

Planning Commission Regular Meeting  
Tuesday, April 1, 2025 7:00 PM

Hickman Community Center/City Hall

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 it to the 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. 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. All individuals requesting to hand out documents to Planning Commission Member must deliver them directly to the Recording Clerk for distribution.
2. Roll Call
3. Approval of January 7, 2025, Meeting Minutes
4. Presentations & Introductions - None
5. Reports
  - 5.A. Staff Report for a Conditional Use Application to operate an Automotive and Machinery Repair Shop at 105 Locust Street.
6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Youngs Custom Fabrication and Restoration for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop in the C-1 Downtown Commercial Limited District on property legally described as Block 22, Lot 4, EX W20' Hickman Addition; commonly known as 105 Locust Street, Hickman, NE 68372.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to City Council on a Conditional Use Permit Application to operate an Automotive and Machinery Repair Shop at 105 Locust Street.

9. Planning Commission Comments & Correspondence

10. Meeting Adjournment

# MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

## JANUARY 7, 2025

### 1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, January 7, 2025. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced.

### 2. Roll Call

Planning Commission Members present for Roll Call included: Nancy Brandt, Lance Murry, Paul Tran, Alternate Charles Stewart, Cory Ostrander, Chair Josh Maurer, Colby Huenink – ETJ Representative, and Vice Chair Eldren Echternkamp. Planning Commission Members Erik Nore and Andrew Seuferer were recorded as absent and excused.

### 3. Approval of Minutes

Chair Maurer presented the December 3, 2024, Planning Commission Meeting Minutes. Motion by Echternkamp and seconded by Ostrander to approve December 3, 2024, Planning Commission Meeting Minutes. The following members voted "YEA," Murry, Tran, Ostrander, Maurer, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," Brandt and Stewart. Motion passed 6-0-2.

### 4. Presentations & Introductions

Mason Hermann of Marvin Planning Consulting Group presented the 2025 Draft Comprehensive Plan.

### 5. Nomination and Election of the Planning Commission's 2024 Chair and Vice Chair per Hickman Municipal Code, Chapter 2 Commissions & Boards, and the Planning Commission Bylaws.

Chair Maurer opened the nominations for Planning Commission Chair.

PC Member Murry nominated Josh Maurer for Chair. Motion by Ostrander and second by Stewart to close the nominations. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Maurer, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," none. Motion passed 8-0-0.

Motion by Ostrander and second by Brandt to approve the nomination of Josh Maurer as Planning Commission Chair. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," Maurer. Motion passed 7-0-1.

Newly re-elected Chair Maurer opened the nominations for Planning Commission Vice Chair.

Chair Maurer nominated Eldren Echternkamp as Vice Chair. Motion by Ostrander and second by Huenink to close the nominations. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Maurer, Huenink. The following members voted "NAY," none. The following members voted "ABSTAIN," Echternkamp. Motion passed 7-0-1.

Motion by Tran and second by Brandt to approve the nomination of Eldren Echternkamp as Planning Commission Vice Chair. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Maurer, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," none. Motion passed 8-0-0.



**CITY OF HICKMAN**  
**STAFF REPORT FOR PLANNING COMMISSION**

**Date:** April 1, 2025

**Project Address:** 105 Locust St, Hickman, NE

**Legal Description:** Hickman, Block 22, Lot 4, EX W20'

**Land Area:** 6,001 sq ft

**Building Size:** 1,920 sq ft

**Zoning District:** C-1 Downtown Commercial Limited District

**APPLICANT:**

Tyne Youngs  
320 E. 1st Street  
Hickman, NE 68372

**PROPERTY OWNER:**

Whody Estates LLC  
PO Box 80005  
Lincoln, NE 68501

**PROPOSAL:**

The applicant, Tyne Youngs, is requesting a Conditional Use Permit (CUP) to operate an **Automotive and Machinery Repair Shop** at 105 Locust Street, located in the C-1 Downtown Commercial Limited District.

**PROJECT DESCRIPTION:**

Tyne Youngs plans to operate an **Automotive and Machinery Repair Shop** at 105 Locust Street. The business will focus on restoring classic and antique vehicles, engine building, and metal fabrication. The applicant will also provide vehicle maintenance and service for the local community and plans to build custom cars for promotional purposes.

**SUPPORT FROM PROPERTY OWNER:**

Brandon Bisch, Member Manager of **Whody Estates LLC**, has expressed full support for the CUP application submitted by Tyne Youngs. Whody Estates LLC is the property owner of the site where the repair shop will be located. Mr. Bisch has given approval for the proposed use and encourages the City to approve the CUP application.

## **ZONING REGULATIONS:**

According to the Hickman Zoning Ordinance, the **Automotive and Machinery Repair Shop** is a **conditional use** in the C-1 District, as outlined in **Section 5.16.03**. The C-1 District is intended to support a variety of services, retail, and office uses, and this proposed business aligns with those goals.

