

Planning Commission Regular Meeting  
Tuesday, November 4, 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 October 7, 2025, Meeting Minutes
  - 3.A. October 7, 2025, Planning Commission Meeting Minutes
4. Presentations & Introductions - None
5. Reports
  - 5.A. City Staff Report on the Application for a Conditional Use Permit

5.B. City Engineer Report on the Application for a Conditional Use Permit

6. Public Hearings

6.A. Conditional Use Permit – Lot 2, Etmund Estates Addition

The purpose of the hearing is to provide an opportunity for public comment on a request from Casey's Retail Company for a Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, in the C-2 General Commercial District on property legally described as Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska, Parcel ID: 1528201002000, generally located west of S. 68th Street and north of Woodland Boulevard, Hickman, Nebraska.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to City Council on a request from Casey's Retail Company for a Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, on Lot 2, Etmund Estates Addition, generally located west of S. 68th Street and north of Woodland Boulevard, Hickman, Nebraska.

9. Planning Commission Comments & Correspondence

10. Meeting Adjournment

# MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

October 7, 2025

## 1. Call to Order

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

## 3. Approval of Minutes

Chair Maurer presented the June 3, 2025, Planning Commission Meeting Minutes. Motion by Tran and seconded by Huenink to approve the June 3, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, Schlange, Murry, Tran. The following members voted "NAY," none. The following member abstained, Stewart. Motion passed 7-0-1.

## 4. Presentations & Introductions - None.

## 5. Reports

A. The staff report presented by Zoning Enforcement Officer Heglund summarized the request from Collin Post for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop at 105 Locust Street. The report stated that the request complies with the intent of the C-1 Downtown Commercial Limited District and surrounding uses. Staff recommended approval of the Conditional Use Permit subject to the conditions outlined in the staff report.

B. The staff report presented by Zoning Enforcement Officer Heglund summarized the annexation request for Etmund Estates Lot 2, north of Woodland Boulevard and west of 68th Street. The report stated that the annexation request is consistent with the Comprehensive Plan and supports future commercial growth along the 68th Street corridor. Staff recommended approval of the annexation request.

## 6. Public Hearing

A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Collin Post for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop in the C-1 Downtown Commercial Limited District, located at 105 Locust Street, legally described as Block 22, Lot 4, EX W20', Hickman Addition.

Chair Maurer opened the public hearing at 7:14 PM. Collin Post, 5221 W. Kingsley Street, Lincoln, NE 68524, and Tom Kovar, 103 E. 4th Street, Hickman, NE 68372, spoke in favor of the request. No opposition or neutral testimony was received. Hearing no further public comments, motion by Echternkamp and seconded by Ostrander to close the public hearing at 7:17 PM. The following members voted "YEA," Stewart, Ostrander, Maurer, Huenink, Echternkamp, Schlange, Murry, Tran. The following members voted "NAY," none. Motion passed 8-0.

B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from SWG4, LLC for annexation of property known as Etmund Estates Lot 2, generally west of 68th Street and north of Woodland Boulevard, and to extend the ETJ and amend the Official Zoning Map.

Chair Maurer opened the public hearing at 7:17 PM. Scott Wobig, 19974 S. 120th Street, Hickman, NE 68372, spoke in favor of the request. No opposition or neutral testimony was received. Hearing no further public comments, motion by Tran and seconded by Schlange to close the public hearing at 7:19 PM. The following members voted "YEA," Stewart, Ostrander, Maurer, Huenink, Echternkamp, Schlange, Murry, Tran. The following members voted "NAY," none. Motion passed 8-0.

## 7. Unfinished Business - None.

## 8. New Business

A. Recommendation to City Council on a request from Collin Post for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop at 105 Locust Street, legally described as Block 22, Lot 4, EX W20', Hickman Addition.

Motion made by Ostrander and seconded by Murry to recommend approval of the Conditional Use Permit request from Collin Post to operate an Automotive and Machinery Repair Shop at 105 Locust Street (Hickman Addition, Block 22, Lot 4, EX W20') within the C-1 Downtown Commercial Limited District, subject to the following conditions:

1. Valid for 12 months; Council may lift upon renewal after consistent compliance.
2. No outdoor storage of vehicles, parts, or equipment.
3. Noise and traffic must not exceed nuisance levels or cause congestion.
4. Issued to Mr. Collin Post for his business at 105 Locust Street, Hickman, NE and is non-transferable to any other person, location, business or corporation.

The following members voted “YEA,” Stewart, Ostrander, Maurer, Huenink, Echternkamp, Schlange, Murry, Tran. The following members voted “NAY,” none. Motion passed 8-0.

