GENERAL COMMERCIAL) ZONING DISTRICT AND LEGALLY DESCRIBED AS LOTS 1, 2, 3, 4, BLOCK 2, MANSFIELD ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA, MORE COMMONLY KNOWN AS 308 WEST MARENGO STREET, ALBION, NEBRASKA.

Chairman Fick opened the public hearing at 7:05 p.m. and sought public input. The request for conditional use permit application had previously been provided for commissioners review. Secretary Devine explained that Tony Levander is considering a couple of options for the building. One would be for the main floor to be used for commercial business and the second floor for living space. Devine stated the zoning regulations for that district would not require a conditional use permit for this type of use. Mr. Levander's other option would be to use the building for multiple housing units only. Zoning regulations for that district states that since the property is adjacent to a residential district, the property owner may apply for a conditional use permit to use it for housing only. A question from the public was if there would be enough parking space for multi-unit housing. Schafer stated there is private parking space in the back of the building. Fick added there is also a garage in the back. Fick also stated this used to be a private residence before it was used for a funeral home. Chairman Fick sought further comment. Hearing none he closed the public hearing at 7:09 p.m. Fick stated he thought it would be a great location for public housing. He was concerned about chemicals in the building from embalming and suggested there should be an inspection for chemicals. Nathan stated since there is a big need for affordable housing he would like to see it used for that. Dailey stated she would rather see it used for multi-family housing than to have it sit vacant. Wynn questioned if the conditional use permit is approved, could Levander still choose to use it for commercial and living space. Devine confirmed he could. After further discussion, Commissioner Wynn made a motion to recommend approval of Conditional Use Permit Application #CU-2025-01, seconded by Nathan. Voting Yea: Dailey, Nathan, Gragert, Schafer, Wynn, Fick. Voting Nay: None. Absent: Thorberg, Ruzek. Motion carried.

Tony Levander arrived later and explained that his intention with the formal funeral home building is to provide another asset to the community. Levander confirmed there is parking space and a garage in the rear of the property. He is uncertain at this time how many housing units it will provide. Levander assured there wouldn't be a problem with chemicals in the building.

REPORTS

4. REPORT FROM ADMINISTRATOR ON CAPITAL PROJECTS AND COMMUNITY DEVELOPMENT POLICY UPDATES

Administrator Devine reviewed his City Administrator Report with the commissioners. Devine explained the EPA's requirement for identifying the material of each consumer's water service line. The city purchased an \$80,000 hydro-vac machine to identify all water service lines. The cost to purchase the machine is about one-third the cost of hiring it done. The city can also use the machine to pothole utilities and clean out valve boxes. The city replaced pumps at the Sewer Plant and Firehall Lift Station. Next on the list for water and sewer improvement projects will be the South Park Subdivision. The city paved more alleys this year with capital improvement sales tax funds. Next on the list of alleys to pave will be the east-west alley by Pizza Hut, Schalk's, and Gragert's. The Eli Porter Memorial project is almost complete except for the rubberized surface which will be installed this spring. Devine stated the city has

released an RFP (Request for Proposals) for design services for the renovation of Clark Street Park and expansion of the recreational trail. They will open the RFP's at the end of January. They are looking for a firm to design the layout of the park and recommend an appropriate route for the trail expansion. This project will be funded with the \$1,000,000 grant the city received from the Rural Community Recovery Program. Construction activity on this project is required to be substantially completed by September 30, 2026. Final reimbursement requests must be submitted by December 31, 2026. Nuisance Officer Warren Myers, City Attorney Darren Wright, and Administrator Devine are still working on updating the city's nuisance ordinance. No action taken.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

5. NEXT MEETING: February 3, 2025 7:00 p.m.

6. PUBLIC COMMENT FOR FUTURE CONSIDERATION

Deb Schmadeke shared an article from the town's history book of when Fuller gifting 6.22 acres of property to the City of Albion, which is known as "Fuller Park". The article included a landscaping plan for trees and shrubs. Schmadeke expressed that she would like to see more landscaping brought back to the park. No action taken.

ADJOURNMENT

At 7:41 p.m. Commission Member Schafer made a motion to adjourn the meeting, seconded by Dailey. Voting Yea: Gragert, Dailey, Fick, Schafer, Wynn, Nathan. Voting Nay: None. Absent: Ruzek, Thorberg. Motion carried.