



2/5/2024 - PLANNING COMMISSION MEETING

MONDAY, FEBRUARY 05, 2024 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 February 5, 2024 at the Albion City Hall, 420 West Market Street, Albion, NE. The meeting was called to order by Chairman Fick at 7:10 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 Don Thorberg, Bev Dailey, Tom Fick, Steve Gragert, and Todd Wynn. Absent were Brian Nathan, Steven Ruzek and Gale Schafer. City staff present were Secretary Andrew Devine, Economic Development and Housing Director Maggie Smith, and Water Commissioner/Building Inspector Warren Myers.

APPROVAL OF MINUTES

- 1. CONSIDER THE MINUTES OF THE NOVEMBER 6, 2023 PLANNING COMMISSION MEETING FOR APPROVAL**

Commissioner Thorberg made a motion to approve the minutes of the November 6, 2023 Planning Commission meeting; seconded by Dailey. Voting Yea: Gragert, Dailey, Thorberg, Wynn, Fick. Voting Nay: None. Absent: Nathan, Ruzek, Schafer. Motion carried.

OLD BUSINESS

- 2. None**

NEW BUSINESS

- 3. None**

REPORTS

4. REPORT OF BUILDING PERMITS ISSUED IN 2023

A report of 2023 Building and Demo Permits were provided for the commissioners to review. It included a total number of permits issued in 2023 for building and demolition for residential, commercial, and public properties. There were four new home permits issued this year compared to zero issued last year. The value of permits issued in 2023 was almost double the amount compared to 2022. The total value of permits issued in 2023 was \$4,718,311.00. Warren Myers stated the new Levander Funeral Home project and the four new homes were the biggest reasons for the large increase in value of permits. Fick asked Myers if there are more buildings for planned demolition. Myers stated he is looking at possibly 5 - 6 necessary demolitions for this year. He will be focusing on accessory buildings at his next inspection.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

Secretary Devine commented there aren't as many agenda items for the Planning Commission since the ordinance was passed in 2021 that Administrative Plats, Lot Splits, Boundary Corrections, and Lot Combinations inside City Limits do not need to be reviewed by the Planning Commissioners, but can be approved by administration if all code requirements are met. Devine stated there could possibly be plats to review later this year for the South Park Subdivision. Myers stated there will probably be a Conditional Use Permit to review in the next couple of months for a property within the 1-mile jurisdiction that is planning to install an underground pool.

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

Albion Economic Director, Maggie Smith, reported that the two homes that AEDC are building at 11th and State Streets are on track for completion at the end of May. Fick asked if there were interested parties to purchase the homes. Smith said there has been quite a bit of interest. AEDC is planning to set their sale price for the homes at their February meeting. Also, AEDC is accepting requests for proposals for developing the Lots on the South Park Subdivision, and the Lot on 7th and State Street. They are looking for a developer who can work with the City and put in the necessary infrastructure as well as doing the build-out.

ADJOURNMENT

At 7:23 p.m. Commissioner Wynn made a motion to adjourn, seconded by Thorberg. Voting Yea: Wynn, Fick, Thorberg, Gragert, Dailey. Voting Nay: None. Absent: Schafer, Nathan, Ruzek. Motion carried.

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