B. Recommendation to City Council on a request from SWG4, LLC for annexation of Etmund Estates Lot 2, generally known as west of 68th Street and north of Woodland Boulevard, extending the ETJ, and amending the Official Zoning Map accordingly.

Motion made by Echternkamp and seconded by Ostrander to recommend approval of the annexation request from SWG4, LLC for Etmund Estates Lot 2, extending the ETJ, and amending the Official Zoning Map accordingly. The following members voted “YEA,” Stewart, Ostrander, Maurer, Huenink, Echternkamp, Schlange, Murry, Tran. The following members voted “NAY,” none. Motion passed 8-0.

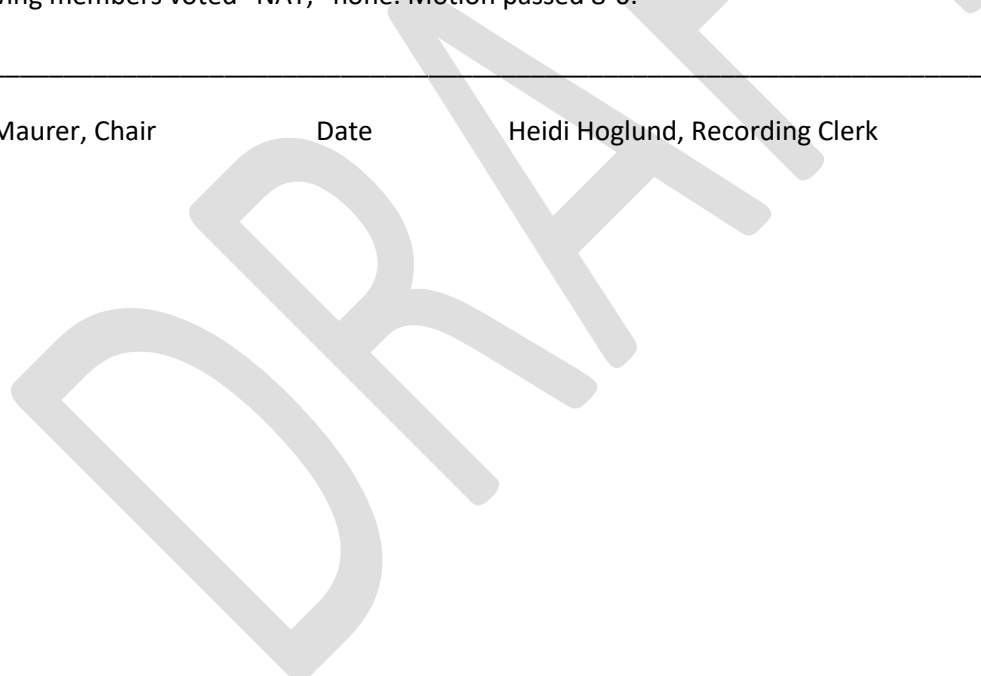
### **9. Planning Commission Comments & Correspondence - None.**

### **10. Meeting Adjournment**

Motion by Murry and seconded by Ostrander to adjourn the meeting at 8:11 PM. The following members voted “YEA,” Stewart, Ostrander, Maurer, Huenink, Echternkamp, Schlange, Murry, Tran. The following members voted “NAY,” none. Motion passed 8-0.

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Josh Maurer, Chair	Date	Heidi Hoglund, Recording Clerk	Date
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**CITY OF HICKMAN**  
**STAFF REPORT FOR PLANNING COMMISSION**  
**Date: November 4, 2025**

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**PROJECT INFORMATION**

**Project Title:** Conditional Use Permit – Casey’s Retail Company  
**Property:** Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska  
**Parcel ID:** 1528201002000  
**Zoning:** C-2 General Commercial District  
**Applicant:** Casey’s Retail Company  
**Property Owner:** SWG4, LLC (Scott Wobig, Representative)  
**Engineer Review:** Olsson – Justin Stark, P.E. and Shayne Huxoll, P.E.

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**REQUEST SUMMARY**

The applicant, **Casey’s Retail Company**, is requesting a Conditional Use Permit (CUP) to allow for a **Convenience Store and Gasoline Filling Station, including Self-Service**, within the **C-2 General Commercial District** on **Lot 2, Etmund Estates Addition**. The CUP is required under **Section 5.17.03** of the Hickman Zoning Regulations, which lists this use as a conditional use subject to Planning Commission recommendation and City Council approval.

