

Planning Commission Regular Meeting
Tuesday, May 7, 2024 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 5, 2024, Planning Commission Meeting Minutes
4. Presentations & Introductions - None
5. Reports
 - 5.A. Floodplain Standards for Development Amendment to the Zoning Regulations
 - 5.B. Height and Lot Requirements Amendment to the Zoning Regulations

6. Public Hearings
 - 6.A. Public Comment to Consider Amending Article 6: Overlay and Special Districts; Section 6.12FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Ordinance and Regulations
 - 6.B. Public Comment to Consider Amending Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District; Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations
7. Unfinished Business - None
8. New Business
 - 8.A. Recommendation to City Council on Amending Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Ordinance and Regulations
 - 8.B. Recommendation to City Council on Amending Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations
9. Planning Commission Comments & Correspondence
 - 9.A. Resignation of Mr. Dave Kulwicki from Planning Commission
 - 9.B. Mayor Goering's Appointment of Mr. Dave Kulwicki to City Council
 - 9.C. Resignation of Mr. Troy Pomajzl from Planning Commission
 - 9.D. Update on the Comprehensive Plan Town Hall Meeting and Survey
10. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING
March 5, 2024

Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, March 5, 2024. 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: Dave Kulwicki, Alternate Paul Tran, Cory Ostrander, Chair Josh Maurer, Colby Huenink – ETJ Representative, Eldren Echternkamp, Vice Chair Troy Pomajzl and Andrew Seuferer. Planning Commission Members Erik Nore and Nancy Brandt were recorded as absent and excused.

Approval of Minutes

Chair Maurer presented the December 5, 2023, Planning Commission Meeting Minutes. Motion by Echternkamp and seconded by Vice Chair Pomajzl to approve the December 5, 2023, Planning Commission Meeting Minutes. The following members voted “YEA,” Kulwicki, Tran, Ostrander, Maurer, Huenink, Echternkamp, Pomajzl and Seuferer. The following members voted “NAY,” none. Motion passed 8-0.

Presentations & Introductions - None

Nomination and Election of the Planning Commission’s 2024 Chair and Vice Chair per Hickman Municipal Code, Chapter 2 Commissions & Boards and the Planning Commission Bylaws.

Chair Maurer opened the nominations for Planning Commission Chair.

Echternkamp nominated Josh Maurer for Chair. Motion by Ostrander and second by Pomajzl to close the nominations. The following members voted “YEA,” Kulwicki, Tran, Ostrander, Maurer, Huenink, Echternkamp, Pomajzl and Seuferer. The following members voted “NAY,” none. Motion passed 8-0.

Motion by Pomajzl and second by Kulwicki to approve the nomination of Josh Maurer as Planning Commission Chair. The following members voted “YEA,” Kulwicki, Tran, Ostrander, Maurer, Huenink, Echternkamp, Pomajzl and Seuferer. The following members voted “NAY,” none. Motion passed 8-0.

Newly re-elected Chair Maurer opened nominations for Vice Chair.

Chair Maurer nominated Eldren Echternkamp as Vice Chair. Motion by Tran and second by Chair Maurer to close the nominations. The following members voted “YEA,” Kulwicki, Tran, Ostrander, Maurer, Huenink, Echternkamp, Pomajzl and Seuferer. The following members voted “NAY,” none. Motion passed 8-0.

Motion by Chair Maurer and second by Kulwicki to approve the nomination of Eldren Echternkamp as Planning Commission Vice Chair. The following members voted “YEA,” Kulwicki, Tran, Ostrander, Maurer, Huenink, Echternkamp, Pomajzl and Seuferer. The following members voted “NAY,” none. Motion passed 8-0.

Public Hearing - None

Unfinished Business – None

New Business - None

Planning Commission Comments & Correspondence

Chair Maurer noted at the City Council December 2023, Mayor Goering reappointed Dave Kulwicki, Eldren Echternkamp, Colby Huenink and Paul Tran to Planning Commission for a 3-yr term ending December 2026.

