

Planning Commission Regular Meeting  
Tuesday, June 3, 2025 7:00 PM

Hickman Community Center/City Hall

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. 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 May 6, 2025, Meeting Minutes
  - 3.A. May 6, 2025, Planning Commission Meeting Minutes
4. Presentations & Introductions - None
5. Staff Report
  - 5.A. Staff Report Change of Zone 541 Chestnut Street R-O to C-2

6. Public Hearing

6.A. The purpose of the hearing is to receive public comments on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2). The subject property is approximately 1.73 acres in size and located near the intersection of 7th Street and Chestnut Street, and south of First State Bank-Hickman.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to the City Council on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2).

9. Planning Commission Comments & Correspondence - None

10. Meeting Adjournment

# MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

## May 6, 2025

### **1. Call to Order**

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, May 6, 2025. 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: Jarred Horsky - Alternate, Paul Tran, Charles Stewart, Cory Ostrander, Chair Josh Maurer, Colby Huenink - ETJ Representative, Erik Nore, Brad Schlange and Lance Murry. Planning Commission Vice Chair Eldren Echternkamp was recorded as absent and excused.

### **3. Approval of Minutes**

Chair Maurer presented April 1, 2025, Planning Commission Meeting Minutes. Motion by Huenink and seconded by Nore to approve the April 1, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Horsky, Ostrander, Maurer, Huenink, Nore, Schlange. The following members voted "NAY," none. The following members voted "Abstain" Tran, Stewart, and Murry. Motion passed 6-0-3.

### **4. Presentations & Introductions**

None.

### **5. Reports**

A. The staff report presented by Zoning Enforcement Officer Hoglund summarized the Etmund Estates 2nd Addition Final Plat and annexation request. Staff noted that the property is consistent with the City's Future Land Use Map, is not located in a floodplain, and can be served by existing infrastructure. Staff recommended approval of both requests, contingent upon final legal and engineering verification.

B. City Engineer Justin Stark provided a summary of his review, confirming that the subdivision layout complies with applicable design standards and public improvements. He noted that a Subdivision Agreement would be required and that minor corrections were needed prior to recording.

### **6. Public Hearing**

A. The purpose of the hearing is to provide an opportunity for Public Comment on a request by Civil Design Group, Inc., on behalf of SWG4 LLC for Final Plat approval for Etmund Estates 2nd Addition, a proposed subdivision consisting of 79 residential lots on 23.88 acres, located west of S. 68th Street and north of Hickman Road.

Chair Maurer opened the public hearing at 7:16 pm. Mike Eckert of Civil Design Group, Inc., 8535 Executive Woods Drive, Suite 200, Lincoln, NE 68512, spoke in favor of the request and noted the changes in the City Engineer's review would be accommodated.

Hearing no further comments in opposition or neutral position, Tran made the motion to close the public hearing at 7:18 pm, seconded by Ostrander. The following members voted "YEA," Horsky, Tran, Stewart, Ostrander, Maurer, Huenink, Nore, Schlange and Murry. The following members voted "NAY," none. Motion passed 9-0.

B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Civil Design Group, Inc. on behalf of SWG4 LLC for annexation of Etmund Estates 1st Addition, Lot 1, including extension of the Extraterritorial Jurisdiction and amendment of the official zoning map.

Chair Maurer opened the public hearing at 7:19 pm. Mike Eckert of Civil Design Group, Inc., 8535 Executive Woods Drive, Suite 200, Lincoln, NE 68512, spoke in favor of the request.

Hearing no further comments in opposition or neutral position, Ostrander made the motion to close the public hearing at 7:20 pm, seconded by Tran. The following members voted "YEA," Horsky, Tran, Stewart, Ostrander, Maurer, Huenink, Nore, Schlange and Murry. The following members voted "NAY," none. Motion passed 9-0.

**7. Unfinished Business – None**

**8. New Business**

A. Recommendation to City Council on the request for Final Plat approval for Etmund Estates 2nd Addition.

Motion made by Maurer to recommend approval of the Final Plat for Etmund Estates 2nd Addition, subject to execution of a Subdivision Agreement, release of the access easement, and verification of all required conditions by the City Engineer and City Attorney.

