

Planning Commission Regular Meeting
Tuesday, August 4, 2026 7:00 PM

Hickman Community Center/City Hall

1. Call to Order

- 1.A. 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. Copies of the Nebraska Open Meetings Act are available as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office and U-Stop Market.
- 1.B. Disclosure of Meeting Recording Process Notice Posted. In order to ensure an accurate meeting record, Commission members, staff, and members of the audience who wish to address the Commission are respectfully requested to speak clearly into the microphone.
- 1.C. 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.
- 1.D. 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.

2. Roll Call

3. Approval of April 7, 2026, Meeting Minutes

- 3.A. April 7, 2026, Planning Commission Meeting Minutes

4. Presentations & Introductions - None

5. Reports

5.A. Staff Report Annexation Request for Etmund Estates 1st Addition, Lot 2, Hickman, NE

6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from the City of Hickman for the annexation of property with the legal description of Etmund Estates 1st Addition, Lot 2, formerly known as Etmund Estates, Lot 1, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. Amendment to the Official Zoning Map of the City of Hickman to reflect said changes, pending annexation approval.

7. Unfinished Business

8. New Business

8.A. Request from the City of Hickman for the annexation of property with the legal description of Etmund Estates 1st Addition, Lot 2, formerly known as Etmund Estates, Lot 1, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. Amendment to the Official Zoning Map of the City of Hickman to reflect said changes, pending annexation approval.

9. Planning Commission Comments & Correspondence

10. Meeting Adjournment

CITY OF HICKMAN
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 7, 2026 – 7:00 P.M.

1. Call to Order

Planning Commission Vice Chair, Brad Schlange, called the meeting to order at 7:00 PM. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office–Hickman, and U-Stop Market. The Open Meetings Act, document placement in the meeting room, and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda speaker cards, and the meeting recording process were referenced.

2. Roll Call

Planning Commission Members present for Roll Call included: Schlange (Vice Chair), Murry, Horsky, Tran, Sharpsteen (Alternate), Huenink (ETJ Representative), and Nore. Planning Commission Members Ostrander (Chair), Echternkamp, and Stewart were recorded as excused. A quorum was present.

3. Approval of Minutes

A. January 6, 2026, Planning Commission Meeting Minutes

Motion by Nore and seconded by Huenink to approve the January 6, 2026, Planning Commission Meeting Minutes.

The following members voted “YEA”: Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted “NAY”: none.

Motion passed 7-0.

4. Presentations & Introductions

A. Introduction of new Alternate Planning Commission Member David Sharpsteen

Vice Chair Schlange welcomed David Sharpsteen to the Planning Commission. Mr. Sharpsteen provided a brief background description.

5. Reports

A. Staff Report – Future Land Use Map Amendment

Zoning Enforcement Officer Heidi Hoglund summarized the request from MK Builders, Inc. to amend the Future Land Use Map from Low Density Residential to Industrial for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE (17731 S. 54th Street). Staff reviewed the Comprehensive Plan as a long-range policy guide and noted that amendments may be considered as conditions change. Staff discussed the property's proximity to a planned commercial node and future arterial roadway and considerations for employment-oriented land uses.

B. Staff Report – Change of Zoning District

Hoglund summarized the request from MK Builders, Inc. to change zoning from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) for the same property. Staff reviewed site conditions, surrounding land uses, and utility considerations, noting the property is located within the ETJ with private utilities anticipated. Access would require approval from Lancaster County. The proposed use is permitted within the I-1 district, and site design elements would be addressed through the Corridor Overlay District at the time of Site Plan Review.

6. Public Hearing

A. Future Land Use Map Amendment

Vice Chair Schlange opened the public hearing at 7:26 PM.

Public comments were heard from Jeremy Bishoff and Travis Buel. Hearing no further public comments, motion by Horsky and seconded by Nore to close the public hearing at 7:38 PM. The following members voted "YEA": Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted "NAY": none. Motion passed 7-0.

B. Change of Zone (TA-1 to I-1)

Vice Chair Schlange opened the public hearing at 7:39 PM.

Public comment was heard from Travis Buel in opposition. He noted for the record that he opposes industrial zoning expanded in an area that is R-1 designated for the future. Hearing no further public comments, motion by Tran and seconded by Murry to close the public hearing at 7:40 PM.

The following members voted "YEA": Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted "NAY": none. Motion passed 7-0.

7. Unfinished Business - None

8. New Business

A. Future Land Use Map Amendment – 17731 S. 54th Street

Vice Chair Schlange opened the floor for discussion.

