

City Council Regular Meeting
Tuesday, December 9, 2025 7:00 PM

Hickman Community Center/City Hall

1. Call to Order

1.A. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman 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 publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.

1.B. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.

1.C. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Mayor 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. Public Hearing Testimonies may be limited to five (5) minutes per person. All individuals requesting to hand out documents to City Council Members must deliver them directly to the City Clerk for distribution.

1.D. The City Council may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Governing Body may be excused and re-enter the City Council meeting room at any time after reconvening open session.

2. Pledge of Allegiance

3. Roll Call

4. Mayor Communications

5. Consent Agenda

5.A. Approval of November 25, 2025 City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Nomination & Election of 2026 Council President
 - 6.B. Affirmation of Mayor's Appointments of City Appointed Officials, City Department Heads, Planning Commission, Board of Adjustments & Other City Positions and Assigned Committees
7. Reports
 - 7.A. Planning Commission Report
 - 7.B. Lancaster County Sheriff's Office Report
 - 7.C. Community Center and Activities Report
8. Public Hearings
 - 8.A. The purpose of the hearing is to provide an opportunity for public comment on a request from Adam Heiden for a Conditional Use Permit to allow for an Accessory Dwelling Unit (ADU) pursuant to Section 11.26 of the Hickman Zoning Regulations in the RE Residential Estates Zoning District on property legally described as Poe Estates 1st Addition, Lot 1, Hickman, Lancaster County, Nebraska, commonly known as 20720 S. 64th Court, Hickman, Nebraska.
9. Unfinished Business
10. New Business
 - 10.A. Resolution 2025-22, Conditional Use Permit Adam Heiden Accessory Dwelling Unit
 - 10.B. Resolution 2025-23, Holiday Greetings
 - 10.C. Request to Use City Property for Annual Animal Run Event on Saturday February 7, 2026 with Proof of Insurance.
 - 10.D. Consideration to Cancel December 23, 2025 City Council Regular Scheduled Meeting and Consolidate City Business into the January 13, 2026 City Council Meeting

11. City Administrator's Report

12. Governing Body Comments & Council Correspondence

12.A. The City Office Closed for Christmas on Thursday, December 25, 2025;
and New Year's, Thursday, January 1, 2026

13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD November 25, 2025

Mayor Phil Goering called the meeting to order at 7:00 pm on November 25, 2025, and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. All those present stood and recited The Pledge of Allegiance. Mayor Phil Goering and Council Members Tina Ziemann, Dave Kulwicki, Steve Noren, Travis Borchardt, Doug Wagner, and Justin Drahota were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market, and the City of Hickman Website.

Mayor Communications

Mayor Goering thanked Council President Wagner for facilitating the November 18, 2025 Special Meeting in his absence.

Consent Agenda

The Consent Agenda included approval of November 13, 2025, City Council Meeting Minutes, approval of November 18, 2025, City Council Special Meeting Minutes, and Claims and Accounts Payable Report and Statement of Accounts and Budget Cash Report as of September 30, 2025. Motion by Wagner and a second by Noren to approve the Consent Agenda as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering invited David Potter with the Lower Platt South NRD to present the 2025 Hazard Mitigation Plan. The Hazard Mitigation Plan is a FEMA requirement for eligibility, opens access to Hazard Mitigation Assistance funding, and reduces disaster recovery costs. It is a multi-jurisdictional plan that includes all of Lancaster and Cass Counties and the entirety of the Lower Platte South NRD jurisdictional boundary. It is a federal requirement to update the plan every five years.

Mayor Goering invited Mr. Austin Holliday, who has filled the Public Works Maintenance II position, to introduce himself. Mr. Austin Holliday took the Oath of Office.

