

Planning Commission Regular Meeting
Tuesday, March 3, 2020 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 1, 2019 Meeting Minutes

4. Presentations & Introductions - None

5. Staff Reports

6. Annual appointments/reappointments by the Mayor and approved by the City Council for Planning Commission Members Marna Cochell, Nancy Brandt, Troy Pomajzl for a three year term December 2019 to December 2022. There is an opening for the E.T.J. Representative.

7. Nominations and elections of Planning Commission 2020 Chairperson and Vice Chairperson per Hickman Municipal Code, Chapter 2 Commissions and Boards and Planning Commission Bylaws.

8. Public Hearings

8.A. The purpose of the hearing is to provide an opportunity for public comments on a request from SNB Construction II, on behalf of Shari Lynn Hansel, for a Change of Zone from current Transitional Agriculture District (TA) to Residential Estates District (R-1). Property Legally described as Hickman Acres Addition, Lot 2; generally located south of Martell Road and East of 68th Street. The purpose for the zone change request is to allow the 4.79 acre parcel to be developed into a Single Family Dwelling.

8.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Buel Land Development Corp., authorized agent Mr. Travis Buel, on a Final Plat for Salt Creek Reserve. Property legally described as Egger Administrative Subdivision, Lot 2 with a site address of 19701 S. 54th Street Hickman, NE 68372.

8.C. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC on a Final Plat for Terrace View 1st Addition, including waivers, to accept a plat with combination of lots for Single Family Detached Residential, Single Family Attached Residential, and eight (8) townhomes of four (4) units each within the R-2 Medium Density Residential District. Property legally described as: Terrace View Addition, Outlot C, Lancaster County, with Parcel ID 1527407020000, and generally located North of Hickman Road and West of 82nd Street.

8.D. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC for the annexation of property generally located North of Hickman Road and West of 82nd Street, with the legal descriptions as follows: Terrace View 1st Addition Block 1, Lots 1-34, Block 2, Lots 1-14, Block 9, Lot 1, Outlots A, F, G, H, I, J, K, L & M. And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of annexation of said property and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

9. Unfinished Business - None

10. New Business

10.A. Recommendation to the City Council on a request from SNB Construction II, on behalf of Shari Lynn Hansel, for a Change of Zone from current Transitional Agriculture District (TA) to Residential Estates District (R-1). Property Legally described as Hickman Acres Addition, Lot 2; generally located south of Martell Road and East of 68th Street. The purpose for the zone change request is to allow the 4.79 acre parcel to be developed into a Single Family Dwelling.

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11. Planning Commission Comments & Correspondence

12. Meeting Adjournment