

Planning Commission Regular Meeting  
Tuesday, October 1, 2019 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 September 3, 2019 Meeting Minutes

4. Presentations & Introductions - None

5. Staff Report

6. Public Hearing

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Mr. Travis Buel for a Change of Zoning from current Transitional Agriculture District (TA) to Residential Estates District (R-1). Property legally described as Egger Administrative Subdivision, Lot 2 with a site address of 19701 S. 54th Street Hickman, NE 68372.

6.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Mr. Travis Buel on a Preliminary 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.

6.C. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Mr. Tim Gergen, P.E. of The Clark Enersen Partners on behalf of Baade Properties, LLC, on a Preliminary Plat for Terrace View Preliminary Plat - 1<sup>st</sup> Addition. Property legally described as Terrace View Addition, Outlot C; located North of Hickman Road and West of 82<sup>nd</sup> Street.

#### 7. Unfinished Business - None

#### 8. New Business

8.A. Recommendation to City Council on a request from Mr. Travis Buel for a Change of Zoning from current Transitional Agriculture District (TA) to Residential Estates District (R-1). Property legally described as Egger Administrative Subdivision, Lot 2 with a site address of 19701 S. 54th Street Hickman, NE 68372.

8.B. Recommendation to the City Council on a request from Mr. Travis Buel on a Preliminary 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. Recommendation to the City Council on a request from Mr. Tim Gergen, P.E. of The Clark Enersen Partners on behalf of Baade Properties, LLC, on a Preliminary Plat for Terrace View Preliminary Plat - 1<sup>st</sup> Addition. Property legally described as Terrace View Addition, Outlot C; located North of Hickman Road and West of 82<sup>nd</sup> Street.

#### 9. Planning Commission Comments & Correspondence

#### 10. Meeting Adjournment