

Planning Commission Regular Meeting  
Tuesday, March 1, 2022 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 February 1, 2022 Meeting Minutes

4. Presentations & Introductions

5. Staff Report

6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a Conditional Use Permit request from Woodland Animal Hospital to use the land, legally described as Woodland Plaza 5th Addition, Lot 2 and commonly known as 1004 Park Drive, with the purpose of operating a small animal hospital with related veterinarian services including training, boarding and grooming of small animals (household pets). This property is in the C-2 General Commercial Zoning District.

6.B. The purpose of the hearing is to provide an opportunity for Public Comment on a Conditional Use Permit request from Mail Sort Professionals to use the land, legally described as Hickman, Block 23, Lot 11, N15' & LOT 12 S1/2W and commonly known as 114 Locust Street, with the purpose of operating a retail motor vehicle sales and service business, primarily for all-terrain vehicles and utility type vehicles. This property is in the C-1 Commercial Limited Zoning District.

## 7. Unfinished Business

7.A. Discussion of the Draft 2022 Hickman Zoning Regulations Update

## 8. New Business

8.A. Recommendation to the City Council on a Conditional Use Permit request from Woodland Animal Hospital to use the land, legally described as Woodland Plaza 5th Addition, Lot 2 and commonly known as 1004 Park Drive, with the purpose of operating a small animal hospital with related veterinarian services including training, boarding and grooming of small animals (household pets). This property is in the C-2 General Commercial Zoning District.

8.B. Recommendation to the City Council on a Conditional Use Permit request from Mail Sort Professionals to use the land, legally described as Hickman, Block 23, Lot 11, N15' & LOT 12 S1/2W and commonly known as 114 Locust Street, with the purpose of operating a retail motor vehicle sales and service business, primarily for all-terrain vehicles and utility type vehicles. This property is in the C-1 Commercial Limited Zoning District.

## 9. Planning Commission Comments & Correspondence

### 9.A. Discussion of Downtown Overlay District Zoning Regulations

## 10. Meeting Adjournment