

Planning Commission Regular Meeting  
Tuesday, October 5, 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.

1.E. 7.B. Discussion of the Draft 2021 Hickman Zoning Regulations Update.

2. Roll Call

3. Approval of September 7, 2021 Meeting Minutes

4. Presentations & Introductions - None

5. Staff Reports

## 6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Mr. Stephen Stull, to vacate the Administrative Final Plat for Woodland Plaza 3rd Addition, lots 1 and 2 and revert the property back to Woodland Plaza Addition, Block 4, Outlot A. Property is located in the SE Qtr. of Section 28, T8, R7 of the 6th Principal Meridian, Lancaster County Nebraska. Said tract is commonly known as 1004 Park Drive and 1006 Park Drive, Hickman, NE 68372.

## 7. Unfinished Business

7.A. Recommendation to the City Council on Walters Ridge Preliminary Plat. This request is from REGA Engineering Group, Inc., on behalf of Cedar Woods Estates LLC. The Preliminary Plat includes 24 Residential acreage lots and 8 Industrial lots, south of Hickman Road and east of S. 54th Street. Legal Description: S33, T8,R7, Acres 6th Principal Meridian LOTS100 & 101 NW, Hickman, NE 68372.

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

## 8. New Business

8.A. Recommendation to City Council on a request from Mr. Stephen Stull, to vacate the Administrative Final Plat for Woodland Plaza 3<sup>rd</sup> Addition, lots 1 and 2 and revert the property back to Woodland Plaza Addition, Block 4, Outlot A. Property is located in the SE Qtr. of Section 28, T8, R7 of the 6<sup>th</sup> Principal Meridian, Lancaster County Nebraska. Said tract is commonly known as 1004 Park Drive and 1006 Park Drive, Hickman, NE 68372.

## 9. Planning Commission Comments & Correspondence

## 10. Meeting Adjournment