

Planning Commission Regular Meeting  
Tuesday, October 1, 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 Member must deliver them directly to the Recording Clerk for distribution.
2. Roll Call
3. Approval of the Meeting Minutes
  - 3.A. September 3, 2024, Planning Commission Meeting Minutes
4. Presentations & Introductions
  - 4.A. Marvin Planning Consultant's Inc. Comprehensive Plan Update and Status Report

5. Reports - 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

## September 3, 2024

### **Call to Order**

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, September 3, 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: Chair Josh Maurer, Colby Huenink – ETJ Representative, Lance Murry, Andrew Seuferer, Paul Tran, Charles Stewart - Alternate, and Cory Ostrander. Planning Commission Members Erik Nore, Nancy Brandt, and Vice Chair Eldren Echtenkamp 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 August 6, 2024, Planning Commission Meeting. Hearing none, a motion was made by Seuferer and seconded by Huenink to approve the August 6, 2024, Planning Commission Meeting Minutes. The following members voted “YEA,” Maurer, Huenink, Murry, Seuferer, Tran, Stewart, and Ostrander. The following members voted “NAY,” none. Motion passed 7-0.

### **Presentations & Introductions** - None

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

- A. Change of Zone for Etmund Estates 1<sup>st</sup> Addition, Lot 1
- B. Preliminary Plat for Etmund Estates 2<sup>nd</sup> Addition

### **Public Hearings**

- A. Public Comment on a request from SWG4, LLC for a Change of Zone from current Transitional Agricultural District (TA-1) to Medium Density Residential District (R-2). Property legally described as Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372; generally known as west of S. 68th Street and north of Hickman Road.

The Chair opened the public hearing at 7:20 pm.

Mr. Mike Eckert, Civil Design Group, spoke in favor of the change of zone. He noted it is consistent with the comprehensive plan and the proposed lots conform to the city's R-2 zoning regulations.

Julia Peterson spoke in opposition to the change of zone. She asked why we are changing the zone for the parcel. She sees many empty lots in our existing subdivisions that have not been filled for years. She wanted to know why we need to add 88 more units. Who's going to be filling these and at what speed. Is this going to be another ongoing construction project in our town? She does not see it as something that is favorable. She would like to see a focus on the residents we have currently. She believes the new park and changes to the main park are great. She would like to continue that focus. She doesn't see the immediate need for 88 or 82 new houses. She asks how this would affect taxes and why do we have so many duplexes? She suggested the lots sizes be a little bigger as they have nearby agriculture, and it would make more sense for a more spaced-out approach for the lots for a nicer flow. She does not see the need for such density in this transitional area as we move out into the agricultural parts of the neighborhood.

PC member Seuferer made the motion to close the public hearing at 7:25 pm, seconded by PC Member Tran. The following members voted “YEA,” Maurer, Huenink, Murry, Seuferer, Tran, Stewart, and Ostrander. The following members voted “NAY,” none. Motion passed 7-0.

- B. Public Comment on a preliminary plat called Etmund Estates 2nd Addition. This request is from Civil Design Group, Inc., on behalf of SWG4 LLC. The Preliminary Plat includes 82 medium density residential lots in the NW quadrant of Hickman's ETJ on 23.88 acres. Property legally described as Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372; generally known as west of S. 68th Street and north of Hickman Road.

The Chair opened the public hearing at 7:26 pm.

Mr. Eckert, Civil Design Group spoke in favor of the preliminary plat. He noted the waiver for the block length is due to topography and the green space would be a great place for the kids to take a sled. His firm analyzed the continued use of the gravel driveway. He stated there were a couple issues that became clear as to why they were not going to continue using the 68<sup>th</sup> street access. He said the primary issue was the spacing between the drive is 450 feet to Woodland Blvd and as the community grows it is not a safe distance for the intersection. The other issue is the drainageway for 145 acres would require a triple box culvert at a cost north of \$300,000 that the developer has to pay for but more so than that Hickman would own and have to maintain the structure. The various access easements are being worked on and the current option he has is to extend Ridge Road and the Coles and Tetricks would have access to their properties through an outlot the developer would have to maintain on that lot until they develop their land, or access becomes available at another point.

Julia Peterson spoke in opposition to the preliminary plat. She asked her points and questions voiced in the previous public hearing for the change of zone to be applied again as opposition to the preliminary plat.

PC member Ostrander made the motion to close the public hearing at 7:32 pm, seconded by PC member Seuferer. The following members voted "YEA," Maurer, Huenink, Murry, Seuferer, Tran, Stewart, and Ostrander. The following members voted "NAY," none. Motion passed 7-0.

#### **Unfinished Business – None**

#### **New Business**

- A. Recommendation to City Council on a request from SWG4, LLC for a Change of Zone from current Transitional Agricultural District (TA-1) to Medium Density Residential District (R-2). Property legally described as Etmund Estates 1st Addition, Lot 1, Hickman, NE 68372.

PC Member Murry made the motion to recommend approval to the City Council of a request from SWG4, LLC for a Change of Zone from current Transitional Agricultural District (TA-1) to Medium Density Residential District (R-2) for property legally described as Etmund Estates 1st Addition and seconded by PC member Seuferer. The following members voted "YEA," Maurer, Huenink, Murry, Seuferer, Tran, Stewart, and Ostrander. The following members voted "NAY," none. Motion passed 7-0.

- B. Recommendation to City Council on Etmund Estates 2nd Addition preliminary plat. Property legally described as Etmund Estates 1st Addition, Lot 1, Hickman, NE 68372.