Motion was seconded by Huenink. The following members voted "YEA," Horsky, Tran, Ostrander, Maurer, Huenink, Nore, Schlange and Murry. The following members voted "NAY," Stewart. Motion passed 8-1.

B. Recommendation to City Council on the request for annexation and zoning map amendment for Etmund Estates 1st Addition, Lot 1.

Motion made by Maurer to recommend approval to the City Council for the annexation of Etmund Estates 1st Addition, Lot 1, extension of the Extraterritorial Jurisdiction, and zoning map amendment as presented.

Motion was seconded by Horsky. The following members voted "YEA," Horsky, Tran, Stewart. Ostrander, Maurer, Huenink, Nore, Schlange and Murry. The following members voted "NAY," none. Motion passed 9-0.

**9. Planning Commission Comments & Correspondence**

**10. Meeting Adjournment**

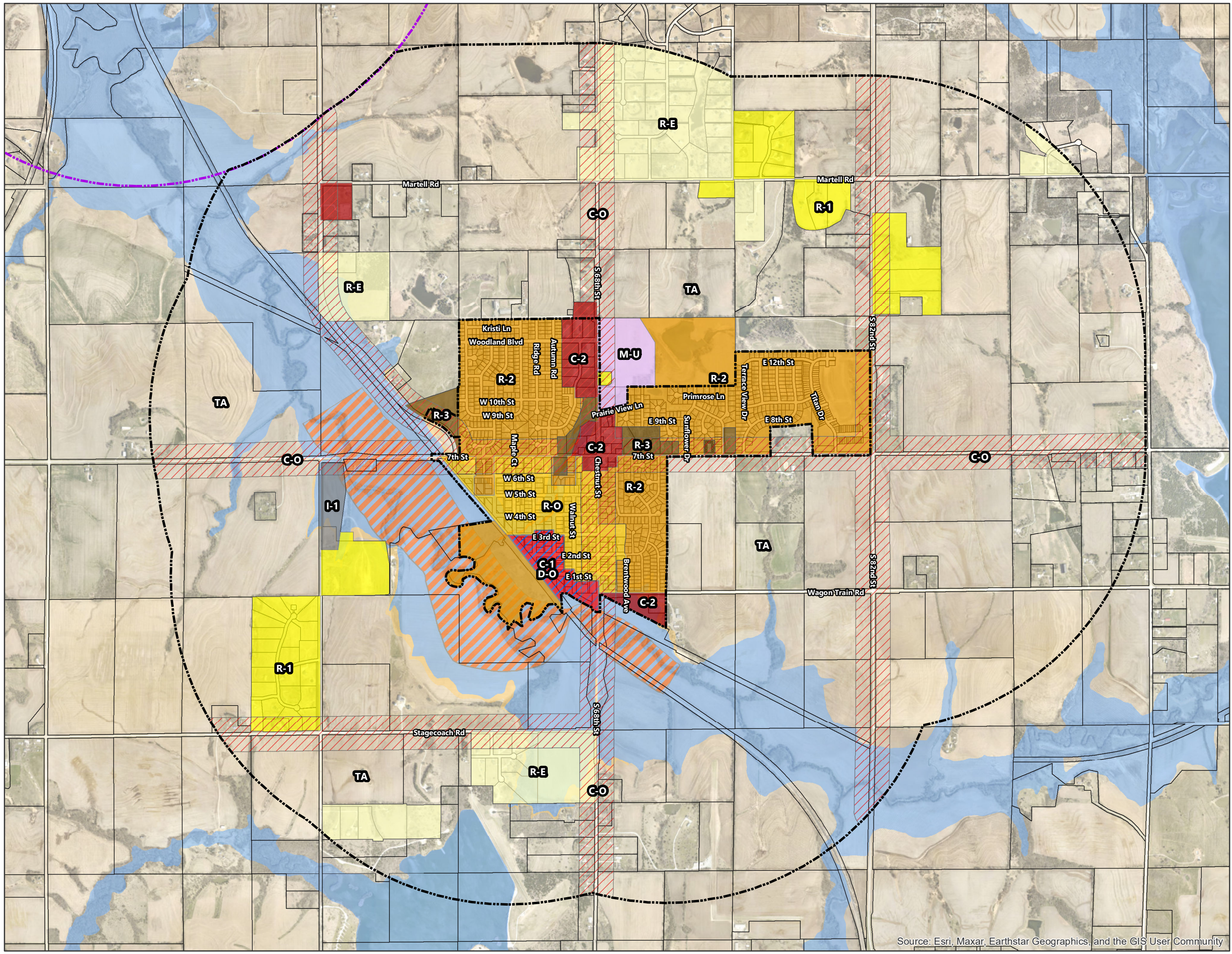
Motion by Murry and a second by Horsky to adjourn the meeting at 7:42 PM.