Meeting Adjournment

Motion by member Echternkamp and a second by Pomajzl to adjourn the meeting at 7:12 PM. The following members voted “YEA,” Kulwicki, Tran, Ostrander, Maurer, Huenink, Echternkamp, Pomajzl and Seuferer. The following members voted “NAY,” none. Motion passed 8-0.

Josh Maurer, Chair

Date

Heidi Hoglund, Recording Clerk

Date

CITY OF HICKMAN STAFF REPORT FOR PLANNING COMMISSION

MAY 7, 2024, MEETING

PROJECT: Amendment to Article 6: Overlay and Special Districts; Section 6.12 FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

REVIEW OF REGULATIONS:

Mr. Elijah Kaufman, CFM, NFIP & Outreach Specialist Floodplain Management Section, Nebraska Department of Natural Resources reviewed the zoning regulation changes and had one note: Subsection 6.12.07 2.A.4 and 2.F appear to conflict with one another. Subsection 2.A.4 (shown below) allows elevated manufactured (mobile) homes to be placed in the floodplain where subsection 2.F states “Manufactured (mobile) homes within any floodplain shall be prohibited. “

After discussion with Mr. Kaufman, noting the fact Hickman does not have existing manufactured (mobile) homes in the floodplain, it was deemed prudent to restrict the placement of any future manufactured (mobile) homes to outside of the special flood hazard area.

By deleting subsection 2.A.4 and leaving the definition of Manufactured (mobile) homes stand as is, this would clarify the intentions of the standards for future floodplain development.

Amendments to Article 6 will be forwarded to the Federal Emergency Management Agency (FEMA) by the Nebraska Department of Natural Resources, on our behalf, as required by Subsection 6.12.10 Amendments.

PROPOSAL: Request for Consideration to amend the following Standards for Floodplain Development:

A. **PROPOSED CHANGES:** (Highlight denotes area of change and strikethrough is a deletion)

Article 6: OVERLAY AND SPECIAL DISTRICTS Section 6.12 FP-O: Floodplain Overlay District

6.12.07 Standards for Floodplain Development:

2. Elevation and Floodproofing Requirements

A. Residential Structures

- 1) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation. See Diagram 6-5.
- 2) In Zone AO, all new construction and substantial improvements shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet.
- 3) In the floodway, new structures for human habitation are prohibited.
- 4) ~~All manufactured (mobile) homes placed in the Special Flood Hazard Areas (SFHAs) have to be elevated to or above the BFE, except those being placed in an existing manufactured (mobile) home park or subdivision. Manufactured (mobile) homes placed on a site in an existing manufactured (mobile) home park or subdivision must be elevated on at least 3-foot reinforced piers or equivalent foundations, or to or above the BFE if that is lower. If a manufactured (mobile) home had previously been substantially damaged on a specific site, new placements on that site must be elevated to or above the BFE.~~
 - a. ~~Anchoring Systems:~~
 - i. ~~Anchoring systems are a critical component of a manufactured (mobile) home installation. Anchoring systems generally consist of ties (straps) and anchors. The ties are generally of two types: over the top ties and frame ties which connect the I beam to the anchor.~~
 - ii. ~~Ties are secured to either a ground anchor, which may be a screw auger or concrete deadman anchor, or to a slab anchor, or to the foundation itself.~~

- iii. Anchors must be sufficiently embedded to account for saturated soil conditions which accompany flooding.
- iv. To anchor a manufactured (mobile) home to a pier foundation, frame ties connect the I-beams to an anchor set into the ground below the home. For posts or piles, the I-beams can be anchored directly to the horizontal beam of the foundation.

REVIEW OF PROPOSAL:

This proposal would avoid confusion regarding requirements for mobile home placement in the City of Hickman’s zoning districts. Manufactured (mobile) homes would be allowed to be placed outside of the Special Flood Hazard Areas (SFHAs) and prohibited from being inside of the Special Flood Hazard Areas (SFHAs) floodplain area.

