

Planning Commission Regular Meeting
Tuesday, February 1, 2022 7:00 PM

Hickman Community Center/City Hall 115
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order

1.A. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.

1.B. This is an Open Meeting of the Hickman Nebraska Planning Commission. The Hickman Nebraska Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publically posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office and U-Stop Market.

1.C. The Hickman Nebraska Planning Commission may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Planning Commission Members may be excused and re-enter the meeting room at any time after reconvening open session.

1.D. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Planning Commission Chairperson or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person, with a limit of three (3) individuals speaking per topic position. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.

2. Roll Call

3. Approval of October 5, 2022 Meeting Minutes

4. Presentations & Introductions

5. Nomination and Elections of Planning Commission 2022 Chairperson and Vice Chairperson per Hickman Municipal Code, Chapter 2 Commissions and Boards and Planning Commission Bylaws.

6. Staff Report

7. Public Hearings

7.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from REGA Engineering Group Inc., on behalf of Cedar Woods Estates LLC., for a Change of Zone from (TA) Transitional Agriculture zoning district to (R-1) Residential Estates zoning district, through the process described in the City of Hickman's 2007 Zoning Regulations. The Change of Zone would allow for the final platting of residential lots located at 19400 S 54th Street, Hickman, NE 68372. Legal Description: S33, T8, R7, 6th Principal Meridian, Lot 103 NW Parcel ID: 1533100011000. Generally located south of Hickman Road and east of S. 54th Street.

7.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from REGA Engineering Group Inc., on behalf of Cedar Woods Estates LLC., to subdivide 30.84 acres as shown on the Walters Ridge Addition Final Plat, through the process described in the City of Hickman's 2007 Subdivision Regulations. The Final Plat includes 24 residential lots located at 19400 S 54th Street, Hickman, NE 68372. Legal Description: S33, T8, R7, 6th Principal Meridian, Lot 103 NW Parcel ID: 1533100011000. Generally located south of Hickman Road and east of S. 54th Street.

7.C. The purpose of the hearing is to provide an opportunity for Public Comment to consider amending the Official Zoning Map and the extension of the Extra Territorial Jurisdiction of the City of Hickman, Nebraska in accordance with Hickman's Municipal Code and Zoning Regulations pursuant to Nebraska State Statute §17-1001 and to provide an effective date thereof.

8. Unfinished Business

8.A. Discussion of the Draft 2022 Hickman Zoning Regulations Update

9. New Business

9.A. Recommendation to the City Council on a request from REGA Engineering Group Inc., on behalf of Cedar Woods Estates LLC., for a Change of Zone from (TA) Transitional Agriculture zoning district to (R-1) Residential Estates zoning district, through the process described in the City of Hickman's 2007 Zoning Regulations. The Change of Zone would allow for the final platting of residential lots located at 19400 S 54th Street, Hickman, NE 68372. Legal Description: S33, T8, R7, 6th Principal Meridian, Lot 103 NW Parcel ID: 1533100011000. Generally located south of Hickman Road and east of S. 54th Street.

9.B. Recommendation to the City Council on a request from REGA Engineering Group Inc., on behalf of Cedar Woods Estates LLC., to subdivide 30.84 acres as shown on the Walters Ridge Addition Final Plat, through the process described in the City of Hickman's 2007 Subdivision Regulations. The Final Plat includes 24 residential lots located at 19400 S 54th Street, Hickman, NE 68372. Legal Description: S33, T8, R7, 6th Principal Meridian, Lot 103 NW Parcel ID: 1533100011000. Generally located south of Hickman Road and east of S. 54th Street.

9.C. Recommendation to the City Council on amending the Official Zoning Map and the extension of the Extra Territorial Jurisdiction of the City of Hickman, Nebraska in accordance with Hickman's Municipal Code and Zoning Regulations pursuant to Nebraska State Statute §17-1001 and to provide an effective date thereof.

10. Planning Commission Comments & Correspondence

10.A. Annual appointments/reappointments by the Mayor and approved by the City Council for Planning Commission Members Term Ending: December 2024 Josh Maurer, Cory Ostrander, and John Meese Jr.

10.B. Resignation of PC Member Cochell accepted by Mayor and City Council at their January 11, 2022 meeting

11. Meeting Adjournment