

Planning Commission Regular Meeting
Tuesday, May 4, 2021 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 March 2, 2021 and April 26, 2021 Meeting Minutes (Tab 1)

4. Presentations & Introductions - None

5. Staff Reports (Tab 2)

6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from SWG4, LLC for a Change of Zone from current Transitional Agriculture District (TA) to General Commercial District (C-2). Property legally described as Etmund Estates, Lot 2, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. (Tab 3)

6.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from SWG4, LLC for the annexation of property with the legal description of Etmund Estates, Lot 2, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. 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. (Tab 4)

7. Unfinished Business

7.A. Discussion of the Draft 2021 Hickman Zoning Regulations Update.

8. New Business (Tab 4)

8.A. Recommendation to the City Council on a request from SWG4, LLC for a Change of Zone from current Transitional Agriculture District (TA) to General Commercial District (C-2). Property legally described as Etmund Estates, Lot 2, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. (Tab 3)

8.B. Recommendation to the City Council on a request from SWG4, LLC for the annexation of property with the legal description of Etmund Estates, Lot 2, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. 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. (Tab 4)

9. Planning Commission Comments & Correspondence

10. Meeting Adjournment