Key Discussion Points:

Discussion included consideration of the proposed amendment's consistency with the Future Land Use Map and Comprehensive Plan, the appropriateness of amending a single parcel outside of previously identified land use patterns, and potential impacts to surrounding residential properties. Planning Commission members discussed land use compatibility, future development patterns, and the balance between supporting economic development and maintaining consistency with long-range planning goals. Public input raised concerns regarding industrial encroachment, traffic, and potential impacts to nearby properties.

Vice Chair Schlange entertained a motion. Motion by Nore and seconded by Murry to not recommend approval to the City Council of the amendment to the Future Land Use Map from Low Density Residential to Industrial for property legally described as S29, T8, R7, 6th P.M., Lot 20 NE.

The following members voted "YEA": Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted "NAY": none.

Member Schlange abstained.

Motion passed 6-0-1.

B. Change of Zone – TA-1 to I-1 (17731 S. 54th Street)

Vice Chair Schlange opened the floor for discussion.

No additional discussion was heard.

Vice Chair Schlange entertained a motion. Motion by Murry and seconded by Nore to not recommend approval to the City Council of Application No. 2026-09 for a Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE and to not amend the Official Zoning Map to reflect said change, contingent upon approval of the associated Future Land Use Map amendment.

The following members voted "YEA": Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted "NAY": none.

Member Schlange abstained.

Motion passed 6-0-1.

9. Planning Commission Comments & Correspondence

Vice Chair Schlange and Zoning Enforcement Officer Heidi Hoglund attended the spring Nebraska Planning and Zoning Association Conference in Kearney. A new Planning and Zoning Handbook was created by the NPZA Board and shared with Planning Commission members via email. Hard copies are available upon request.

10. Meeting Adjournment

Motion by Horsky and seconded by Murry to adjourn the meeting at 8:29 PM.

The following members voted “YEA”: Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted “NAY”: none. Motion passed 7-0.

Brad Schlange, Vice Chair	Date	Heidi Hoglund, Recording Clerk	Date
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City of Hickman - Staff Report for Planning Commission

August 4, 2026

Project: Application #2026-75 Annexation Request of Etmund Estates 1st Addition, Lot 2, formerly known as Etmund Estates, Lot 1.

Location: West of 68th Street and north of Woodland Boulevard

Parcel ID: 1528202002000

Legal Description: Etmund Estates 1st Addition, Lot 2

Applicant/Owner: City of Hickman, PO Box 127, 115 Locust Street, Hickman, NE 68372

Zoning: TA-1 Existing zoning will remain unchanged

Proposal

The City of Hickman requests annexation of Etmund Estates 1st Addition, Lot 2 (formerly known as Etmund Estates, Lot 1) into the City Limits and amendment of the Official Zoning Map to reflect the annexation. No change to the property's existing zoning is proposed.

Background

The subject property should have been included when the adjoining parcel Etmund Estates 1st Addition, Lot 1, was annexed but was inadvertently omitted from that process. The subject property is surrounded on the north, west, and south by Etmund Estates 1st Addition, Lot 1, and is bordered on the east by Etmund Estates Lot 2, leaving an isolated unannexed parcel within the City boundary.

The property remains owned by the City of Hickman. No specific future use of the property is proposed or considered as part of this annexation request.

Staff Analysis

- The annexation corrects an omission from the prior annexation process for the adjoining parcel Etmund Estates 1st Addition Lot 1.
- Annexation eliminates an isolated unannexed parcel and provides a continuous municipal boundary.
- The existing zoning designation will remain unchanged. The Official Zoning Map will be amended only to show the property is within the City Limits.
- The annexation will not extend the City's extraterritorial jurisdiction because the boundary was previously extended by the annexation of the adjoining parcels.
- No adverse impacts are anticipated from the annexation.

Conclusion

Annexation of Etmund Estates 1st Addition, Lot 2 completes the prior annexation process and avoids leaving an unannexed island within the City Limits. The request does not change the zoning of the property or expand the City's extraterritorial jurisdiction.

Staff recommended motion

Recommendation to the City Council to approve annexation of Etmund Estates 1st Addition, Lot 2, formerly known as Etmund Estates, Lot 1, and to amend the Official Zoning Map to reflect its inclusion within the City Limits of Hickman.

PUBLIC NOTICE
City of Hickman, Nebraska
Planning Commission Meeting

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, August 4, 2026, during its regular meeting beginning at 7:00 p.m. 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 the City of Hickman for the annexation of property with the legal description of Etmund Estates, Lot 1, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. Amendment to the Official Zoning Map of the City of Hickman to reflect said changes, pending annexation approval.