## **FLOODPLAIN AND DOWNTOWN OVERLAY DISTRICTS:**

The property is located within both the **Floodplain Overlay District** and the **Downtown Overlay District**. The following regulations apply:

1. **Floodplain Overlay District Substantial Improvements:** Any improvements exceeding 50% of the building's current market value are considered substantial and must comply with the floodplain regulations.
2. **Downtown Overlay District Improvements:** Any renovation or rehabilitation that increases the building's size by 20% or more, or exceeds 50% of the appraised value of the structure, must adhere to the Downtown Overlay District's design standards.

## **SURROUNDING LAND USE:**

- **North:** C-1 (Commercial) – Hickman Bar and Grill and the Community Center / City Hall
- **East:** C-1 (Commercial) – Fine Line Auto Body & Repair Shop, Refined Bridal, American Legion
- **South:** C-1 (Commercial) – Titan Nutrition, The Voice News Nebraska, and Locust Flats
- **West:** City of Hickman Trail System and Burlington Northern Railroad

## **UTILITIES:**

The property is connected to City of Hickman water and sewer services. Norris Public Power provides electrical service. The necessary utilities are in place for the proposed use.

## **STAFF ANALYSIS:**

### **Intent of C-1 District:**

The C-1 District is designed to accommodate a variety of commercial uses, including service businesses like the proposed automotive repair shop.

### **Compliance with Zoning Standards:**

The proposed use complies with the regulations of the C-1 District. The business will operate indoors with no outdoor storage, meeting zoning requirements for the area.

**Health, Safety, and Welfare:**

The business will not negatively affect public health, safety, or welfare. It will comply with all safety standards and will not generate harmful emissions or pollutants.

**Impact on Surrounding Property:**

The proposed shop will not negatively impact nearby properties. It is consistent with the surrounding commercial uses, including auto repair businesses to the north and east.

**Traffic and Ingress/Egress:**

Traffic generation will be typical for a commercial zone, and there are no concerns regarding congestion or access issues.

**PUBLIC HEARING PROCESS:**

The public hearings will be held as per Section 7.03 of the Zoning Ordinance. The public will be notified, and there will be an opportunity for feedback during the hearing.

**FINDINGS OF FACT:**

In accordance with **Section 7.04** of the Zoning Ordinance, the Planning Commission and City Council must determine that:

1. The proposed use will not harm public health, safety, or welfare.
2. The proposed use will not negatively impact surrounding properties.
3. The proposed use is compatible with the district’s goals and will not hinder the normal development of neighboring areas.

**RENEWAL REQUIREMENTS:**

In accordance with **Section 7.04** of the Zoning Ordinance, the CUP will be valid for **12 months** from the date of approval. If the applicant wishes to continue operations after this period, a renewal application must be submitted **45 days** before the expiration of the CUP. A review of the business’s compliance with the original CUP conditions will take place before the City considers renewing the permit.

**TRANSFERABILITY:**

As per **Section 7.05** of the Hickman Zoning Ordinance, this CUP is transferable to a new owner if the property is sold, provided that the new owner complies with the conditions outlined in the original permit. The new owner must continue the same use unless a new CUP is obtained. Any failure to comply with the conditions can result in revocation.

## **REVOCACTION:**

According to **Section 7.06** of the Hickman Zoning Ordinance, the CUP may be revoked if the applicant fails to comply with any of the conditions specified. If the business does not follow the conditions or causes harm to public health, safety, or welfare, a public hearing will be held to determine if the CUP should be revoked. The business must cease operations if the CUP is revoked.

## **PERMIT REVIEW:**

As per **Section 7.07** of the Hickman Zoning Ordinance, the Planning Commission and/or City Council reserve the right to review any Conditional Use Permit for compliance either on an annual basis or upon receiving a written complaint from any individual.

## **STANDARDS:**

As outlined in **Section 7.08**, the City Council must find that the establishment of the conditional use will:

1. Not harm public health, safety, or welfare.
2. Not causing damage to surrounding properties.
3. Be compatible with the district.
4. Ensure adequate infrastructure and traffic management.
5. Not cause excessive noise, pollution, or glare.

## **RECOMMENDED CONDITIONS:**

1. **Time Limit:** The CUP will be valid for **12 months** from the date of approval.
2. **No Outdoor Storage:** No vehicles, parts, or equipment may be stored outdoors. All work and storage must be confined inside the building.
3. **Noise and Traffic:** The applicant must ensure that noise from operations does not exceed nuisance levels, and that traffic is managed to avoid congestion.

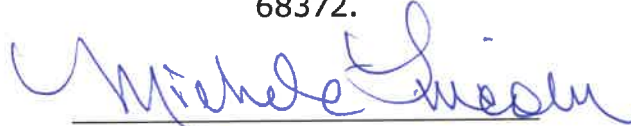
## **CONCLUSION:**

City staff suggests the Planning Commission recommends approval to the City Council on the application for a Conditional Use Permit for the use of **Automotive and Machinery Repair Shop** at 105 Locust Street, subject to the conditions above. The proposed business aligns with the goals of the C-1 Downtown Commercial Limited District and will have a minimal impact on the surrounding area. If the conditions of the permit are met and maintained, a renewal application will be considered prior to the end of the 12-month term.

