



# ALBION PLANNING COMMISSION MEETING

MONDAY, MARCH 03, 2025 at 7:00 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

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## AGENDA

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### 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

### APPROVAL OF MINUTES

1. [APPROVAL OF MINUTES OF THE JANUARY 6, 2025 PLANNING COMMISSION MEETING](#)

### NEW BUSINESS

2. [PUBLIC HEARING](#)

[CONSIDER APPLICATION NUMBER CU-2025-02 FOR CONDITIONAL USE PERMIT of Mollie and John Morrow for property located in the TA \(Transitional Agriculture\) Zoning District and legally described as Lot 2, Seda's Lot Split, Part of the SW ¼ of the SE ¼, Section 17-20-6, Boone County, Nebraska, more commonly known and 2350 250th Street, Albion, NE.](#)

3. [PUBLIC HEARING](#)

[CONSIDER ADMINISTRATIVE PLAT APPLICATION NUMBER 2025-01 OF STEVEN JOHNSON FOR LOT SPLIT OF A TRACT OF LAND LOCATED IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 6 WEST OF THE 6<sup>TH</sup> P.M., BOONE COUNTY, NEBRASKA, MORE COMMONLY KNOWN AS 2428 STATE HIGHWAY 14, ALBION, NE.](#)

### REPORTS

4. [REPORT FROM ADMINISTRATOR ON CAPTIAL PROJECTS AND COMMUNITY DEVELOPMENT POLICY UPDATES](#)

### ITEMS TO BE PUT ON NEXT MEETING AGENDA

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

### ADJOURNMENT

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



# AGENDA MEMO

**MEETING NAME:** Albion Planning Commission

**DATE:** March 3, 2025

**ITEM NAME:** **APPROVAL OF MINUTES OF THE JANUARY 6, 2025 PLANNING COMMISSION MEETING**

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

Minutes are enclosed for review.

**DISCUSSION:**

**MOTION:** To approve the minutes of the January 6, 2025 Planning Commission Meeting

**BY:**

**2ND:**

**ROLL CALL:** Nathan \_\_\_\_\_ Schafer \_\_\_\_\_ Thorberg \_\_\_\_\_ Ruzek \_\_\_\_\_

Fick \_\_\_\_\_ Gragert \_\_\_\_\_ Wynn \_\_\_\_\_ Vacant \_\_\_\_\_ Dailey \_\_\_\_\_

**SUMMARY OF DECISION:**



# ALBION PLANNING COMMISSION MEETING

MONDAY, JANUARY 06, 2025 at 7:00 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

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## MINUTES

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### 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 January 6, 2025 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 Tom Fick, Steve Gragert, Todd Wynn, Brian Nathan, Bev Dailey, and Gale Schafer. Absent were Don Thorberg and Steven Ruzek. City staff present was Secretary Andrew Devine.

### APPROVAL OF MINUTES

#### 1. APPROVAL OF MINUTES OF THE NOVEMBER 4, 2024 PLANNING COMMISSION MEETING

Commissioner Dailey made a motion to approve the minutes of the November 4, 2024 Planning Commission meeting; seconded by Wynn. Voting Yea: Nathan, Schafer, Fick, Gragert, Wynn, Dailey. Voting Nay: None. Absent: Thorberg, Ruzek. Motion carried.

### OLD BUSINESS

#### 2. NONE

## NEW BUSINESS

### 3. PUBLIC HEARING

**CONSIDER APPLICATION NUMBER CU-2025-01 FOR CONDITIONAL USE PERMIT OF TONY LEVANDER FOR PROPERTY LOCATED IN THE C-1 (GENERAL COMMERCIAL) ZONING DISTRICT AND LEGALLY DESCRIBED AS LOTS 1, 2, 3, 4, BLOCK 2, MANSFIELD ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA, MORE COMMONLY KNOWN AS 308 WEST MARENGO STREET, ALBION, NEBRASKA.**