The following members voted "YEA," Horsky, Tran, Stewart. Ostrander, Maurer, Huenink, Nore, Schlange and Murry. The following members voted "NAY," none. Motion passed 9-0.

---

Josh Maurer, Chair	Date	Heidi Hoglund, Recording Clerk	Date
--------------------	------	--------------------------------	------

HICKMAN, NEBRASKA  
**ZONING REGULATIONS**  
**ZONING MAP**



**LEGEND**

- Hickman 1-Mile ETJ
- Roca 1-Mile ETJ
- City Limits

**Zoning District**

- Transitional Agriculture (TA)
- Residential Estates (R-E)
- Low Density Residential (R-1)
- Original Residential District (R-O)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Mixed Use (M-U)
- Central Business District (C-1)
- General Commercial District (C-2)
- Corridor Overlay District (C-O)
- Downtown Overlay District (D-O)
- Light Industrial (I-1)
- Parcels

**Floodplain Overlay District (FP-O)**

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Floodway

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION \_\_\_ OF ORDINANCE NO. \_\_\_ OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA. THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES ANY OR ALL OTHER OFFICIAL ZONING MAPS ADOPTED PRIOR TO THIS DATE. ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2023.

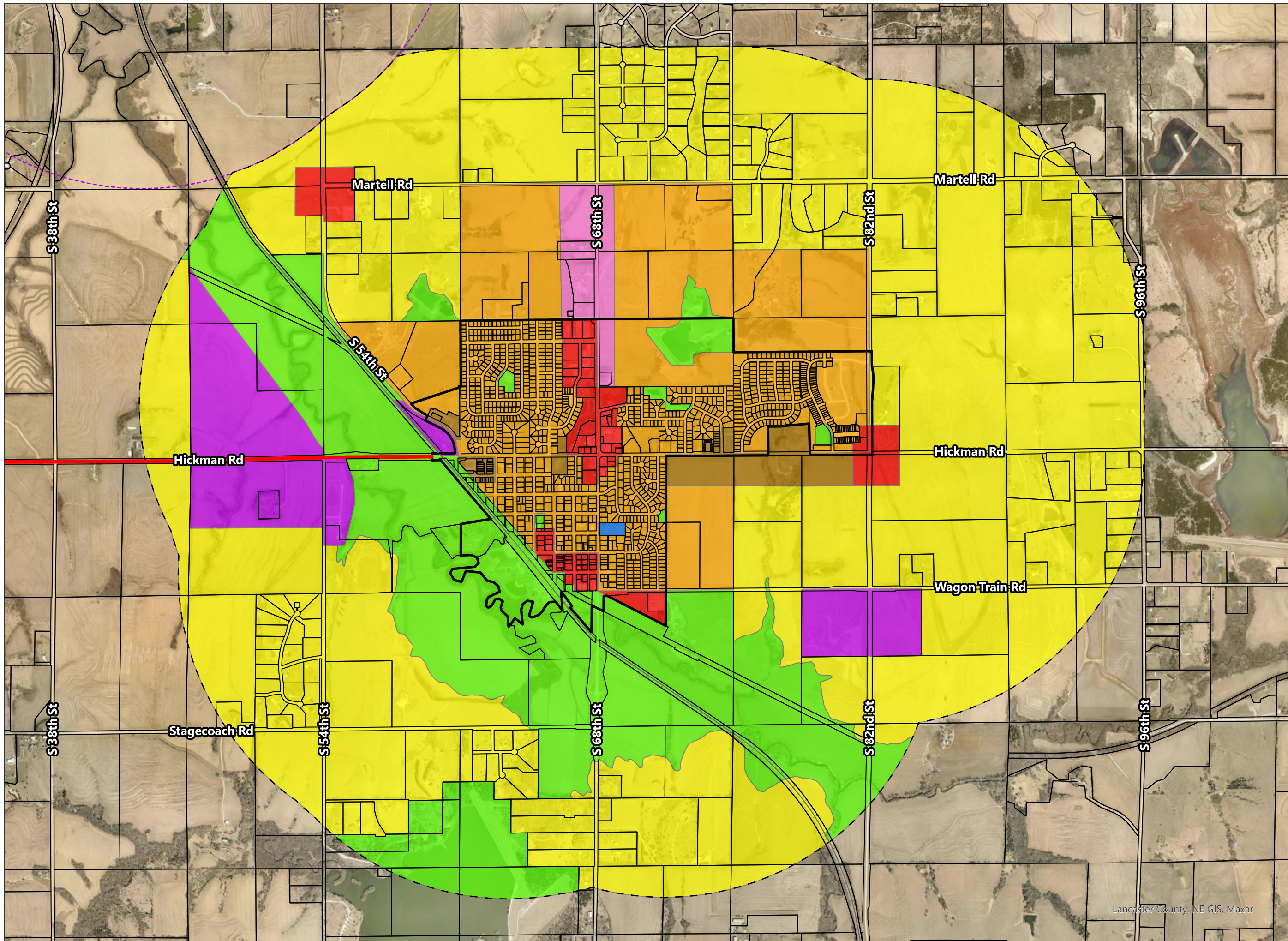
MAYOR	ATTESTED: CITY CLERK				
REVISION DATE	ORDINANCE NO.	SIGNATURE	REVISION DATE	ORDINANCE NO.	SIGNATURE

