



PLANNING COMMISSION MEETING

MONDAY, DECEMBER 01, 2025 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 Bev Dailey, Steve Gragert, Don Thorberg, Brian Nathan, and Chairman Tom Fick. Absent were Steven Ruzek, Gale Schafer, and Todd Wynn. City staff present was Secretary Andrew Devine.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE NOVEMBER 3, 2025 PLANNING COMMISSION MEETING

Commissioner Dailey made a motion to approve minutes of the November 3, 2025 Planning Commission Meeting, seconded by Nathan. Voting Yea: Nathan, Thorberg, Fick, Gragert, Dailey. Voting Nay: None. Absent: Schafer, Ruzek, Wynn. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. PREAPPLICATION CONFERENCE WITH DYLAN MARTIN REGARDING SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Secretary Devine provided the commissioners with a sketch of the proposed subdivision, which is located outside City Limits but inside the City's Extra Territorial Jurisdiction. Devine also provided the Pre-Application Administrative Review and discussed it with the commissioners. Dylan Martin was available to answer questions. Mr. Martin would like to purchase approximately 5-6 acres of the property owned by Marilee Niewohner for the purpose of building a single dwelling home. Martin questioned if it would be necessary to have a drainage plan. Devine stated it wasn't necessary in order to get city approval; however, he recommended it for their own benefit. Secretary Devine stated there will be a Preliminary Plat and then a Final Plat for future consideration.

Commissioner Gragert made a motion to approve the pre-application plan pending formal application, seconded by Nathan. Voting Yea: Nathan, Thorberg, Fick, Gragert, Dailey. Voting Nay: None. Absent: Schafer, Ruzek, Wynn. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

4. PUBLIC COMMENT FOR FUTURE CONSIDERATION

None.

5. Next Meeting - January 5, 2026 – 7:00 p.m.

***Consider Preliminary Plat of Blessings Subdivision from Richard and Kami Riley for Approval**

***Town Hall Meeting December 16, 2025 at 5:30 p.m. at Fire Hall - NENEDD to present community survey results**

ADJOURNMENT

Commissioner Thorberg made a motion to adjourn the meeting at 7:16 p.m., seconded by Nathan. Voting Yea: Thorberg, Fick, Gragert, Nathan, Dailey. Voting Nay: None. Absent: Wynn, Ruzek, Schafer. Motion carried.

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