PC Member Seuferer noted this subdivision is not included in the trail master plan and asked if this is something we can recommend to City Council. City staff noted the 2017 Trail Master plan was created by a third-party entity and does not show a trail in this parcel. After the feedback from comprehensive plan survey results are provided, the city can discuss an update to the trail master plan. The City Administrator noted the city is focusing on two trail connections at this time. PC member Murry asked if the two lots shown on the preliminary plan are temporarily unbuildable because of the easements. Mr. Eckert, Civil Design Group, spoke on the current three unbuildable lots and the steps needed to happen before they can be buildable. This is referenced in the general notes on the preliminary plan. One lot will be used as access for the neighboring properties. The other two will be green space and outlots for future development until the easements are released and the rural water line is relocated. Access to the subdivision will come from the extension of Autumn Road and Ridge Road Chair Maurer asked for clarification on access for the neighboring properties. Mr. Eckert said they will put in a concrete return and then gravel it like a driveway

and tie it into the existing gravel drive. The neighboring property owners prefer to tie in to Ridge Road. They will pour a 20-foot radius on Lot 7, Block 2 so trailers can make through there easily. Chair Maurer asked about traffic numbers. Mr. Eckert noted he spoke with the owners of the property, and they have two events a year where 10-15 trailers would come to the property and nothing an ordinary city street couldn't handle.

PC Member Stewart noted a 4-inch Rural Water line is shown on the preliminary plat. Mr. Eckert noted they have confirmed it is a 2-inch water line. Member Stewart asked how many meters the neighboring properties have for water from Rural Water and stated the water lines could be cased under the street, but houses cannot be built over the lines. Mr. Eckert stated three meters total, and they could relocate the lines if allowed by Rural Water. Member Stewart asked about the phasing of the subdivision. Option B eliminates a very long dead-end street and provides for both single family attached and detached homes. He asked if they thought about adding a street to the north end of the subdivision and the dead end is not currently shown as a hammer head dead end. Mr. Eckert explained it is not shown as a hammer head turn around as this is a preliminary plat and not construction plans. He noted a street is not needed to the north and they could show a master plan for future development if needed.

PC Chair Maurer asked if they decide not to move forward with the duplex lots could they make those adjustments to the final plat. City Staff said they would ask for a revised preliminary plat if they are adjusting that many lot lines.

PC Member Ostrander asked if north-south sidewalk continuations will be built in the non-buildable outlots so there is not a dirt path to continue to the adjacent subdivisions. City Staff noted this could be added to the subdivision agreement to have the developer install them and give them a time frame. Mr. Eckert said the developer would work with the city in agreements for the sidewalk extensions.

PC Member Stewart asked if we could steer development to single family detached homes. PC Member Seuferer questioned with the new apartment buildings going in, would that be any sort of drawback to it going in. Chair Maurer and City Administrator noted the Planning Commission's role is to recommend to City Council based on the compatibility with the comprehensive plan and conformance the zoning regulations, noting beyond that, adding additional conditions would require a valid reason for it. Mr. Eckert noted he is not a lawyer but does a lot work with attorneys and if they are doing something that is allowed in the zoning district and a body would say you could not do that there could be legal implications.

City Staff asked for clarification that the road to Coles and Tetricks would remain open during this phase and will not close unless the easements are released. Mr. Eckert agreed they have an existing access easement in place until they have a connection built off Ridge Road for them. City Staff stated the properties are addressed off 68<sup>th</sup> Street noting USPS and EMS use the address for mail delivery and emergency response. Mr. Eckert stated it would be a timing issue and the addressing would need to be changed.

PC Member Stewart asked if they had a timeline. Mr. Eckert said they would like to have lots on the market next year.

PC Member Murry asked about the park space dedication versus green space dedication. City Staff noted our current subdivision regulations have a requirement for 10% of the total development for open space and this subdivision meets the requirements. The regulations do not have a maximum slope requirement so not all open space is usable for parkland. It is something to be discussed during the future update to the subdivision regulations.

City Staff noted the City Engineer will make additional comments when the construction documents are prepared and brought forth with the final plat.

Mr. Eckert noted they are going to need to provide the Tetricks and Coles with access from Ridge Road as soon as possible. He commented an appropriate motion to the council is that the developer regardless of phasing will extend Ridge Road past Lot 7, Block 2, to provide access to the properties to the west. He said

the grading and extending the sewer and water could have access to the lots. He noted they are comfortable with that.

PC Chair Maurer made the motion to recommend conditional approval to the City Council of the preliminary plat Etmund Estates 2<sup>nd</sup> Addition property legally described as Etmund Estates, Lot 1 , Hickman NE with the added condition the developer will, regardless of phasing, extend Ridge Road through Block 2, Lot 7, to provide access to the neighboring properties.

Motion seconded by PC member Ostrander. The following members voted "YEA," Maurer, Huenink, Murry, Seuferer, Tran, and Ostrander. The following members voted "NAY," Stewart. Motion passed 6-1.

**Planning Commission Comments & Correspondence - none**

**Meeting Adjournment**

Motion by PC member Murry and seconded by PC member Ostrander to adjourn the meeting at 8:11 PM. The following members voted "YEA," Maurer, Huenink, Murry, Seuferer, Tran, Stewart, and Ostrander. The following members voted "NAY," none. Motion passed 7-0.

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Josh Maurer, Chair

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Date

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Heidi Hoglund, Recording Clerk

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Date

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