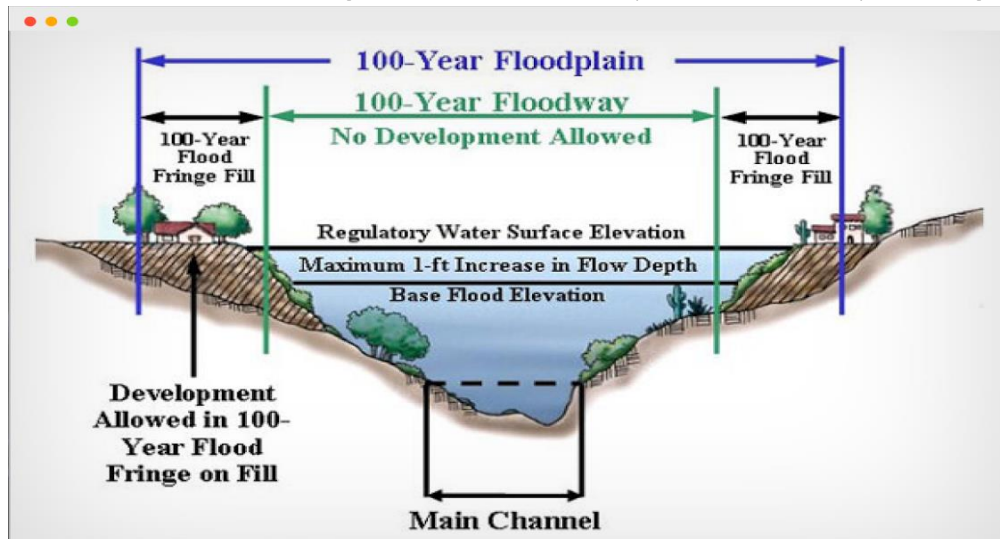
2023 ZONING REGULATIONS ARTICLE 6: OVERLAY AND SPECIAL DISTRICTS

Section 6.12 FP-O: Floodplain Overlay District

Diagram 6-2 100-Year Floodplain with Floodway and Fringe

6.12.02 Establishment of Floodplain Overlay District:

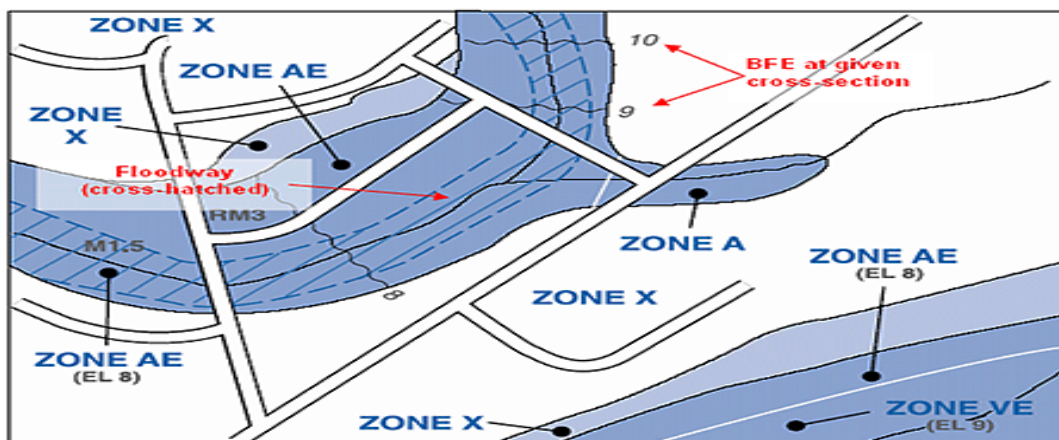
The Floodplain (FP) is divided into the two areas: a Floodway (FW) area and a Flood Fringe (FF) area as identified in the Flood Insurance Study amended April 16, 2013, and on accompanying FIRM panels.



6.12.03 Special Flood Hazard Area:

Along watercourses where a floodway (FW) has been established, the area surrounding the FW is mapped and labeled the Special Flood Hazard Area (SFHA). The SFHA area is divided into zones: A, AE, AH, AO, AR, A99, V and VE on the map based on level of risk. The SFHA map highlights areas subject to inundation by the one (1%) percent annual chance flood (100-year flood) and two (0.2%) percent annual chance of flood (500-year flood). See Diagrams 6-2 and 6-3.