**MPC**  
 MARVIN PLANNING CONSULTANTS  
 Providing Municipal, County and Neighborhood Services















PROJECTION: NE State Plane (Ft.)  
 DATUM: NAD 83  
 DATE: 09.12.23

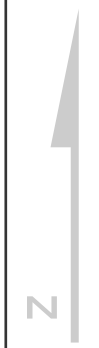
0 0.125 0.25 0.5 Miles

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**LEGEND**

-  City Limits
-  Railroad
-  Highway
-  Roca 1-Mile ETJ
-  Parcels
-  Hickman 1-Mile ETJ
- District**
-  Low-Density Residential (LDR)
-  Medium-Density Residential (MDR)
-  High-Density Residential (HDR)
-  Commercial (C)
-  Mixed-Use (MU)
-  Light Industrial (I)
-  Parks and Recreation (P/R)
-  Public/Quasi-Public (P/Q-P)



PROJECTION: NE State Plane (Ft.)  
DATUM: NAD 83  
DATE: 01.07.25



Lancaster County, NE GIS, Maxar

## **STAFF REPORT**

TO: Hickman Planning Commission

FROM: Heidi Hoglund, Zoning Enforcement Officer

RE: Zoning Change Request – 541 Chestnut Street R-O to C-2

DATE: May 30, 2025

### **I. Introduction**

This report summarizes the zoning map amendment request submitted by Raymond R. & Joan Stofer for the property located at 541 Chestnut Street, Hickman, NE. The applicant seeks to change the zoning from Original Residential (R-O) to General Commercial (C-2) to align with the property's designation on the City's Future Land Use Map.

### **II. Property Information**

- Parcel ID: 1533200010000
- Address: 541 Chestnut Street
- Legal Description: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE
- Size: Approximately 1.73 acres
- Owner: Raymond R. & Joan Stofer
- Structures: Single-family home (built in 1915) and accessory outbuildings
- Floodplain: Not located within a designated floodplain

### **III. Zoning and Land Use Context**

The property is currently zoned Original Residential (R-O), which allows for medium density residential. The proposed zoning, General Commercial (C-2), allows for a broader range of retail, service, and commercial operations. According to the City's 2025 Comprehensive Plan and Future Land Use Map, this parcel is identified for future commercial use.

### **IV. Public Hearing Notification**

At least 10 days prior to the Planning Commission meeting, and in accordance with Nebraska Revised State Statutes, notice of the public hearing was published in the local newspaper, posted on three designated local bulletin boards, signage is in place on the property, regular USPS notification was sent to property owners whom are Hickman residents residing 300 feet of the site and certified mail notifications were sent to nonresident property owners owning property within 300 feet of the site, as state requirements request.