Chairman Fick opened the public hearing at 7:05 p.m. and sought public input. The request for conditional use permit application had previously been provided for commissioners review. Secretary Devine explained that Tony Levander is considering a couple of options for the building. One would be for the main floor to be used for commercial business and the second floor for living space. Devine stated the zoning regulations for that district would not require a conditional use permit for this type of use. Mr. Levander's other option would be to use the building for multiple housing units only. Zoning regulations for that district states that since the property is adjacent to a residential district, the property owner may apply for a conditional use permit to use it for housing only. A question from the public was if there would be enough parking space for multi-unit housing. Schafer stated there is private parking space in the back of the building. Fick added there is also a garage in the back. Fick also stated this used to be a private residence before it was used for a funeral home. Chairman Fick sought further comment. Hearing none he closed the public hearing at 7:09 p.m. Fick stated he thought it would be a great location for public housing. He was concerned about chemicals in the building from embalming and suggested there should be an inspection for chemicals. Nathan stated since there is a big need for affordable housing he would like to see it used for that. Dailey stated she would rather see it used for multi-family housing than to have it sit vacant. Wynn questioned if the conditional use permit is approved, could Levander still choose to use it for commercial and living space. Devine confirmed he could. After further discussion, Commissioner Wynn made a motion to recommend approval of Conditional Use Permit Application #CU-2025-01, seconded by Nathan. Voting Yea: Dailey, Nathan, Gragert, Schafer, Wynn, Fick. Voting Nay: None. Absent: Thorberg, Ruzek. Motion carried.

Tony Levander arrived later and explained that his intention with the formal funeral home building is to provide another asset to the community. Levander confirmed there is parking space and a garage in the rear of the property. He is uncertain at this time how many housing units it will provide. Levander assured there wouldn't be a problem with chemicals in the building.

## REPORTS

### 4. REPORT FROM ADMINISTRATOR ON CAPITAL PROJECTS AND COMMUNITY DEVELOPMENT POLICY UPDATES

Administrator Devine reviewed his City Administrator Report with the commissioners. Devine explained the EPA's requirement for identifying the material of each consumer's water service line. The city purchased an \$80,000 hydro-vac machine to identify all water service lines. The cost to purchase the machine is about one-third the cost of hiring it done. The city can also use the machine to pothole utilities and clean out valve boxes. The city replaced pumps at the Sewer Plant and Firehall Lift Station. Next on the list for water and sewer improvement projects will be the South Park Subdivision. The city paved more alleys this year with capital improvement sales tax funds. Next on the list of alleys to pave will be the east-west alley by Pizza Hut, Schalk's, and Gragert's. The Eli Porter Memorial project is almost complete except for the rubberized surface which will be installed this spring. Devine stated the city has

released an RFP (Request for Proposals) for design services for the renovation of Clark Street Park and expansion of the recreational trail. They will open the RFP's at the end of January. They are looking for a firm to design the layout of the park and recommend an appropriate route for the trail expansion. This project will be funded with the \$1,000,000 grant the city received from the Rural Community Recovery Program. Construction activity on this project is required to be substantially completed by September 30, 2026. Final reimbursement requests must be submitted by December 31, 2026. Nuisance Officer Warren Myers, City Attorney Darren Wright, and Administrator Devine are still working on updating the city's nuisance ordinance. No action taken.

#### **ITEMS TO BE PUT ON NEXT MEETING AGENDA**

**5. NEXT MEETING: February 3, 2025 7:00 p.m.**

**6. PUBLIC COMMENT FOR FUTURE CONSIDERATION**

Deb Schmadeke shared an article from the town's history book of when Fuller gifting 6.22 acres of property to the City of Albion, which is known as "Fuller Park". The article included a landscaping plan for trees and shrubs. Schmadeke expressed that she would like to see more landscaping brought back to the park. No action taken.

#### **ADJOURNMENT**

At 7:41 p.m. Commission Member Schafer made a motion to adjourn the meeting, seconded by Dailey. Voting Yea: Gragert, Dailey, Fick, Schafer, Wynn, Nathan. Voting Nay: None. Absent: Ruzek, Thorberg. Motion carried.