**PUBLIC NOTICE  
CITY OF HICKMAN, NEBRASKA  
PLANNING COMMISSION MEETING**

Notice is hereby given that the Hickman Planning Commission will be holding a public hearing on Tuesday, April 1, 2025, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Youngs Custom Fabrication and Restoration for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop in the C-1 Downtown Commercial Limited District on property legally described as Block 22, Lot 4, EX W20' Hickman Addition; commonly known as 105 Locust Street, Hickman, NE 68372.



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Michele Lincoln  
City Clerk

# The Voice News

P.O. Box 148  
 Hickman, NE 68372-0148  
 402-792-2255

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38003727	DUE DATE	4/19/2025
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA }  
 County of Lancaster } SS. Darren P. Ivy, being duly sworn,  
 says that he is the publisher of

### VOICE NEWS

**News of Otoe, Johnson, Gage, Cass, Lancaster, Douglas,  
 Saline, Sarpy & Saunders Counties,**

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Saline, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE  
 CITY OF HICKMAN, NEBRASKA  
 PLANNING COMMISSION MEETING**

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Michele Lincoln  
 City Clerk

Mar. 20 - 26 Ins  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	3/20/2025
and ending with the issue of:	3/20/2025
Publisher's fee at Legal Rate is:	<b>\$15.47</b>

*Darren P. Ivy*

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Planning Commission Notice of Meeting April 1 - Mar 20	12.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 20<sup>th</sup> day of

March, 2025

*Amanda M. Whitlatch*  
 Notary Public



This document is your Affidavit of Publication and amount that will be on your Invoice.



115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
www.hickman.ne.gov

### REQUEST FOR CONDITIONAL USE

Permit # 2025-24

Applicant Name: Tyne J. Youngs (Youngs Custom) property owner: W HODY Estates LLC

Address: 320 E. 1st St. PO Box 80005  
Lincoln, NE 68501

Phone Number: (402) 525-1561 Phone Fax Number: (402) 540-2014 Brandon Bisch

Hereby request a Conditional Use Permit for use of property located at:

Address: 105 Locust

Legal Description: Lot 4 Block 22 Addition Hickman except w 20'

Reason for Request: Automotive and Machinery Repair Shop

Existing Use: Shop

Proposed Use: Shop

Please attach additional sheets, including a Site Plan of property to explain dimensions for Use, if necessary.

Tyne J. Youngs  
Applicant Signature

Tyne J. Youngs  
Print Name

March 7, 2025  
Date

[Signature]  
Signature of City Staff

Heidi Hoglund  
Print Name

3-11-25  
Date

Office Use Only		
<input checked="" type="checkbox"/> Application Fee \$500.00	Receipt # <u>1.00003723</u> Cash/Check #: <u>cash \$ 500</u>	Date: <u>3-11-25</u>
<input checked="" type="checkbox"/> Date Notice of Public Hearing Published:	<u>March 20, 2025</u>	
<input checked="" type="checkbox"/> Date Public Hearing for Planning Commission:	<u>April 1, 2025</u>	
<input type="checkbox"/> Decision of Planning Commission:	<input type="checkbox"/> Recommend Approval	<input type="checkbox"/> Recommend Denial
<input type="checkbox"/> Date Notice Public Hearing Published:	_____	
<input type="checkbox"/> Date Public Hearing for City Council:	_____	
<input type="checkbox"/> Decision of City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied

City of Hickman  
115 Locust  
PO Box 127  
Hickman NE 68372

(402) 610-8080

Receipt No: 1.000003723

Mar 11, 2025

Tyne Youngs

Permit and Licensing Fees - Permit and License Request for Conditional Use Permit #2025-24	500.00
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Total:	500.00
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Cash	500.00
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Payor: Tyne Youngs	
Total Applied:	500.00

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Change Tendered:	.00
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Duplicate Copy

03/11/2025 2:08 PM

My proposed plan for the shop space at 105 Locust  
is primarily the restoration and resurrection of classic  
and antique vehicles, including engine building and metal  
fabrication. I would also like to help people in the  
community maintain and service their vehicles locally. I will  
also be building my own cars for promotional purposes to show  
what I'm capable of. I have an ~~an~~ associates degree in  
machine tool technology from SCC in Lincoln. I also have  
a 25 yr. background in mechanics. The final part is to  
fulfill a lifelong dream of mine and my dad who passed  
away a few years ago. I'm a block away from home  
my <sup>wife</sup> and <sub>A</sub> children and family have supported me on making  
this happen. I am also a member of a car club  
that puts on shows and would generate some publicity for  
Hickman and surrounding businesses. Thank you,

3-22-75

Tyner, G



March 11, 2025

Hi Heidi,

I approve on behalf of Whody Estates, LLC of the conditional use permit application from Tyne Youngs for the use of an Automotive and Machinery Repair Shop to be located at my property at 105 Locust St., Hickman, NE.

Please inform Tyne when the public hearing will be.

Thank you for all your help supporting Tyne and his new endeavor.

*Brandon Bisch*

Brandon Bisch | Member Manager  
Whody Estates, LLC | 402-540-2014 (Cell)