## **V. Staff Findings**

1. The proposed zoning change is consistent with the 2025 Future Land Use Map.
2. The site is adjacent to a mix of residential, commercial uses, and public use including proximity to the City Maintenance Shop.
3. Rezoning to C-2 will enable appropriate infill development in an area designated for commercial growth.
4. The property has adequate access and is not located in a floodplain.
5. The requested change complies with procedural requirements of the Hickman Zoning Ordinance and Nebraska State Statutes.
6. The property is located within the Corridor Overlay and design standards will apply to new commercial buildings.
7. The Official Zoning Map of the City of Hickman will be amended to reflect a change of zoning district, if approved.

## **VI. Staff Recommendation**

One the request to rezone the property at 541 Chestnut Street from Original Residential (R-O) to General Commercial (C-2) zoning district, based on consistency with the Comprehensive Plan.

Recommend approval from the Planning Commission to the City Council, on a change of zone request from Original Residential District (R-O) to General Commercial (C-2) zoning district for the property legally described as: S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman Lot 72 NE and to amend the Official Zoning Map to reflect said change.

# The Voice News

P.O. Box 148  
 Hickman, NE 68372-0148  
 402-792-2255

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38005085	DUE DATE	6/21/2025
-----------	----------	----------	-----------

<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
 County of Lancaster } ss. says that he is the publisher of

### VOICE NEWS

**News of Otoe, Johnson, Gage, Cass, Lancaster, Douglas, Saline, Sarpy & Saunders Counties,**

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Saline, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE  
 CITY OF HICKMAN, NEBRASKA  
 PLANNING COMMISSION**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, June 3, 2025, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE.

The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2). The subject property is approximately 1.73 acres in size and located near the intersection of S. 68th Street and Chestnut Street, and south of First State Bank-Hickman.

Michele Lincoln  
 City Clerk

May 22 - 30 Ins  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	5/22/2025
and ending with the issue of:	5/22/2025
Publisher's fee at Legal Rate is:	<b>\$17.47</b>

*Darren P. Ivy*

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of June 3rd Planning Commission Public Hearing - May 22	14.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 22<sup>nd</sup> day of May, 2025

*Shelah M. Davis*  
 \_\_\_\_\_  
 Notary Public



**PUBLIC NOTICE**  
**City of Hickman, Nebraska**  
**Planning Commission**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, June 3, 2025, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE.

The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2). The subject property is approximately 1.73 acres in size and located near the intersection of 7th Street and Chestnut Street, and south of First State Bank-Hickman.

---

Michele Lincoln  
City Clerk



115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
www.hickman.ne.gov



---

## NOTICE TO ADJOINING PROPERTY OWNERS WITHIN 300 FEET OF PARCEL REQUESTING A CHANGE IN ZONING DISTRICT

An application for a Change of Zoning District has been received from Raymond R. & Joan Stofer as it applies to the property legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. Site Address: 541 Chestnut Street, Hickman, NE 68372 and Parcel ID: 1533200010000.

The property is generally located near the intersection of 7<sup>th</sup> Street and Chestnut Street, just south of First State Bank-Hickman. The application requests a Change of Zone from Original Residential (R-O) to General Commercial (C-2), as described in the 2023 Zoning Ordinance adopted by the City of Hickman. The purpose of this request is to allow for general commercial use of the parcel.

**The Change of Zone Public Hearing will be held by the Planning Commission on Tuesday, June 3, 2025, at 7 PM (CST), in the Hickman Community Center/City Hall Meeting Room 128 located at 115 Locust Street, Hickman NE 68372, at which time you may appear in person at the meeting, or, submit written comments by noon (12 p.m.) Thursday, May 29<sup>th</sup>, 2025, either in support or in opposition of the proposed Change of Zone application.**