# AGENDA MEMO

**MEETING NAME:** Albion Planning Commission

**DATE:** January 6, 2025

**ITEM NAME:** PUBLIC HEARING

**CONSIDER APPLICATION NUMBER CU-2025-02 FOR CONDITIONAL USE PERMIT OF MOLLIE AND JOHN MORROW FOR PROPERTY LOCATED IN THE TA (TRANSITIONAL AGRICULTURE) ZONING DISTRICT AND LEGALLY DESCRIBED AS LOT 2, SEDA'S LOT SPLIT, PART OF THE SW ¼ OF THE SE ¼, SECTION 17-20-6, BOONE COUNTY, NEBRASKA, MORE COMMONLY KNOWN AND 2350 250TH STREET, ALBION, NE.**

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

Mollie and John Morrow are requesting a Conditional Use Permit in order to install a private swimming pool at the property.

This conditional use is permitted in the TA District, following recommendation by the Planning Commission and approval of the City Council.

**DISCUSSION:**

**MOTION:** To recommend \_\_\_\_\_ of Conditional Use Permit Application #CU-2025-02

**BY:**

**2ND:**

**ROLL CALL:** Thorberg \_\_\_\_\_ Dailey \_\_\_\_\_ Nathan \_\_\_\_\_ Ruzek \_\_\_\_\_

Gragert \_\_\_\_\_ Schafer \_\_\_\_\_ Wynn \_\_\_\_\_ Fick \_\_\_\_\_ Vacant \_\_\_\_\_

**SUMMARY OF DECISION:**

File No.: CU-2025-02

ALBION, NEBRASKA

# REQUEST FOR CONDITIONAL USE PERMIT

Applicant Mollie & John Morrow Date 1/23/25  
 Applicant Address 2350 250 St Phone 402-281-6247  
Albion, NE 68620

Hereby requests to a Conditional Use Permit for the following Use: Swimming Pool

The Conditional Use Permit is for the property legally described as (attach separate page if necessary): 17 20 6 # 24295 Seda's Lot split lot 2, Part of the SW 1/4 SE 1/4 17-20-6 3.64+ Acres MN 1404.4 The current Zoning of said Property is TA

Is the request Conditional Use allowable in the current Zoning District?  yes \_\_\_ no  
 If the answer is no, then a Change of Zoning Request shall be processed prior to any Conditional Use being submitted.

### APPLICATION REQUIREMENTS (Submit information and fee with application)

- Complete legal description (including address)
- Existing zoning
- Existing use of property
- Proposed use consistent with zoning district

OFFICE USE ONLY:  
 Application Fee: \$100.00  
 Notice of Hearing: 2/19/25  
 Date to PC: 3/5/25  
 PC Action: \_\_\_\_\_  
 Date to City Council: 3/11/25  
 Action: \_\_\_\_\_

Additional Conditions placed upon use and property, if any, as determined by the Planning Commission and/or City Council:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

1/23/25  
 Date \_\_\_\_\_ Applicant 

CONDITIONAL USE CHECKLIST

ITEMS I THROUGH XIV SHOULD BE FILLED OUT BY CITY STAFF OR A COMMITTEE OF THE PLANNING COMMISSION AND THE COMPLETED CHECKLIST FORWARDED TO EACH PLANNING COMMISSION MEMBER PRIOR TO THE PUBLIC HEARING DATE FOR THE APPLICATION.

- I. Case No. CU-2025-02 Filing Fee Paid \$ 100.00
- II. Date Filed 1/23/2025
- III. Date Advertised for Planning Commission Hearing 2/19/2025
- IV. Date Notice Sent to Property Owners 2/19/2025
- V. Date Notice and Copy of Application Sent to Board of Education X
- VI. Date Property was Posted 2/19/2025
- VII. Public Hearing Date 03/03/2025
- VIII. Applicant's Name Mollie & John Morrow
- IX. Location of Property (Address) 2350 250th Street, Albion, NE
- X. Description of Property Lot 2, SEDA's LOT SPLIT, PART OF THE SW 1/4 OF THE SE 1/4, SECTION 17-20-6, BOONE County, Nebraska
- XI. Present Use of Property SINGLE FAMILY RESIDENTIAL
- XII. Present Zoning TA (TRANSITIONAL AGRICULTURE)
- XIII. Character of the Surrounding Area:
 

| <u>Direction</u> | <u>Land Use</u>    | <u>Zoning</u> |
|------------------|--------------------|---------------|
| North            | <u>RESIDENTIAL</u> | <u>TA</u>     |
| South            | <u>AG</u>          | <u>TA</u>     |
| East             | <u>RESIDENTIAL</u> | <u>TA</u>     |
| West             | <u>AG</u>          | <u>TA</u>     |
- XIV. Conditional Use Requested SWIMMING POOL