Michele Lincoln
City Clerk

The Voice News

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

BILL TO

City of Hickman
ATTN: Clerk
115 Locust Street
Hickman, NE 68372

PUBLIC NOTICE CITY OF HICKMAN, NEBRASKA PLANNING COMMISSION MEETING

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, August 4, 2026, during its regular meeting beginning at 7:00 p.m. 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 the City of Hickman for the annexation of property with the legal description of Edmund Estates, Lot 1, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. Amendment to the Official Zoning Map of the City of Hickman to reflect said changes, pending annexation approval.

Michele Lincoln
City Clerk

Jul. 23 - 27 hrs
ZNEZ

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38014444	DUE DATE	8/22/2026
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THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,
County of Lancaster } ss. 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:

1	Successive Week(s)
Beginning with the issue of:	7/23/2026
and ending with the issue of:	7/23/2026
Publisher's fee at Legal Rate is:	\$15.97

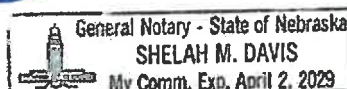
Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of August 4 Planning Commission Meeting - July 23	13.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 23rd day

of July, 2026
Shelah M. Davis
Notary Public





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

PETITION/REQUEST FOR ANNEXATION

Legal Description and Location: Etmund Estates 1st Addition, Lot 2

Property Owner:	Agent: (Authorized to act on Subdivider's behalf)
Name: <u>City of Hickman</u>	Name: _____
Address: <u>PO Box 127</u>	Address: _____
<u>Hickman, NE 68372</u>	
Telephone: <u>(402)792-2212</u>	Telephone: _____

Name of Final Plat: Etmund Estates 1st Addition Area of Land in Acres: .25

Nebraska State Statutes 17-405.04.

Inhabitants of annexed land; benefits; ordinances.

The inhabitants of territories annexed under sections 17-405.01 to 17-405.05 shall receive substantially the benefits of other inhabitants of such city of the second class or village as soon as practicable, and adequate plans and necessary city council or village board of trustees action to furnish such benefits as police, fire, snow removal, and water service must be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such city or village, except that such one-year period shall be tolled pending final court decision in any court action to contest such annexation.

Phil Goering, Mayor

6/26/2026

Signature of Applicant

Printed Name

Date

Heidi Hoglund

6-26-26

Signature of City Staff

Printed Name

Date

City Use Only

Final Plat #: _____ Fee paid \$ 15000 N/A

Receipt No. N/A Date: — Employee: —

LANCASTER COUNTY APPRAISAL CARD

OWNER NAME AND MAILING ADDRESS

CITY OF HICKMAN
PO BOX 127
115 LOCUST ST
HICKMAN, NE 68372

Additional Owners
No.

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
05/09/2017	Vacant	\$10,000	Disqualified		Warranty Deed	2017018852

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Residential Unimproved
Primary Use: Public Use
Living Units: 1
Zoning: AG-Agriculture District
Nbhd: 3400N - Rural 3400N
Tax Unit Grp: 0068
Schl Code Base: 55-0160 Norris
Exemptions: Village

PROPERTY FACTORS

GBA: 0
NRA:
Location:
Parking Type:
Parking Quantiv:

LEGAL DESCRIPTION

ETMUND ESTATES 1ST ADDITION, Lot 2

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
12/09/2025		Desktop Review, Orthos - 10	General Review	JJC	
08/28/2019	11:00 AM	Desktop Review, Orthos - 10	General Review	TRS	
02/15/2018	8:26 AM	Desktop Review, Orthos - 10	Data Verification	lilc	
08/02/2017	10:00 AM	Field Review - 08	General Review	SAB	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action	ASSESSED VALUE HISTORY		
					Year	Land	Building
					2026	\$1,500	\$0
					2025	\$1,500	\$0
					2024	\$1,500	\$0
					2023	\$0	\$0
					2022	\$0	\$0
					Total	\$1,500	\$1,500
						\$1,500	\$1,500
						\$1,500	\$1,500
						\$0	\$0
						\$0	\$0

