



JANUARY 5, 2026 - PLANNING COMMISSION MEETING

MONDAY, JANUARY 05, 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, Gale Schafer, Steve Gragert, Don Thorberg, Brian Nathan, and Bev Dailey. Absent were Steven Ruzek and Todd Wynn. City staff present was Secretary Andrew Devine.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE DECEMBER 1, 2025 PLANNING COMMISSION MEETING

Commissioner Thorberg made a motion to approve the minutes of the December 1, 2025 Planning Commission Meeting, seconded by Nathan. Voting Yea: Dailey, Thorberg, Gragert, Nathan, Schafer, Fick. Voting Nay: None. Absent: Wynn, Ruzek. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. PUBLIC HEARING – PRELIMINARY PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Chairman Fick opened the public hearing at 7:03 p.m. and sought public input. None given. Fick again sought public comment. Hearing none, Chairman Fick closed the public hearing at 7:04 p.m. Secretary Devine noted that a pre-application conference was held at the July Planning Commission meeting where Rich and Kami Riley discussed the proposed subdivision with commissioners. The preliminary plat application, survey, and a draft of the development agreement were provided for commissioners' review. Mr. Riley was present to answer questions. Secretary Devine asked Riley to explain where the access road would be. Mr. Riley stated they plan to build a private road from the county road to the new development. They are in the process of doing a drainage study with their civil engineer. Once the drainage study is done and the recommended construction of the culvert bridge completed, they will submit it to the County to get permission to access the county road.

Commissioner Nathan made a motion to recommend approval of the Preliminary Plat as presented, seconded by Schafer. Voting Yea: Nathan, Schafer, Thorberg, Fick, Gragert, Dailey. Voting Nay: None. Absent: Ruzek, Wynn. Motion carried.

4. PUBLIC HEARING – PRELIMINARY PLAT AND FINAL PLAT APPLICATIONS FOR MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Chairman Fick opened the public hearing at 7:08 p.m. and sought public input. None given. Fick again sought public comment. Hearing none, Chairman Fick closed the public hearing at 7:09 p.m. Secretary Devine noted that a pre-application conference was held at the December Planning Commission meeting where Dylan Martin discussed the proposed subdivision with commissioners. Commissioners reviewed the preliminary and final plat applications, as well as the survey and draft of the development agreement. Secretary Devine stated that the preliminary plat gives the layout and intended access. The final plat is in legal form that will be filed at the Court House upon final approval.

Commissioner Gragert made a motion to recommend approval of the Preliminary and Final Plats as presented, seconded by Thorberg. Voting Yea: Nathan, Fick, Dailey, Schafer, Gragert, Thorberg. Voting Nay: None. Absent: Ruzek, Wynn. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

None.

6. Next Meeting – February 2, 2026 – 7:00 p.m.

* Consider Final Plat of Blessings Subdivision from Richard and Kami Riley for approval.

ADJOURNMENT

Commissioner Nathan made a motion to adjourn the meeting at 7:14 p.m., seconded by Gragert. Voting Yea: Thorberg, Fick, Gragert, Nathan, Dailey, Schafer. Voting Nay: None. Absent: Wynn, Ruzek. Motion carried.

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