

Planning Commission Regular Meeting
Tuesday, August 6, 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 it to the 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. All individuals requesting to hand out documents to Planning Commission Members must deliver them directly to the Recording Clerk for distribution.
2. Roll Call
3. Approval of May 7, 2024 Meeting Minutes
4. Presentations & Introductions
 - 4.A. Mayor Goering's appointment of Mr. Lance Murry as a regular member of Planning Commission
 - 4.B. Mayor Goering's appointment of Mr. Charles Stewart as the alternative member of Planning Commission

5. Staff Report - None
6. Public Hearings - None
7. Unfinished Business - None
8. New Business - None
9. Planning Commission Comments & Correspondence
10. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

May 7, 2024

Call to Order

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

Approval of Minutes

Chair Maurer noted the minutes have been distributed/read. He asked if there were any corrections to the minutes of the March 5, 2024, Planning Commission Meeting. Hearing none, a motion was made by Vice Chair Echternkamp and seconded by Ostrander to approve the March 5, 2024, Planning Commission Meeting Minutes. The following members voted “YEA,” Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted “NAY,” none. Motion passed 5-0.

Presentations & Introductions

Chair Maurer noted Mayor Goering was in attendance of the meeting.

Reports - Two staff reports were included in the packets for PC Members and posted on the City Website.

A. Floodplain Standards for Development amendment to the zoning regulations.

City Staff spoke with Mr. Elijah Kaufman of the Nebraska Department of Natural Resources who reviewed the ordinance for the floodplain overlay regulations as it was amended in December 2023. He recommended clarifying if mobile homes are allowed to be elevated in the floodplain or if they are prohibited, as we have two conflicting sections in the zoning manual. It was suggested that since we do not have any existing mobile homes, or mobile home subdivisions, in the floodplain that we could easily allow them to be outside of the floodplain and then for safety reasons and cost prohibitive reasons for elevating them just strike out the section that gives the details of how to elevate them on piers or with fill. Based on feedback from Mr. Kaufman and staff review, City Staff recommends amending Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development with the strike out of 6.12.07 2.A.4 from the City of Hickman's 2023 Zoning Ordinance and Regulations.

B. Height and Lot Requirements amendment to the zoning regulations.

City Staff noted we are doing some clean-up work on the residential districts Height and Lot requirements. We have amended these same sections in the past and in this latest version, December 2023, some of the tables were reverted to the original 2007 requirements. The strike outs of numbers and insertion of replacement numbers are shown in the staff reports. By cleaning up these sections, which became more restrictive than the amendments passed in 2016 and 2019, it avoids creating non-conforming structures and lots by staying consistent in the regulations.

Public Hearings

A. 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.

Hearing no comments, PC member Pomajzl made the motion to close the public hearing at 7:08 pm, seconded by Vice Chair Echternkamp. The following members voted “YEA,” Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted “NAY,” none. Motion passed 5-0.

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.

Hearing no comments, PC member Ostrander made the motion to close the public hearing at 7:09 pm, seconded by PC member Huenink. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

Unfinished Business – None

New Business

- 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.

PC member Pomajzl made the motion to recommend approval to the City Council of the amendment as presented 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. Motion seconded by Vice Chair Echternkamp. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

- 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.

Vice Chair Echternkamp made the motion to recommend approval to the City Council of the amendments as presented 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. Motion seconded by PC member Pomajzl. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

Planning Commission Comments & Correspondence

- A. The resignation of Mr. Dave Kulwicki from the Planning Commission was received and accepted. Mayor Goering will present former PC Member Dave Kulwicki with a certificate of appreciation. Mr. Kulwicki was unable to attend the meeting.
- B. Mayor Goering’s Appointment of Mr. Dave Kulwicki to City Council was reported.
- C. The resignation of Mr. Troy Pomajzl from the Planning Commission was received and accepted. Mayor Goering presented PC Member Troy Pomajzl with a certificate of appreciation for his 14 years of voluntary service and thanked him for contributions to the committee and the City of Hickman. Mayor Goering also thanked each of the members for their job on the committee and expressed appreciation for them. He said the Planning Commission is a crucial part of the decision-making process, he appreciates them, and they do not go unnoticed.
- D. The Comprehensive Plan Town Hall Meeting report was distributed with the packets. City Administrator, Kelly Oelke, presented the report provided by the consulting firm. We have had 312 responses online for the survey and the consultant confirmed Hickman has better response numbers than significantly larger communities. Ms. Oelke stated we are grateful for the input and guidance from our citizens. The survey end date is June 10, 2024. The report included results from the Town Hall Meeting held April 4th. About 30 people attended the meeting and participated in the workshop of which the results were included in the report. Chair Maurer asked if they are going to have more participation meetings in the future and Ms. Oelke said yes and we are working on the dates with the consultant. PC member Echternkamp attended the workshop and said the environment was very relaxed and welcoming. He enjoyed listening to the discussions and is looking forward to the next event.

Meeting Adjournment

Motion by PC member Pomajzl and seconded by Chair Maurer to adjourn the meeting at 7:24 PM. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

Josh Maurer, Chair

Date

Heidi Hoglund, Recording Clerk

Date