Reports

Mr. Nate O'Keefe with Olsson gave an update on the WWTP Clarifier warranty repairs. He presented slides denoting the settlement of the stairs which resulted in the bridge being pulled out of access. As a result, it was brought to light that the paint on the new clarifier was not adhering due to improper preparation. These repairs will be done under warranty at no cost to the City. The clarifier was put back into service and the manufacturer decided to paint an entire new influent well and ship in the spring when the clarifier can be taken down again to replace the new influent well. Due to shipping costs, the manufacturer does not intend to take the influent well with the faulty paint. The old clarifier has been in service for 18 years and is in need of repairs and possibly replacement. The influent well with the faulty paint can be pulled, re-coated and installed in the new clarifier, providing a substantial material cost saving on that project.

The Public Works Director presented the Public Works and Parks and Recreation Department Report.

The City Administrator presented the City Code Violations, Abatements, Nuisances and Permits Report. She pointed out that there have been 37 Building Permits for single-family homes issued year to date for 2025 compared to last year's total of 28.

Motion by Council Member Noren and a second by Drahota to approve reports as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Public Hearings – None

Unfinished Business

Mayor Goering presented Ordinance 2025-13. Ordinance No. 2025-13 - An Ordinance to Annex Certain Property to the City of Hickman, Lancaster County, Nebraska; To Provide for Publication; And to Provide for The Effective Date Hereof. Motion by Council Member Wagner and a second by Borchardt to approve the third and final reading of Ordinance 2025-13, Annexation of Etmund Estates Lot 2 and extension of ETJ. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

New Business

Mayor Goering presented Resolution 2025-21, Lower Platte South NRD Hazard Mitigation Plan. Resolution Number 2025-21 Whereas, the Federal Disaster Mitigation Act of 2000 was signed into law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring communities to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and Whereas, a Hazard Mitigation Plan was prepared by the Lower Platte South Natural Resources District, with assistance from JEO Consulting Group, Inc. of Lincoln, NE. Whereas, the purpose of the mitigation plan was to lessen the effects of disasters by increasing the disaster resistance of the region and participating jurisdictions located within the planning boundary by identifying the hazards that affect City of Hickman and prioritize mitigation strategies to reduce potential loss of life and property damage from those hazards, and Whereas, FEMA regulations require documentation that the plan has been formally adopted by the governing body of City of Hickman in the form of a resolution and further requesting approval of the plan at the Federal Level; and Now, Therefore, the governing body of City of Hickman does herewith adopt the most recent and FEMA-approved version of the Lower Platte South NRD Hazard Mitigation Plan Update in its entirety; and Passed and Approved this 25th day of November, 2025. Motion by Council Member Noren and second by Ziemann to approve Resolution 2025-21, adopting the Lower Platte South NRD Hazard Mitigation Plan. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator presented the Certificate of Payment No. 1 to K2 Construction for Scott's Creek Trail Project. This was a grant project through Nebraska Game and Parks with an 80/20

match. The City's share is \$47,000. Receipt of grant funds is anticipated to be 30 days from submittal of the funds request. The trail should be open within the next couple of weeks. Motion by Council Member Borchardt and a second by Drahota to approve Certificate of Payment No. 1 to K2 Construction for Scott's Creek Trail Project in the amount of \$85,360.50. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Discussion on Midwest Armor Coating contractor performance, consideration of outstanding Midwest Armor Coating invoices, and overview of completed work by America's Pavement Maintenance Specialist (APMS). Motion by Council Member Drahota and a second by Ziemann to go into executive session at 7:51 pm with the City Attorney and City Administrator for 30 minutes for the protection of the public interest and to discuss possible litigation. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0. Mayor Goering resumed open session at 8:16 p.m. No action was taken.

