



2014 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 2014.*



2014 Planning Commission Activity Report

City of Albion, Nebraska

January 2014

- No Meeting.

February 2014

- Planning Commission reviewed the 2013 Building Permit Report.
- Planning Commission reviewed the 2013 Activity Report.
- The Planning Commission discussed areas of focus for 2014:
 - Encouraging development opportunities to be presented for commission review;
 - Review communication infrastructure, including fiber optic development in the community;
 - Identify non-conforming lots and the costs involved in making into conforming lots for development;
 - TIF redevelopment.

March 2014

- No Meeting.

April 2014

- Planning Commission reviewed the code official report for the previous 2 months.
- Planning Commission further discussed priority areas for 2014.

May 2014

- No Meeting.

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 supplemental 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 supplemental programs.



June 2014

- Planning Commission reviewed the code official report for the previous 2 months.
- Held public hearing to consider conditional use permit application of Boone County to erect a radio tower within the TA Zoning District:
 - Application was approved with the following conditions:
 - Project meets County road setback requirements;
 - Project receives FAA approval;
 - Project receives Nebraska Department of Aeronautics approval; and,
 - Project meets any and all other local zoning regulations.

July 2014

- Reviewed Fiber Optic infrastructure available in Albion and discussed future availability to businesses and residents.
- Planning Commission reviewed and recommended approval of Phase I of the Anderson Subdivision infrastructure improvement plans as submitted by Engineer John Zwingman on behalf of Niewohners.
- Reviewed the nuisance abatement program. Officer Predmore explained the process they have been utilizing to enforce the ordinance.
- Reviewed the code official report for June.
- Held public hearing to consider, and recommended approval of, application of administrative plat of Carroll M. Anderson to replat the south 8u0 feet of lots 1 and 2, block 2 of the Becker, Neeham and Williams Addition.

August 2014

- No Meeting.

September 2014

- Held Public Hearing for, and recommended City Council approval of, administrative plat application of Delbert H. Niewhoner to replat all of Block 46 of the Mansfield's Tenth Addition.
- Reviewed the code official report for the previous 2 months.

October 2014

- Held Public Hearing for, and recommended City Council approval of, application for administrative plat of Brad and Lori Warner to replat lots 3 and 4, Block 15, of Mansfield's Third Addition.
- Reviewed the code official report for September.

November 2013

- No Meeting.

December 2013

- No Meeting.