

Planning Commission Special Meeting
Tuesday, July 19, 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 March 1, 2022 Meeting Minutes

4. Presentations & Introductions

4.A. Promotion of Andrew Seuferer from Alternate Member to Regular Member of the Planning Commission and welcome new members Colby Huenink as the ETJ Representative Member and Erik Nore as the Alternate Member. All were appointed to their roles by Mayor

Hanson.

5. Staff Report

6. Public Hearings

6.A. The purpose of the hearing will be to provide an opportunity for Public Comment to consider amendment to Ordinance 2016-27 Comprehensive Plan, Section 4.5, Map 7: Future Land Use of the City of Hickman.

6.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Donn Stoner, on behalf of Cedar Woods Estates LLC., for a Change of Zone from (TA) Transitional Agriculture zoning district to (I-1) Light Industrial zoning district. Legal Description: S33, T8, R7, 6th Principal Meridian, Lot 102 NW.

6.C. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Donn Stoner, on behalf of Cedar Woods Estates LLC., to subdivide 88 acres as shown on the Walters Ridge 1st Addition Final Plat. Legal Description: Lots 102 and 104 of Irregular tracts, NW $\frac{1}{4}$ of S33, T8, R7, 6th Principal Meridian.

7. Unfinished Business-None

8. New Business

8.A. Recommendation to the City Council on a request from Donn Stoner, on behalf of Cedar Woods Estates LLC., to amend Ordinance 2016-27 Comprehensive Plan, Section 4.5, Map 7: Future Land Use of the City of Hickman.

8.B. Recommendation to the City Council on a request from Donn Stoner, on behalf of Cedar Woods Estates LLC., for a Change of Zone from (TA) Transitional Agriculture zoning district to (I-1) Light Industrial zoning district. Legal Description: S33, T8, R7, 6th Principal Meridian, Lot 102 NW.

8.C. Recommendation to the City Council on a request from Donn Stoner, on behalf of Cedar Woods Estates LLC., to subdivide 88 acres as shown on the Walters Ridge 1st Addition Final Plat. Legal Description: Lots 102 and 104 of Irregular tracts, NW $\frac{1}{4}$ of S33, T8, R7, 6th Principal Meridian.

9. Planning Commission Comments & Correspondence

9.A. Discussion of the Draft 2022 Hickman Zoning Regulations update.

10. Meeting Adjournment