XV. The proposed conditional use does or does not meet the following standards:

- |  | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations.   | <u>X</u>   | <u>  </u> |
| B. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.  | <u>X</u>   | <u>  </u> |
| C. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.   | <u>X</u>   | <u>  </u> |
| D. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to: |            |           |
| 1. The location, nature and height of buildings, structures, walls, and fences on the site, and  | <u>X</u>   |           |
| 2. The nature and extent of landscaping and screening proposed or already on the site.   | <u>X</u>   |           |
| E. Off-street parking and loading areas will be provided in accordance with the standards set forth in the Zoning Regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.   | <u>X</u>   | <u>  </u> |
| F. Adequate utility, drainage, and other such necessary facilities have been or will be provided.  | <u>X</u>   | <u>  </u> |
| G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.   | <u>X</u>   | <u>  </u> |

XVI. Planning Commission Action: \_\_\_\_\_ Date: \_\_\_\_\_

XVII. Reasons for Recommendation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

XVIII. Date Advertised for City Council Hearing 2/19/2025

XIX. Protest Petitions Filed: (Yes) (No) N/A  
If yes, the percent of protest by land area \_\_\_\_\_.

XX. City Council Action: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote: \_\_\_\_\_

XXI. If approved, date of publication: \_\_\_\_\_  
Ordinance No. \_\_\_\_\_

XXII. If approved, posting of maps:

1. Original Mylars, Date: \_\_\_\_\_
2. City Clerk's Office, Date: \_\_\_\_\_



# AGENDA MEMO

**MEETING NAME:** Albion Planning Commission

**DATE:** March 3, 2025

**ITEM NAME:** PUBLIC HEARING

**CONSIDER ADMINISTRATIVE PLAT APPLICATION NUMBER 2025-01 OF STEVEN JOHNSON FOR LOT SPLIT OF A TRACT OF LAND LOCATED IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 6 WEST OF THE 6<sup>TH</sup> P.M., BOONE COUNTY, NEBRASKA, MORE COMMONLY KNOWN AS 2428 STATE HIGHWAY 14, ALBION, NE.**

**PRESENTER(S):**

**BACKGROUND INFORMATION:**

Steven Johnson is requesting a 5 acre lot split.

Application and survey attached to this memo.

Administration recommends approval.

**DISCUSSION:**

**MOTION:** To approve Administrative Playt Application 2025-01 of Steven Johnson as presented.

**BY:**

**2ND:**

**ROLL CALL:** Nathan \_\_\_\_\_ Ruzek \_\_\_\_\_ Gragert \_\_\_\_\_ Schafer \_\_\_\_\_ Wynn \_\_\_\_\_  
Thorberg \_\_\_\_\_ Dailey \_\_\_\_\_ Fick \_\_\_\_\_ Vacant \_\_\_\_\_

**SUMMARY OF DECISION:**

APPLICATION FOR ADMINISTRATIVE PLAT:  
LOT SPLIT, LOT COMBINATION, OR BOUNDARY ADJUSTMENT  
CITY JURISDICTION OF ALBION, NEBRASKA

Application No. 2025-01

Address/Legal Description \_\_\_\_\_

Fee \$50.00 *pd*

Albion, Nebraska 3/2, 2025

Under the Provision of Article 3 Section 9 of the Subdivision Regulation the undersigned hereby applies for approval of a lot split, lot combination, and/or boundary adjustment to (describe request including all current legal descriptions of property)

*Attached*

on property described as lot(s) \_\_\_\_\_, block \_\_\_\_\_, addition \_\_\_\_\_

Three (3) full sized hard copies, two (2) 11 x 17 hard copies and a digital file of a land survey of the lots involved and the location of the structure(s) thereon together with the precise nature, location and dimensions of the proposed administrative plat is attached to this application.

