

Planning Commission Regular Meeting
Tuesday, September 1, 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. Call to Order

3. Roll Call

4. Approval of July 7, 2020 Meeting Minutes

5. Presentations & Introductions - None

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 8PLAINS, LLC for a Change of Zone from current Transitional Agriculture District (TA) to General Commercial District (C-2). Property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE 68372.

7.B. The purpose of the hearing is to provide and opportunity for Public Comment on a request from 8PLAINS, LLC for a Conditional Use Permit for a Self-Service Storage Facility business including outdoor storage, in the C-2 General Commercial District on property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE 68372.

8. Unfinished Business - None

9. New Business

9.A. Recommendation to City Council on a Change of Zone request from 8PLAINS, LLC from current Transitional Agriculture District (TA) to General Commercial District (C-2). Property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE 68372.

9.B. Recommendation to City Council on a Conditional Use Permit request from 8PLAINS, LLC to operate a Self-Service Storage Facility legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE 68372.

10. Planning Commission Comments & Correspondence

11. Meeting Adjournment