Diagram 6-3 Example a FIRM Panel Map mapping the SFHA.



DEFINITIONS:

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding"). Floodplain includes flood fringe and floodway. The SFHA (special flood hazard area) is the floodplain delineated into zones based of flood risk.

Manufactured (mobile) home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured (mobile) home" does not include a "recreational vehicle".

Mobile Home Park or Subdivision (R-M District) means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured (mobile) home lots for rent or sale.

Modular Home shall mean a dwelling unit approved by the Nebraska Department of Public Health and composed of elements substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. The term does not include manufactured (mobile) homes.

Special Flood Hazard Area (SFHA) The floodplain area on a flood insurance rate map delineated into zones based on the level of flood risk. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

STAFF RECOMMENDATION:

City Staff recommends approval of the presented amendment to Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development with the strike out 2.A.4 from the City of Hickman's 2023 Zoning Ordinance.

CITY OF HICKMAN STAFF REPORT FOR PLANNING COMMISSION

MAY 7, 2024, MEETING

PROJECT: Amendment to Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District. Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

HISTORY:

The Minimum Height and Lot requirements were amended:

- 2014 R-2 The rear yard setback was reduced from 25 feet to 20 feet and the definition of existing and future development was defined as prior to September 23, 2014, and after September 23, 2014.
- 2016 R-1 Accessory Uses/Structures Max. Height changed from 15 feet to 25 feet.
- 2019 R-2 added street side yard setback column for all uses and changed accessory use front yard setback from 50 feet to 25 feet.
- 2023 New zoning regulations document height and lot requirements did not reflect the changes made by the previous ordinances.

PROPOSAL: Request for Consideration to amend the following Height & Lot Requirements:

- A. **PROPOSED TABLE CHANGES:** *Height and Lot Requirements:* The height and minimum lot requirements (**Highlight denotes area of change, underline is an addition, and strikethrough is a deletion**)
- B. **PROPOSED FOOTNOTES CHANGES:** *Height and Lot Requirements:* The height and minimum lot requirements (**Highlight denotes area of change, underline is an addition, and strikethrough is a deletion**)

R-1 Low Density Residential District

5.10.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Residential dwelling	Other Permitted Uses	Conditional Uses	Accessory Uses
Property Requirements				
Frontage (feet)	75	75	75	75
Lot Area (Sq. Ft)	20,000	20,000	20,000	—
Lot Width (feet)	70	70	70	—
Maximum Coverage* / Impervious Area (%)	35/50	35/50	35/50	10
Bulk Regulations (feet)				
A Front Yard Setback	50	50	50	60
	<u>35</u>	<u>35</u>	<u>35</u>	50
B Rear Yard Setback	25	25	25	8
	<u>30</u>	<u>30</u>	<u>30</u>	10
C Side Yard Setback	7.5	7.5	7.5	5
	<u>15</u>	<u>15</u>	<u>15</u>	8
Street Side Yard	50	50	50	50
	<u>35</u>	<u>35</u>	<u>35</u>	35
Max. Height	35	35	35	17
				25
Footnotes				
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.				

R-2 Medium Density Residential Zoning District

5.11.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multifamily dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	7,200	6,000/du 3,750/du	12,000	6,000/du 3,750/du	12,000	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	80	70	70	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	30/55 40/55	30/55 40/55	30/55 40/55	30/55 40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	5
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25 15***
Max. Height	35	35	35	35	35	35	35	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								
*** Street Side Yard setback shall be 25 feet for all Accessory Buildings.								

R-3 High Density Residential Zoning District

5.12.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	6,000	6,000/du 3,000/du	12,000 8,000	3,000/du	3,000/du 2,600/du	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	25	25	25	25	25	25	25	8
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25
Max. Height	45	45	45	45	45	45	45	17 25
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

R-O Original Residential Zoning District

5.13.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	5,000	6,000/du 3,000/du	12,000 8,000	3,000/du	1,000/du	6,000	6,000	—
Lot Width (feet)	50	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	8
C Side Yard Setback	6	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	15	15	15	15	15	15	15	15
Max. Height	45	45	45	45	45	45	45	17
Footnotes * Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools. ** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

DEFINITIONS

LOT COVERAGE shall mean the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy or not.

