

Planning Commission Special Meeting
Thursday, March 23, 2023 6:00 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 Meeting Minutes
 - 3.A. December 20, 2022, Planning Commission Special Meeting Minutes
 - 3.B. February 21, 2023, Planning Commission Special Meeting Minutes
4. Presentations & Introductions - None
5. Staff Report - None

6. Public Hearings - None
7. Unfinished Business - None
8. New Business - None
9. Planning Commission Comments & Correspondence
 - 9.A. Discussion of the Draft Update to the Zoning Regulations for the City of Hickman and its Zoning Authority
10. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION
SPECIAL MEETING
December 20, 2022

1. Call to Order

Planning Commission Chair Josh Maurer called the Hickman Planning Commission Meeting to order at 6:00 PM on Tuesday, December 20, 2022. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced.

2. Roll Call

Planning Commission Members present for Roll Call included: Vice Chair Troy Pomajzl, Andrew Seuferer, Cory Ostrander, Chair Josh Maurer, ETJ representative Colby Huenink, Alternate Erik Nore and Nancy Brandt. Planning Commission Members Dave Kulwicki, John Meese and Eldren Echternkamp were recorded as absent and excused.

3. Minutes

Minutes of the September 6, 2022, meeting of the Planning Commission were presented. Motion by Maurer and a second by Pomajzl to approve the September 6, 2022, meeting minutes. The following PC Members voted "Yes," Ostrander, Maurer, Huenink, and Brandt. The following PC Members voted "No," none. The following PC Members voted "Abstain," Pomajzl, Seuferer, and Nore. Motion passed 4-0-3.

4. Presentations & Introductions

4.A. Presentation and Discussion of the Draft Hickman Zoning Regulations

Mr. Keith A Marvin AICP, Marvin Planning Consultants, Inc. presented a draft version of the zoning regulations for the City of Hickman. Mr. Marvin performed a page-turn of the document and discussed highlights in each article. Planning Commission members discussed the document. No action was taken. Two work sessions were recommended by Mr. Marvin, tentatively to be held on Jan 26 and Feb 21, 2023, at 6 pm at the community center. It was recommended the Planning Commission focus on Article 4 General Provisions and Article 10 Supplemental Regulations for the first workshop. City Staff will send the draft Floodplain regulation section to the Department of Natural Resources for their input/approval and will continue to zoom/communicate with Mr. Marvin on the document.

5. Unfinished Business – None

6. New Business – None

7. Planning Commission Comments & Correspondence

The Nebraska Planning and Zoning Conference will be held March 8, 9 and 10, 2023 at the Younes Conference Center in Kearney NE. This is an educational opportunity for planning commission members and city staff. The city will pay for registration, lodging and will reimburse mileage for attendance 1, 2 or 3 days of the conference.

8. Meeting Adjournment

Motion by PC Member Pomajzl and a second by Ostrander to adjourn at 7:56 PM. The following PC Members voted “Yes,” Pomajzl, Seuferer, Ostrander, Maurer, Huenink, Nore, and Brandt. The following PC Members voted “No,” none. Motion passed 7-0.

Josh Maurer, Chair

Date

Jaala Johnson, City Clerk

Date

**MINUTES OF THE HICKMAN PLANNING COMMISSION
SPECIAL MEETING
FEBRUARY 21, 2023**

Call to Order

Planning Commission Chair Josh Maurer called the Hickman Planning Commission Meeting to order at 6:04 PM on Tuesday, February 21, 2023. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced

Roll Call

Planning Commission Members present for Roll Call included: Cory Ostrander, Chair Josh Maurer, ETJ representative Colby Huenink, Erik Nore, Eldren Echternkamp, Nancy Brandt, Vice Chair Troy Pomajzl, Andrew Seuferer, and Dave Kulwicki. Planning Commission Member Paul Tran ALT was recorded as absent and excused.

Approval of Minutes

Chair Maurer presented the January 26, 2023 Special Meeting Minutes. Motion by PC Member Brandt and a second by Kulwicki to approve the January 26, 2023 Special Meeting Minutes. The following PC Members voted "YEA," Maurer, Huenink, Nore, Echternkamp, Brandt, Pomajzl, Seuferer, and Kulwicki. PC Member Ostrander voted "Abstained". The following PC Members voted "NAY," none. Motion passed 8-0.

Presentations & Introductions

Zoning Enforcement Officer presented Mayor Goering's Annual Appointments of John Meese appointed to City Council and Paul Tran appointed to Planning Commission as the Alternate Member. No action taken.

Nomination and Elections of Planning Commission 2023 Chairperson and Vice Chairperson per Hickman Municipal Code, Chapter 2 Commissions and Boards and Planning Commission Bylaws.

Chair Maurer opened the nominations for Planning Commission Chairperson. PC Vice Chair Pomajzl and PC Member Brandt nominated Maurer for Chairperson. Motion by PC Member Kulwicki and second by PC Member Ostrander to close the nominations and approve Maurer for Planning Commission Chairperson. The following PC Members voted "YEA," Ostrander, Maurer, Huenink, Nore, Echternkamp, Brandt, Vice Chair Pomajzl, Seuferer, and Kulwicki. The following PC Members voted "NAY," none. Motion passed 9-0.

Newly Re-Elected Chair Maurer opened nominations for Vice Chairperson. PC Member Kulwicki nominated Pomajzl as Vice Chairperson. PC Member Pomajzl nominated Kulwicki as Vice Chairperson. Election was taken by anonymous paper ballots. The total number of votes for PC Member Pomajzl were 5 and the total number of votes for PC Member Kulwicki were 4. Motion made by Chair Maurer and second by PC Member Kulwicki to close the nominations and approve Pomajzl for Planning Commission Vice Chairperson. The following PC Members voted "YEA," Ostrander, Chair Maurer, Huenink, Nore, Echternkamp, Brandt, Seuferer, and Kulwicki. PC Member Pomajzl voted "Abstained". The following PC Members voted "NAY," none. Motion passed 8-0.

Staff Reports – None

Public Hearings – None

Unfinished Business – None

New Business – None

Planning Commission Comments & Correspondence

Mr. Keith A Marvin AICP with Marvin Planning Consultants, Inc., presented a Draft Update to the Zoning Regulations for the City of Hickman. Mr. Marvin and Planning Commission members discussed making adjustments as needed. The Zoning Enforcement Officer recommended to Chair Maurer for PC Members to have one more look of the Matrix. Kulwicki asked the Zoning Enforcement Officer to cross match this document with our current and highlight any differences. Mr. Marvin is to have a revised draft copy to the Planning Commission members by March 16, 2023 to review. City Staff will continue to zoom/communicate with Mr. Marvin on the document. One work session to be held on March 23, 2023, at 6 pm at the Hickman Community Center for the Final Draft of the Zoning Regulations for the City of Hickman. The public hearing for input by the residents of Hickman of the Final Draft Update to the Zoning Regulations for the City of Hickman and its Zoning Authority is tentatively scheduled for April 13, 2023 at 7:00 PM, before being presented to City Council. No action was taken.

PC Member Huenink was excused from the meeting at 7:19 PM.

11. Meeting Adjournment

Motion by PC Member Echternkamp and a second by Seuferer to adjourn at 7:53 PM. The following PC Members voted "YEA," Ostrander, Chair Maurer, Nore, Echternkamp, Brandt, Vice Chair Pomajzl, Seuferer, and Kulwicki. The following PC Members voted "NAY," none. Motion passed 8-0.

Josh Maurer, Chair

Date

Karissa Draper, Recording Clerk

Date