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**PROJECT DESCRIPTION**

The subject property is currently owned by **SWG4, LLC**, which has provided written consent for the proposed use. The parcel contains approximately **3 acres** and is in the process of being **annexed into the City of Hickman**. The site is located along **South 68th Street**, classified as a **major arterial roadway**, which supports the intent of the C-2 General Commercial District for higher-traffic commercial uses.

Site access will be provided by a **private drive(s) connecting directly to South 68th Street**. The final number and configuration of access points will be determined through the engineering review process to ensure compliance with City standards for spacing, circulation, and safety.

The proposed CUP allows the development of a convenience store and fueling station consistent with the City’s long-term land use vision and the zoning district’s intent. The review before the Planning Commission focuses on whether the use complies with the Hickman Zoning Regulations and is compatible with adjacent properties.

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## **APPLICABLE REGULATIONS – SECTION 5.17 (C-2 GENERAL COMMERCIAL DISTRICT)**

The **C-2 General Commercial District**, as defined in **Section 5.17** of the Hickman Zoning Regulations (Ordinance 2023-11), accommodates a variety of commercial, office, and service uses located outside the town center. Developments in this district typically generate increased traffic and are best suited to locations along arterial streets or areas that can be adequately buffered from residential districts.

- **Section 5.17.01 Intent:** The district is designed to accommodate commercial and service activities that attract higher traffic volumes and may require buffering from residential areas.
- **Section 5.17.03 Conditional Uses:** Lists “*convenience store with limited fuel sales*” as a conditional use, subject to Planning Commission and City Council approval.
- **Section 5.17.07 Use Limitations:** Establishes buffering, screening, and lighting standards for sites adjacent to residential districts.
- **Section 5.17.07(9):** Specifies minimum standards for convenience stores with fuel sales, including:
  - A. A minimum lot area of 10,000 square feet; and
  - B. All surfaces associated with the sale of gasoline must be constructed of all-weather materials such as concrete, asphalt, or crushed rock.

The proposed Casey’s project far exceeds the minimum lot size, occupying a three-acre site with sufficient area to accommodate parking, fueling facilities, stormwater management, and required screening. The project location along South 68th Street satisfies the district’s intent for arterial street placement and provides appropriate separation from residential uses.

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## **ZONING & LAND USE COMPATIBILITY**

The surrounding land uses are as follows:

- **North:** Large-lot residential
- **South:** Existing commercial development
- **East:** Undeveloped agricultural land
- **West:** Residential subdivision

The property’s C-2 zoning and its frontage along an arterial street make it well suited for a commercial fueling use. The project provides a logical extension of existing commercial development to the south and is compatible with the Comprehensive Plan’s goal of directing higher-traffic uses to arterial corridors. Screening, landscaping, and lighting requirements will ensure appropriate buffering from adjacent residential areas to the west and north.

## ENGINEER REVIEW

The engineering review is being completed by **Olsson**, with **Justin Stark, P.E.** and **Shayne Huxoll, P.E.** serving as project engineers. **Justin Stark also serves as the City's Street Superintendent**, ensuring coordination between the engineering review and City oversight of public infrastructure and access design. The proposed development and private access drive will be reviewed for compliance with all applicable **City of Hickman Zoning Regulations** and engineering standards.

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## STAFF FINDINGS

1. The proposed convenience store and gasoline filling station use is a **Conditional Use permitted under Section 5.17 of the Hickman Zoning Regulations**. The site location, parcel size, and arterial street frontage satisfy the intent and minimum standards of the district.
  2. The Conditional Use Permit process allows the Planning Commission and City Council to ensure that development is compatible with adjacent properties and consistent with the City's long-term commercial growth objectives.
  3. The property owner, SWG4, LLC, has provided written consent acknowledging the request for use on the property.
  4. The site design and access layout will be reviewed for compliance with the City's Zoning Regulations during the final engineering phase.
  5. The proposed development is compatible with surrounding land uses and provides a logical commercial transition along 68th Street between residential and commercial districts.
  6. Due to the permanent nature of underground fuel storage and related infrastructure, staff supports issuance of a **Perpetual Conditional Use Permit**. The use is tied to the land and not to a specific property owner, ensuring continuity and regulatory oversight without requiring future renewals.
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## STAFF RECOMMENDATION

Staff recommends **approval of a Perpetual Conditional Use Permit** to allow for a **Convenience Store and Gasoline Filling Station, including Self-Service, on Lot 2, Etmund Estates Addition**, within the **C-2 General Commercial District, subject to final engineer review by Olsson and compliance with all applicable City of Hickman Zoning Regulations**.