Property Owner Steve Johnson

Signed Steve Johnson 916 50<sup>th</sup> Street Albion Ne 68620

Applicant's Telephone No. 402-991-0360

TO BE COMPLETED BY ZONING ADMINISTRATOR

Date Application Received 3/2/2025

Applicant Complies with all Requirements Specified in Article 3, Section 9

Yes  No

If No, state reasons \_\_\_\_\_

Inside City Limits or Outside City Limits and Within City EJT?

If inside City Limits \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

If EJT, Recommendation to Planning Commission  Approve \_\_\_\_\_ Disapprove \_\_\_\_\_

Signature \_\_\_\_\_

Placed on Planning Commission Agenda, Date 3/3/2025

Planning Commission Action \_\_\_\_\_ Approve \_\_\_\_\_ Disapprove \_\_\_\_\_ Date \_\_\_\_\_

Date of Notification to Applicant \_\_\_\_\_

Date Survey filed with Registrar of Deeds \_\_\_\_\_ Form No. \_\_\_\_\_



**Description:**

A tract of land located in the W1/2 of the NW1/4 of Section 16, T20N, R6W of the 6th P.M., Boone County, Nebraska, more particularly described as follows: referring to the Northeast corner of said W1/2 NW1/4; thence S 00°05'41" E, 942.61 ft. on the East line of said W1/2 NW1/4 to the point of beginning; thence continuing S 00°05'41" E, 890.19 ft. on the East line of said W1/2 NW1/4 to the Northeasterly right-of-way line of State Highway No. 14; thence N 48°25'34" W, 160.00 ft. on the Northeasterly right-of-way line of said highway; thence N 00°05'41" W, 581.42 ft. parallel with the East line of said W1/2 NW1/4; thence N 89°55'58" W, 583.50 ft. to the East line of Johnson's Lot split; thence N 00°05'22" W, 201.03 ft. on the East line of said Lot Split; thence N 89°55'42" E, 703.00 ft. to the point of beginning, containing 5.00 acres more or less.

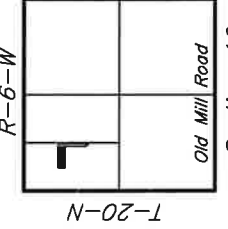
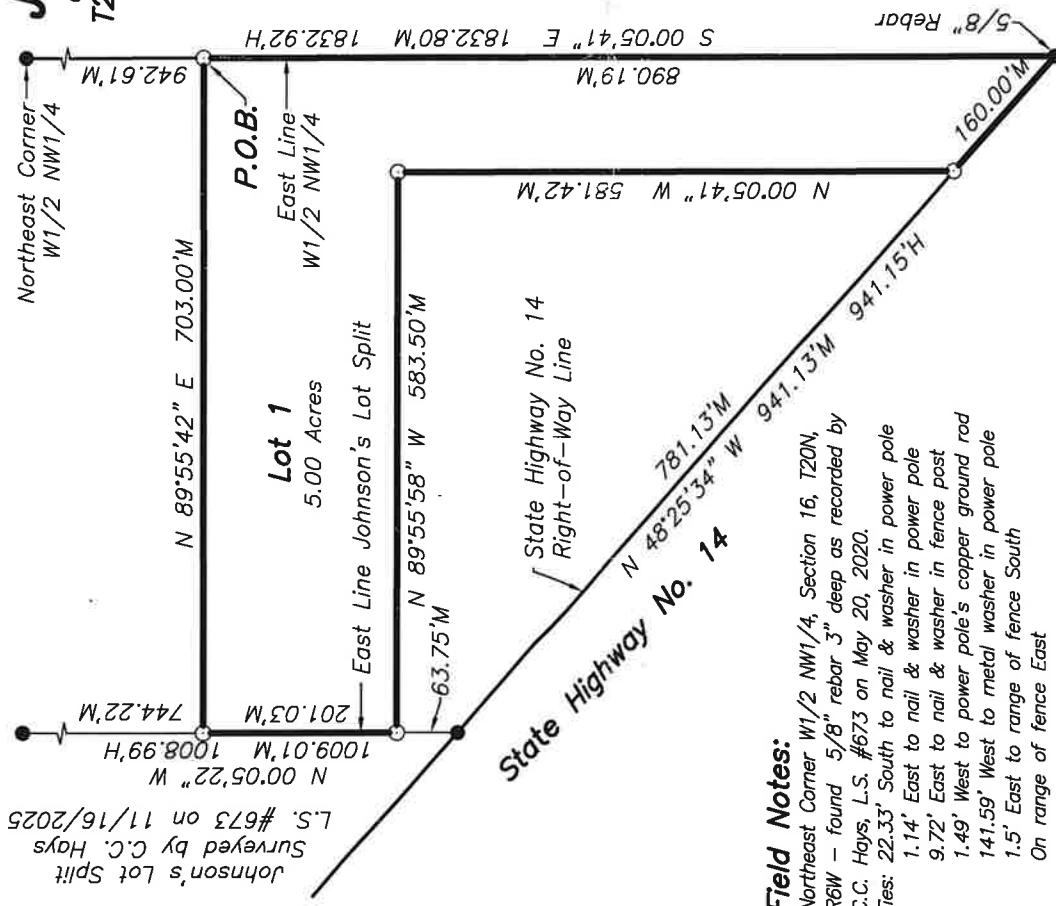