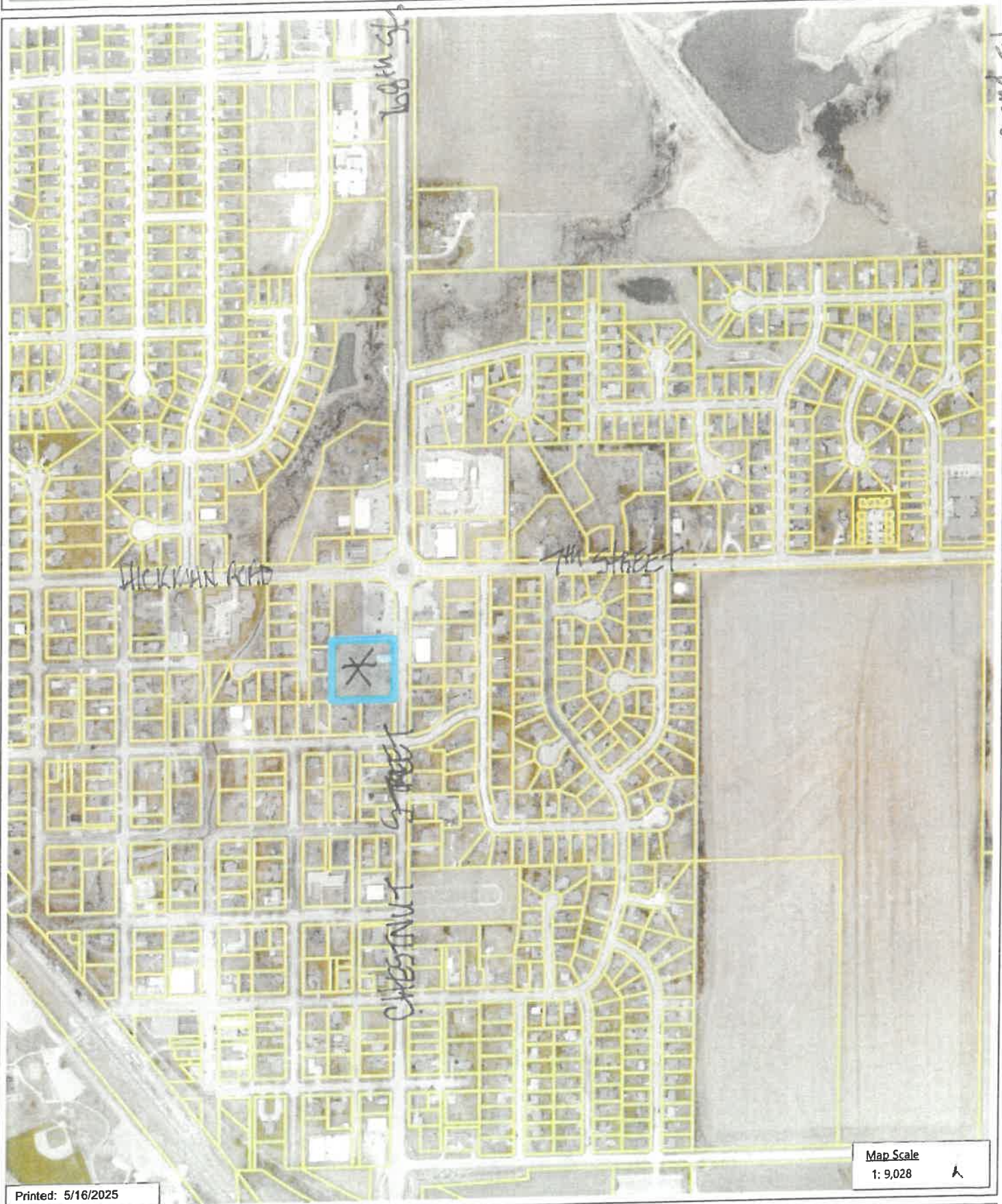
This notice is provided as a courtesy and does not substitute for the official public hearing notice published in the Voice News at least ten (10) days prior to the Planning Commission meeting. Any recommendations made by the Planning Commission will be forwarded to the Hickman City Council, which will hold a separate public hearing and vote on the readings of the zoning ordinance. If approved, the Official Zoning Map will be amended to reflect the change from R-O to C-2.

If you have questions or would like additional information, you may contact the applicant, Greg Stofer, at [greg.stofer@gmail.com](mailto:greg.stofer@gmail.com) or 402.639.1219, or reach out to the Zoning Enforcement Officer, Heidi Hoglund, by phone at 402.792.2212 ext. 2 or by email [heidih@hickman.ne.gov](mailto:heidih@hickman.ne.gov).