MPERVIOUS COVERAGE shall mean the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of pools is excluded from this definition.

REVIEW OF PROPOSAL:

This proposal aims to bring the setbacks, density, height, and lot requirements to the current applicable standards and in doing so avoid creating non-conforming lots and structures.

STAFF RECOMMENDATION:

City Staff recommends approval of the presented amendments to Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

2007

R-1

ORDINANCE NO. 2016-03

AN ORDINANCE TO AMEND THE ZONING REGULATIONS FOR THE CITY OF HICKMAN, LANCASTER COUNTY NEBRASKA; TO REPEAL AND AMEND ARTICLE 5 ZONING DISTRICTS, SECTION 5.06 R-1 RESIDENTIAL ESTATES DISTRICT, SUBSECTION 5.06.06 HEIGHT AND LOT REQUIREMENTS FOR ACCESSORY USES/STRUCTURES TO STRIKE OUT FIFTEEN (15) FEET AND INSERTING TWENTY-FIVE (25) FEET MAXIMUM HEIGHT FOR AN ACCESSORY STRUCTURE; TO PROVIDE FOR PUBLICATION; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF HICKMAN, NEBRASKA;

Section 1. That § 5.06.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out fifteen (15) feet and insert twenty-five (25) feet maximum height for an accessory structure and to read as follows:

5.06.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

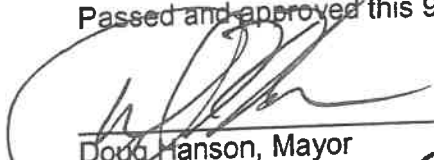
Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max. Lot Coverage
Residential Dwelling	20,000 (4)	80	35	15	30 (2)	35	20%
Other Permitted Uses	20,000 (4)	80	35	15	30 (2)	65	20%
Conditional Uses	20,000 (4)	80	35	15	30 (2)	65	20%
Accessory Uses / Structures	-	-	50	8	10	15 25	10% (1)

Section 2. The City of Hickman Planning Commission, upon conducting a Public Hearing on January 21, 2016, recommended approval of the aforementioned amendment to the City of Hickman City Council.

Section 3. That original §5.06.06 of the Zoning Regulations of the City of Hickman, Nebraska are hereby repealed.

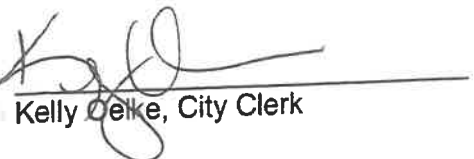
Section 4. This ordinance shall be in full force and effect from and after its passage and publication or posting in pamphlet form as required by law.

Passed and approved this 9th day of February 2016.


Doug Hanson, Mayor

COPY

ATTEST:


Kelly Delke, City Clerk



AN ORDINANCE TO AMEND THE ZONING REGULATIONS FOR THE CITY OF HICKMAN, LANCASTER COUNTY NEBRASKA; TO REPEAL AND AMEND ARTICLE 5: ZONING DISTRICTS, SECTION 5.07: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT, SUBSECTION 5.07.06: HEIGHT AND LOT REQUIREMENTS; TO PROVIDE FOR PUBLICATION; TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF HICKMAN, NEBRASKA;

Section 1. That Section 5.07.06 of the Zoning Ordinance of the City of Hickman, be amended as follows:

5.07.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

USE	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Rear Yard (feet)	Max Height (feet)	Max Lot Coverage
Single Family Detached Residential (existing development) (7)	5,000	50	25	6	15 (4)	20 or 20% whichever is less (3)	35	30%
Single Family Detached Residential (future development) (8)	7,200	70	25	7.5 (1)	25	20	35	30%
Single Family Attached Residential (per unit) X	3,750	18 (6)	25	10 (5)	15 (4)	35 (3)	35	30%
Two Family Residential	10,000	75	25	6	15 (4)	25 (3)	35	30%
Other Permitted Uses	10,000	75	25	10	15 (4)	35 (3)	35	30%
Conditional Uses	10,000 (9)	75 (9)	25 (9)	10 (9)	25 (4)	35 (3) (9)	35	30% (9)
Accessory Uses	-	-	30	6	25 (4)	5	17	10% (2)