Johnson's Lot Split  
Surveyed by C.C. Hays  
L.S. #673 on 11/16/2025

Northeast Corner  
W1/2 NW1/4

**Johnson's 2nd Lot Split**  
of the W1/2 NW1/4, Section 16,  
T20N, R6W, Boone County, Nebraska

Boone County  
Nebraska



**Vicinity Sketch**

Note: All Bearings are referenced to the Boone County Projection.

**Legend**

- Found 5/8" Rebar w/ Plastic Cap (L.S. #673) (Unless Otherwise Noted)
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- X Computed Location
- M Measured this Survey
- H Recorded Measurement C.C. Hays, L.S. #673

**P.O.B.** Point of Beginning

**Field Notes:**

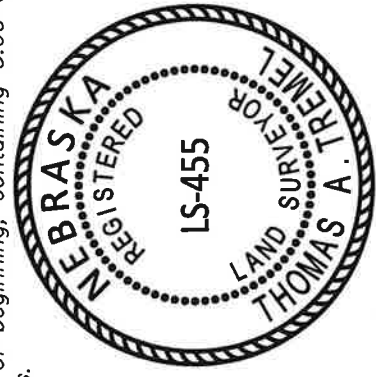
Northeast Corner W1/2 NW1/4, Section 16, T20N, R6W - found 5/8" rebar 3" deep as recorded by C.C. Hays, L.S. #673 on May 20, 2020.  
Ties: 22.33' South to nail & washer in power pole 1.14' East to nail & washer in power pole 9.72' East to nail & washer in fence post 1.49' West to power pole's copper ground rod 141.59' West to metal washer in power pole 1.5' East to range of fence South  
On range of fence East

**Description:**

A tract of land located in the W1/2 of the NW1/4 of Section 16, T20N, R6W of the 6th P.M., Boone County, Nebraska, more particularly described as follows: referring to the Northeast corner of said W1/2 NW1/4; thence S 00°05'41" E, 942.61 ft. on the East line of said W1/2 NW1/4 to the point of beginning; thence continuing S 00°05'41" E, 890.19 ft. on the East line of said W1/2 NW1/4 to the Northeastly right-of-way line of State Highway No. 14; thence N 48°25'34" W, 160.00 ft. on the Northeastly right-of-way line of said highway; thence N 00°05'41" W, 581.42 ft. parallel with the East line of said W1/2 NW1/4; thence N 89°55'58" W, 583.50 ft. to the East line of Johnson's Lot split; thence N 00°05'22" W, 201.03 ft. on the East line of said Lot Split; thence N 89°55'42" E, 703.00 ft. to the point of beginning, containing 5.00 acres more or less.