Respectfully submitted,

Heidi Hoglund, CFM  
Zoning Enforcement Officer

Enclosures: Map of Application Site



Printed: 5/16/2025

Map Scale  
1: 9,028

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email [assessor@lancaster.ne.gov](mailto:assessor@lancaster.ne.gov) and you will be directed to the appropriate department.

\* 541 Chestnut St. Change of Zone Residential to Commercial



### APPLICATION FOR A CHANGE OF ZONING DISTRICT

Application # 2025-60

Owner's Name: Raymond R and Joan Stofer

Owner's Address: 541 Chestnut Hickman Zip Code: 68372

Telephone (home): 402-310-4985 (business): \_\_\_\_\_

Applicant's Name: Raymond R and Joan Stofer

Applicant's Address: 541 Chestnut Hickman Zip Code: 68372

Telephone (home): 402-310-4985 (business): \_\_\_\_\_

Present Use of subject property: Residential

Proposed Use of subject property: Commercial TBD

Present zoning district: R-2 Requested zoning district: C-2

Legal description of property to be rezoned: S33, T8, R7 6th Principal Meridian

IRREGULAR TRACT TO HICKMAN LOT 72 NE

Area of subject property (square feet or acres): 1.73 acres # of Lots: 1

Indicate uses of adjoining properties (note the zoning district designation and the actual use of the properties):

North: C-2 South: R-2

East: R-2 West: R-2

- If exhibits are furnished, please describe and enumerate. If possible, furnish a plot or site plan showing existing and proposed structures, easements, water courses, curb cutbacks etc.
- The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the purposed situation.

List of Property owners within 300 feet of property (attach sheet if necessary) \_\_\_\_\_

\* Property Owner Signature: Raymond R and Joan Stofer Date: 4-30-25

Applicant Signature: [Signature] Date: 5-19-25

\*NOTE: If application is for a special permit and the applicant is not the owner of the property, the property owner must sign the application or the applicant must attach written permission of the owner authorizing the applicant to sign on behalf of the owner. By signing this application request form or granting the applicant permission to sign on the owner's behalf, the owner hereby grants all authorized City/County personnel to access the property for purposes of review of this application.

JUSTIFICATION  
(You must justify your request)

Questions 1 through 10 must be answered completely. Attach additional sheets if needed.

1. Explain how this request is compatible with the future land use elements of the Comprehensive Plan. *Currently designated as commercial for future US according to the Comprehensive Plan.*
2. What type of development does the Comprehensive Plan recommend for this general area?  
*Commercial*
3. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? *TYPE 7684  
WYMORE Silty Clay loam*
4. Is the proposed zoning district in the floodplain hazard area as delineated under the national flood insurance program? *NO.*
5. What is the proposed lowest level of elevation in the development?  
*Current lowest level is 1,274 ft, Highest at 1,290 ft.*
6. Provide reasons to support the need for the proposed zoning in this area.  
*Consistent with Future land use of the Comprehensive Plan*
7. How would the proposed district conform with adjacent zoning districts?  
*It will extend C-2 to the south of current R-2/C-2 M*
8. What is the general character of the area? Describe.  
*Commercial North e East*
9. What type of sewer and water system will be used?  
*City Services*
10. Does the change affect any proposed school projects?  
*None we are aware of.*
11. How will the proposed zoning district affect traffic in the area?

*For Office Use Only*

Application to be processed for: Change of zone from R-0 to C-2

Date submitted: April 30, 2025 Date notice sent: 5-20-2025

Application #: 2025-60

Filing Fee \$ 500.00 Receipt # 3.000000028 Received by: JA Date 5-21-25

Abutting property owner's list received: May 1, 2025

Certificated of ownership received: May 1, 2025

Date Zoning Signs Posted: May 22, 2025

Date Public Hearing for Planning Commission: June 3, 2025

Date Notice of Public Hearing Published: May 22, 2025

Decision of Planning Commission  Recommend Approval  Recommend Denial

Date Public Hearing for City Council: \_\_\_\_\_

Date Notice Public Hearing Published: \_\_\_\_\_

Decision of City Council  Approved  Denied Date: \_\_\_\_\_

Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_