1. If parcel is platted within Arbor Ridge or Woodland Plaza subdivisions then the side yard setback shall be 6 feet.
2. The total lot coverage shall not exceed 35 percent.
3. Per Section 4.09.07 of this Ordinance, in any Residential District, the Rear Yard Setback shall be the lesser of the minimum amount noted or 20% of the total lot depth. This shall not apply to lots platted after May 2, 1998.
4. Street side yard shall be 25 feet if a curb cut for street access is requested for a structure. The Street Side Yard is defined as a front yard, on a corner lot, that is not determined to be the front yard by the orientation of the house to street designation.
5. The side yard along the common wall, only, shall be 0 feet. The common wall shall be along the adjoining lot line.
6. The minimum lot width only applies to the interior lots of a townhouse/single-family attached development. Exterior lots shall be a minimum 35 feet.
7. Existing Development shall be defined as the area bound by south of Hickman Road (7th Street) and west of 68th Street (Chestnut Street) and east of the railroad tracks and including all of East Lawn Addition.
8. Future Development shall be defined as subdivisions created after July 16, 1998.

9. Unless different specifications are approved through a Conditional Use Permit.


Section 3. The City of Hickman Planning Commission conducted a Public Hearing on May 7, 2019 and recommended approval of the aforementioned amendments on June 4, 2019 to the City of Hickman City Council.

Section 4. That the original §5.07.06 of the Zoning Regulations of the City of Hickman, Nebraska is hereby repealed.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication or posting in pamphlet form as required by law.

Passed and approved this 09 day of July, 2019.


Mayor Doug Hanson

ATTEST: 
Kelly Delke, City Clerk



5.08.06 *Height and Lot Requirements:* The height and minimum lot requirements shall be follows:

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max. Lot Coverage
Single Family Detached	7,200	70	25	10	25 (3)	35	40%
Single Family Attached and Townhouse (per unit)	3,750	18 (5)	25	10 (1) (6)	25 (3)	35	40%
Two Family	8,000	75	25	6 (4)	25 (3)	35	40%
Multiple Family	2,900 per unit	100	25	(2)	25 (3)	45	40%
Other Permitted Uses	10,000	100	15	10	25 (3)	45	30%
Conditional Uses	10,000	100	25	10	25 (3)	45	30%
Accessory Uses	-	-	50	5	5	15	10% (4)

1. The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.
2. For Multi-family units shall be 10 feet if it is a three-story structure, and two feet additional side yard on each side shall be provided for each story in excess of three stories.
3. See Section 4.09.07 of this Ordinance.
4. The total lot coverage of all buildings does not exceed 35 percent.
5. The minimum lot width only applies to the interior lots of a townhouse/single-family attached development. Exterior lots shall be a minimum 35 feet.
6. On Corner Lots the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures along that street. In new developments, the Street Side Yard setback shall be equal to the Front Yard setback.

5.08.07 *Miscellaneous Provisions:*

1. Supplementary regulations shall be complied with as defined herein
2. Only one principal building shall be permitted on one zoning lot except as otherwise provided

PUBLIC NOTICE
City of Hickman, Nebraska
Planning Commission Meeting
Notice of Public Hearing

Notice is hereby given that the Hickman Planning Commission will be holding a public hearing on Tuesday, May 7, 2024, during the regular meeting at 7:00 pm at Hickman City Hall Meeting Rooms A & B located at 115 Locust Street, Hickman, Nebraska.

The purpose of the hearing will provide an opportunity for Public Comment to consider amending Article 6: Overlay and Special Districts; Section 6.12 FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Ordinance and Regulations.

Jaala Johnson

Jaala Johnson
City Clerk

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The purpose of the hearing will provide an opportunity for Public Comment to consider amending Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District. Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations.

Jaala Johnson

Jaala Johnson
City Clerk

Memo

To: City Administrator, Kelly Oelke, CPM; Hickman, Nebraska

From: Mason Herrman, Community Planner/Project Manager Marvin Planning Consultants, Inc.