**Description of the Remainder of Property:**

A portion of the W1/2 of the NW1/4 being North of the Northeastly right-of-way line of State Highway No. 14 of Section 16, T20N, R6W of the 6th P.M., Boone County, Nebraska EXCEPT Lot 1, Johnson's Lot Split AND FURTHER EXCEPTING a tract of land located in the W1/2 of the NW1/4 of Section 16, T20N, R6W of the 6th P.M., Boone County, Nebraska, more particularly described as follows: referring to the Northeast corner of said W1/2 NW1/4; thence S 00°05'41" E, 942.61 ft. on the East line of said W1/2 NW1/4 to the point of beginning; thence continuing S 00°05'41" E, 890.19 ft. on the East line of said W1/2 NW1/4 to the Northeastly right-of-way line of State Highway No. 14; thence N 48°25'34" W, 160.00 ft. on the Northeastly right-of-way line of said highway; thence N 00°05'41" W, 581.42 ft. parallel with the East line of said W1/2 NW1/4; thence N 89°55'58" W, 583.50 ft. to the East line of Johnson's Lot split; thence N 00°05'22" W, 201.03 ft. on the East line of said Lot Split; thence N 89°55'42" E, 703.00 ft. to the point of beginning,



**Surveyor's Statement:**

I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief and is in accordance with the Minimum Standards for Surveys in Nebraska.

*Thomas A. Tremel*  
Thomas A. Tremel, P.L.S. #455  
February 17, 2025

**Owners Certificate:**

The following owner, Steve Johnson, Manager of Johnson Bracket J Ranch, LLC, of the described property have caused said real estate to be platted in accordance with this plat.

*Steve Johnson*  
Steve Johnson

**Acknowledgement of Notary:**

State of Nebraska }  
County of Boone }

The foregoing instrument was acknowledged before me this 2nd day of March, 2025 by Steve Johnson.

My commission expires: December 27, 2025

*Sarah M Seda*  
Notary Public

**Planning Commission Certification:**

This plat has been submitted to and approved by the Albion Planning Commission.

\_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_ Planning Commission Chairperson

Secretary

**Register of Deeds Certification:**

This instrument was filed for record on this \_\_\_\_\_

day of \_\_\_\_\_, 2025 at \_\_\_\_\_

o'clock \_\_\_\_\_ and duly recorded and entered in

Book \_\_\_\_\_, Page \_\_\_\_\_



Boone County Register of Deeds



Water & Sewer

Obrist Construction has substantially completed water and sewer work for the South Park Subdivision and has moved to the 6" water main extension from 2nd and Walnut to State Highway 14. We continue to have issues with contractor not notifying property owners of work in area, inconveniences, and access issues. We are documenting.

Streets

Work on alley paving improvements will resume in the Spring – reminder that these are funded by capital improvement sales tax funds. Next on the this is the east-west alley by Pizza Hut, Schalks, Gragert's.

Park

Eli Porter Project is underway – the major structure is up. The rubberized surfacing to be installed this Spring.

The Clark Street Park and Trail Extension Project is underway – the RFP for Trail Design, Pavillion/Restroom Building Design, and Park Site layout was awarded to JEO. Planning will occur in 2025 with bid letting in late 2025, and construction in 2026.

The Cardinal Cage Project – fundraising for Phase II continues. The Phase 1 building contract was awarded last month. Tree removal at the Sports Complex site have begun and construction is expected to begin this Spring. The City is applying for a State CCCFF grant and if awarded will be able to incorporate Phase II as well.

General Administration / Other:

Tire-Amnesty Collection Grant – was approved and will be held in fall of 2025.

Warren Myers has been reviewing nuisance ordinance of other communities and has asked me and City Attorney Wright to review our ordinance in order to simplify and clarify some provisions. This may be presented to council for consideration in the near future following our review. Warren, Darren, and I met – Darren to work on drafting changes to present to City Council.

Warren anticipates that the State of Nebraska will be updating the Building Code standard to ICC 2024 this year so we will be reviewing our building codes and may present a draft ordinance this winter to update to the ICC 2024 series of codes.

Planning Commission Vacancy

There is still one (1) vacancy.

**\*Please direct any interested parties to City Hall or to the Mayor.**