The Planning Commission's focus should be to determine that the proposed use meets the requirements of the C-2 zoning district and that it is appropriate for the location based on surrounding land uses and the City's growth objectives.



October 31, 2025

City of Hickman  
Attn: Heidi Hoglund, Director of Permits, Zoning, Codes and Floodplain  
115 Locust Street  
PO Box 127  
Hickman, Nebraska 68372-0127

RE: Casey's Convenience Store and Fuel Stop, Lot 2 Etmund Estates  
Engineering Review  
Olsson Project No. 020-3129

Dear Ms. Hoglund, Planning Commission Members and City Council Members:

We have completed our review of the Casey's Convenience Store and Fuel Stop site development. The following documents were submitted for review.

- Civil/Site Development Plans dated 08.20.25 supplied by SBB Engineering.

In addition to our general review as the City Engineer, we also used the following document as a guide.

- City of Hickman Subdivision Regulations dated 2007.

The following are comments and observations related to the site development documents submitted for review and the requirements of the City of Hickman.

#### Review Comments

1. All building permits shall be applied for and approved by the City of Hickman prior to construction.
2. Ensure location of existing rural water pipe is accurate to avoid conflicts with construction.
3. Further discussions should be considered at the southern access drive as it relates to the extension and dead-end of this drive towards the west end.
4. It's understood the developer will provide an on-site grind pump/lift station and force main routed in a private utility easement that will connect to the existing manhole towards the west in Autumn Road.

5. It's understood the developer will extend the existing 10" water main along the frontage of the property allowing for a private service connection. Due to this water main dead ending along the north edge of the property, the termination details shall be coordinated with the City Engineer.
6. The developer will be required to apply for a Stormwater Pollution Prevention Plan permit from Nebraska Department of Environment and Energy and ensure its compliance.
7. Due to the size of this individual pad site development, post development storm water runoff requirements are not recommended.
8. 3:1 grade slopes at the perimeter of the site will require erosion protection to both establish seed growth and maintain long term erosion control.
9. With the likelihood of future improvements to 68<sup>th</sup> Street, any consideration for sidewalks along the frontage of this pad site is not recommended.

#### Conclusion and Recommendation

Based upon our review of the proposed site development documents, we conclude a conditional use permit could be approved if conditions and comments above are resolved as may be desired by the Planning Commission and City Council. This conclusion and recommendation does not relieve the developer from the responsibility of meeting any and all requirements for the City that may not be specifically included in our review.

We appreciate this opportunity to be of service to your community. If you have any questions or concerns, please feel free to contact me at 402.430.3096 or shuxoll@olsson.com.

Sincerely,



Shayne Huxoll, Project Manager

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

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, November 4, 2025, during its 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 provide an opportunity for public comment on a request from Casey's Retail Company for a Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, in the C-2 General Commercial District on property legally described as Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska, Parcel ID: 1528201002000 generally located west of S. 68th Street and north of Woodland Boulevard, Hickman, Nebraska.

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Michele Lincoln  
City Clerk  
City of Hickman, Nebraska

# The Voice News

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

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38008490	DUE DATE	11/22/2025
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA }  
 County of Lancaster } SS. Darren P. Ivy, being duly sworn,  
 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 MEETING**

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Michele Lincoln  
 City Clerk  
 City of Hickman, Nebraska

Oct. 23 - 29 lns  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	10/23/2025
and ending with the issue of:	10/23/2025
Publisher's fee at Legal Rate is:	<b>\$16.97</b>

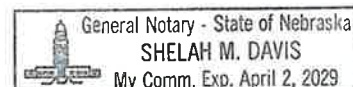
*Darren P. Ivy*

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of Planning Commission Nov 4 Meeting - Oct 23	14.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 23<sup>rd</sup> day  
 of October, 2025

*Shelah M. Davis*  
 Notary Public





PROPERTY OWNER CONSENT STATEMENT

Conditional Use Permit Request – Casey’s Retail Company

Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska

Parcel ID: 1528201002000

I, Scott Wobig, acting as authorized representative of SWG4, LLC, the current owner of record of the property legally described above, hereby acknowledge and consent to the Conditional Use Permit request submitted by Casey’s Retail Company to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, within the C-2 General Commercial District.

I understand this Conditional Use Permit, if approved, will run with the land and remain valid regardless of future ownership, provided the approved use and conditions remain in compliance with City of Hickman regulations.

Signature: Scott Wobig

Printed Name: Scott Wobig

Title/Authority: SWG4 LLC

Date: 10/28/25