Date: May 7, 2024

Re: Comprehensive Plan Update

Town Hall Meeting Results

The Town Hall meeting, held on April 4, 2024, was attended by 30 people. At this meeting, attendees were split into groups of four plus and given the following prompts to work through.

1. Why do you choose to live or have a business in Hickman?
2. What are the biggest opportunities Hickman has for the future?
3. What are the biggest challenges Hickman has right now?
4. What city projects would you like to see undertaken within the next 10 years?
5. What do you love about Hickman?
6. How would you describe the ideal Hickman 20 years from now?

Each group was given 10 minutes per prompt. After filling out each sheet, the groups reported their top answers, which were recorded by the planning team. In summary, people choose to live in Hickman because of the small town feel and proximity to Lincoln. They view the biggest opportunities as recreation and keeping/attracting youth back home. On the other hand, challenges are seen as infrastructure and maintaining a small town feel while being so close to Lincoln. Over the next 20 years, people would like to see more businesses come to Hickman, an improvement in recreational facilities, and improved infrastructure.

The following are all of the top answers to the prompts.

1. Why do you choose to live or have a business in Hickman?
 - a. Born and raised, still here
 - b. Have a business here because it is home
 - c. Want to give back to community that gave to us
 - d. Norris School District
 - e. Small town feel
 - f. Close proximity to Lincoln
 - g. Growth opportunities
 - h. Family
 - i. Available housing
2. What are the biggest opportunities Hickman has for the future?
 - a. Opportunity to retain youth and young families
 - b. Technology resources
 - c. Rec facility
 - d. Business opportunities
 - e. Connection to the Homestead Trail
 - f. Tying recreation areas together
 - g. Create an identity
 - h. Small town living
 - i. Service focused business, not industrial focused
3. What are the biggest challenges Hickman has right now?

- a. Infrastructure
 - b. Affordable housing
 - c. Keeping taxes low
 - d. Lack of restaurants
 - e. Limited health care options
 - f. Funding sources, tax revenue
 - g. Keeping young adults
 - h. Jobs
 - i. High speed internet
 - j. Not outgrowing school district
 - k. Community involvement
 - l. Trying not to be like Lincoln
4. What city projects would you like to see undertaken within the next 10 years?
- a. More trails, continuous loop trail
 - b. Disc golf course
 - c. Street improvements
 - d. Pool
 - e. Downtown – parking, businesses
 - f. Community recycling and dropoff
 - g. Full time deputy
 - h. Clean up downtown
 - i. Rec facilities like a YMCA
 - j. Technology improvements
 - k. All infrastructure improved
 - l. Dog park
 - m. Viaduct on Hickman Rd and Hwy 77 over the tracks
5. What do you love about Hickman?
- a. Small town feel
 - b. Trails and parks
 - c. Safe
 - d. Community center
 - e. Theater
 - f. Skate park
 - g. People
 - h. Proximity to Lincoln
 - i. Fireworks show
 - j. Block parties
 - k. Walkable
 - l. Cornfields
 - m. Not Lincoln
 - n. Quiet
 - o. Bar
 - p. Chickens
 - q. Lake, outdoors
6. How would you describe the ideal Hickman 20 years from now?
- a. Thriving community
 - b. Entertainment district
 - c. Restaurants and boutique
 - d. Police department

- e. Connecting trails
- f. YMCA type facility
- g. Sound infrastructure
- h. Road and street improvements
- i. Best in class infrastructure
- j. Independent from Lincoln
- k. Revitalize downtown
- l. More businesses
- m. 3 to 5 industrial businesses
- n. Thoroughfare through downtown
- o. Golf course
- p. Retirement village
- q. Pool
- r. Ice cream shop
- s. Balanced growth plan
- t. Affordable living

Next Steps

The survey, currently at 291 responses, will continue to stay open. The response rate thus far has been very strong in comparison to other much larger communities in Nebraska.

The planning team will continue to work through the Plan, with a focus on building towards land use and annexation.

Stakeholder interviews will be the next step in community engagement.