

Planning Commission Regular Meeting
Tuesday, September 6, 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 July 19, 2022 Special Meeting Minutes

4. Presentations & Introductions - None

5. Staff Report

6. Public Hearings

6.A. The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of Hickman, which amendment shall include a redevelopment project that will utilize tax increment financing. The property which is the subject of this public hearing is located at 222 Locust Street in Hickman, Nebraska and legally described as follows: Lot 9 and the South Half of Lot 10, Block 19, Hickman, Lancaster County, Nebraska.

6.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC on a Final Plat for Terrace View 5th Addition, Property legally described as: Terrace View 3rd Addition, Outlot E, Lancaster County, and generally located North of Hickman Road and West of 82nd Street.

6.C. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC for the annexation of property generally located North of Hickman Road and West of 82nd Street 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. Property legally described as Terrace View 1st Addition Outlots B, C, D and E, Terrace View 4th Addition, Outlots A and B, Terrace View 5th Addition, Block 1, Lots 1-9, Block 2, Lots 1-3, Block 3, Lots 1-17, Block 4, Lots 1-18, Block 5, Lots 1-9, Outlots A, B, C, D, E, and F.

7. Unfinished Business - None

8. New Business

8.A. Resolution 2022-01PC, Recommendation to the Community Development Agency and City Council to Amend the Redevelopment Plan for the City of Hickman including the J Boutique Redevelopment Project

8.B. Recommendation to the City Council on a Final Plat for Terrace View 5th Addition, Property legally described as: Terrace View 3rd Addition, Outlot E, Lancaster County, and generally located North of Hickman Road and West of 82nd Street.

8.C. Recommendation to the City Council for the annexation of property generally located North of Hickman Road and West of 82nd Street 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. Property legally described as Terrace View 1st Addition Outlots B, C, D and E, Terrace View 4th Addition, Outlots A and B, Terrace View 5th Addition, Block 1, Lots 1-9, Block 2, Lots 1-3, Block 3, Lots 1-17, Block 4, Lots 1-18, Block 5, Lots 1-9, Outlots A, B, C, D, E, and F.

9. Planning Commission Comments & Correspondence

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

9.B. Proposed Fiscal Year 2022-2023 Budget & Capital Improvement Plan

10. Meeting Adjournment