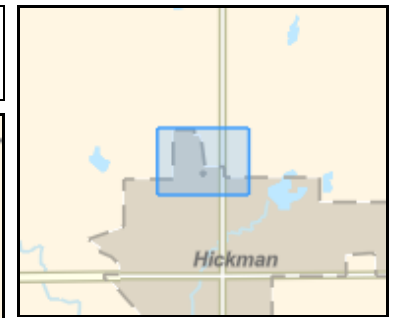
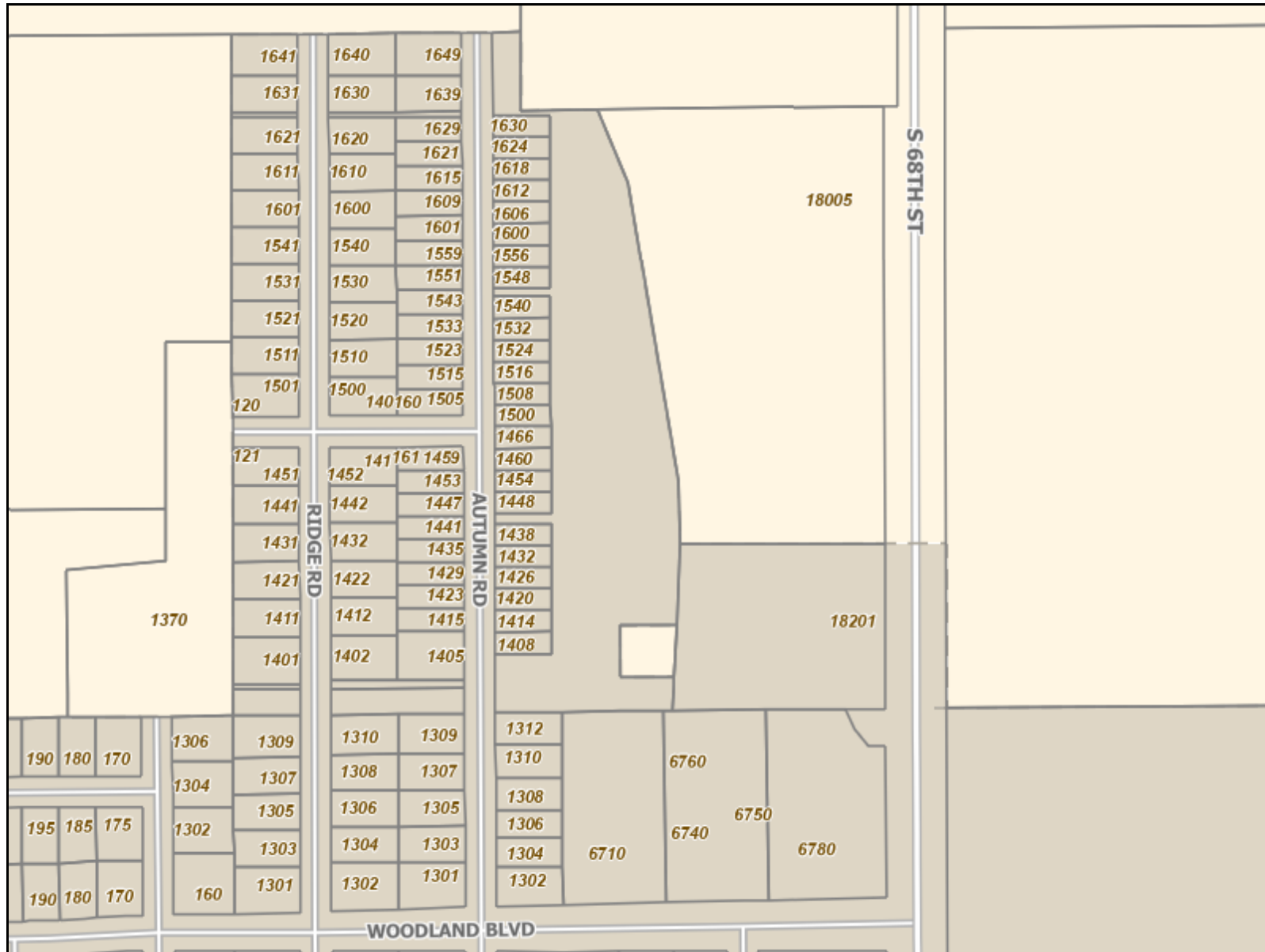
APPRAISED VALUES

	Land	Building	Total	Method
Current	\$1,500	\$0	\$1,500	COST
Prior	\$1,500	\$0	\$1,500	COST
Cost	\$1,500	Market	GRM	
Income	\$0	MRA	Ovr	

MARKET LAND INFORMATION

Method	Type	AC/ISF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avq Unit Val	Land Value
Acre	RML - Rural Market	0.25//							6,000	1,500

Total Acres 0.25 GIS SF 10675 Mkt Land Total \$1,500
Taxable Aq Land Total \$0



Legend

Addresses Numbers
Address Labels

Ownership Parcels

Parcels



IOLL Parcels



7/30/2026

DISCLAIMER:
The information is presented on a best-efforts basis and should not be relied upon for making financial, survey, legal, or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancaster.ne.gov and you will be directed to the appropriate department.



Notes