



7/1/2024 - PLANNING COMMISSION MEETING

MONDAY, JULY 01, 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 July 1, 2024 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: Bev Dailey, Steven Ruzek, Gale Schafer, Tom Fick, Steve Gragert, Todd Wynn, Don Thorberg, and Brian Nathan. City staff present were: Secretary Andrew Devine, Fire Chief Bruce Benne, and Public Works Operations Liaison Warren Myers.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE MAY 7, 2024 PLANNING COMMISSION MEETING

Commissioner Thorberg made a motion to approve the minutes of the May 7, 2024 Planning Commission meeting; seconded by Wynn. Voting Yea: Dailey, Ruzek, Thorberg, Fick, Gragert, Wynn, Nathan, Schafer. Voting Nay: None. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. DISCUSS POTENTIAL RECOMMENDATION TO CITY COUNCIL REGARDING THE ALBION COMMUNITY BURN SITE

Chairman Fick invited Fire Chief Benne to comment on the community burn site. Benne expressed his concern about the burn site being too close to the lumber yard, stating that the wind can change direction very quickly. Commissioner Brian Nathan, manager of the lumber yard, reported that the distance between his building and the tree pile is only 100'. He stated that when the fire is roaring, embers and ashes are blowing onto his building and the corner of his building gets hot. Benne commented that people have been putting in larger chunks of trees than our city code allows. He noted that these large pieces can stay hot for months. Benne added that although having a hole for our tree pile is safer for burning, it doesn't burn as well because of lack of air. Benne suggested piling limbs on the flat area and once it's burned, pushing the ashes into the hole. Fick questioned if it would be better to have the tree pile further west. Benne stated it might be better to switch the tree and grass piles, but it would still be an issue with it being in town. Secretary Devine stated switching places would just bring the burn pile closer to the Sale Barn and cause them smoke and ash problems. Benne stated it would be much better to have the burn site out of town. Devine distributed a map showing locations of city owned property near the Wastewater Treatment Facility that could possibly be used for a burn site. Devine reviewed the map with commissioners showing them two different potential locations for the burn site. The more favorable site already has access to a driveway and is further away from existing development. Devine noted the current burn pile and grass pile sites take up about 1 ½ acres. Each of the two sites outside of town would have close to 1 ½ acres available. Chairman Fick questioned if it would be an issue getting a permit from the State for a different location. Devine and Benne both agreed it shouldn't be a problem getting a permit. Chairman Fick invited Warren Myers to comment. Myers' concerns included placing cameras and a fire hydrant at a burn site outside of town. He also stated if the burn site was gated, citizens would likely just dump outside the gate causing city staff to have to clean it up. Fick recommended the rules for dumping be publicized. He and Commissioner Dailey both pressed for fines to be enforced to those breaking the rules. Devine noted that it isn't always conclusive on camera, however, it would help if the area was gated and the camera angled at the gate. There was discussion on ways to get water to that area in an emergency situation. Benne stated the Fire Department can easily bring 7,000 gallons of water with them, so the city wouldn't need to be concerned about getting a source of water distribution. Following discussion, the consensus was that the current location of the burn pile is causing safety issues. Commissioner Wynn made a motion to recommend that City initiate plans to relocate the community burn site to site A on the Planning Commission Map pending State approval, seconded by Dailey. Voting Yea: Fick, Wynn, Gragert, Thorberg, Dailey, Schafer, Nathan, Ruzek. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

4. PUBLIC COMMENT FOR FUTURE CONSIDERATION

None.

5. Next Regular Planning Commission Meeting - Monday, August 5, 2024 - 7:00 p.m.

Chairman Fick requested reports on the Water and Sewer Extension projects as well as the Nuisance Abatement Program

ADJOURNMENT

At 7:38 p.m. Commissioner Gragert made a motion to adjourn the meeting; seconded by Schafer. Voting Yea: Nathan, Schafer, Dailey, Gragert, Thorberg, Wynn, Fick, Ruzek. Voting Nay: None. Motion carried.

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