City Administrator's Report

The City Administrator reported the following: She is reviewing insurance values; Damage occurred to a streetlight on Chestnut Street as a result of an accident by the Dollar General. Repair costs will be submitted as a claim against the responsible party; Rogge General Contractors, Inc. is finalizing subcontractors for the Pickleball Park Project and should be done the first of August; A Developers Agreement for Casey's has been drafted and forwarded to them for review; There has been some confusion about the location of the 10' water main check valve for the Water Reservoir Project due to the right of way being full of existing infrastructure; A Creighton student is interested in serving as a summer intern; She would like to have another workshop for the draft Municipal Code after the Attorney's review potentially December 16th. Motion by Council Member Kulwicki and a second by Ziemann to approve the City Administrator's report as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Governing Body Comments & Council Correspondence

The City Office will be closed for Thanksgiving Holiday November 27 and 28, 2025

Meeting Adjournment

Motion by Council Member Ziemann and a second by Borchardt to adjourn at 8:25 pm. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Michele Lincoln, CMC, City Clerk

Name	Description	Invoice
All Copy Products - Postage Meter	Postage Meter - Gen	\$ 600.00
All Roads Barricades, Inc.	NDEE GRANT - Pedestrian xing signs	\$ 2,077.40
BOK Financial	Sewer Bond Principal & Interest	\$ 237,940.00
BOK Financial	Water Bond Principal & Interest	\$ 149,063.75
Border States	Poles/Lights Etmund Estates 2nd Add	\$ 44.13
Brown, Chelsey	Cleaning	\$ 1,250.00
Car Quest	Battery for Workman	\$ 69.57
Caselle	Software Support & Maint	\$ 3,276.00
Chris Boyer	Arts Council - Santa Dec. 6th	\$ 150.00
Climatech Heating & A/C	WTP Heating Sequencer Repair	\$ 220.00
CNA Surety	Blanket Performance Bond-All Employees	\$ 260.00
Constellation NewEnergy	Gas Utility - 214 E. 5th St	\$ 104.17
Dale's Consulting & Inspection Services	Consulting/Inspections/Plan Review	\$ 1,900.00
DWEE - Public Water Operators	Water License Renewals - Wade Luther	\$ 115.00
Farmers Cooperative	Bulk Fuel	\$ 2,975.09
FLOOD, BRIAN	ELECTRICAL INSPECTIONS/PLAN REVIEW	\$ 700.00
Gilmore & Bell, PC	Legal Services for ORD2025-01 Sewer BAN Issuance	\$ 8,050.00
Gilmore & Bell, PC	Legal Services for ORD2025-12 GO Sewer Bond Series 2025 Issuance	\$ 8,500.00
Gray Manufacturing Company, Inc.	Repair Ford F550 Bucket Truck	\$ 1,938.80
Hickman True Value	Bolts/Pickleball Painters Tape/Sack Concrete	\$ 45.55
Hochstetler, David Sr.	HVAC INSPECTIONS/PLAN REVIEW	\$ 200.00
Hoffschneider Law, PC., LLO	MONTHLY LEGAL SERVICES	\$ 2,000.00
JEO Consulting Group, Inc.	Hickman Picleball Courts	\$ 1,155.00
JEO Consulting Group, Inc.	Project #R151232.00 Corridor Design Criteria Review - Casey's	\$ 480.00
Kreifels, Jeffrey	PLUMBING INSPECTION/PLAN REVIEW	\$ 1,000.00
Lancaster County Sheriff	Contract Hours	\$ 728.85
Lancaster County Sheriff	Monthly Base Rate	\$ 12,948.00
Max I Walker's Uniform Rental	PW-Uniforms	\$ 300.16
Max I Walker's Uniform Rental	RUGS,MOPS,BROOMS,TOWELS-COMM CENTER	\$ 179.25
Max I Walker's Uniform Rental	417-Public Works Rugs,Mops,Brooms,Towels	\$ 25.98
Menard's	Spacers/Bolts/Toolbox Blue Towels for UV Building/Ice Melt	\$ 79.65
Midwest Laboratories, Inc.	Supplies & Testing WWTP	\$ 34.60
Murphy Tractor & Equipment Co.	John Deer Back Hoe Repair	\$ 2,145.96
Norland Pure	Water	\$ 88.91
Norris Public Power District	Electric Utility	\$ 8,619.02
One Call Concepts, Inc.	One Call	\$ 83.13
Paper Tiger Shredding	SHREDDING 11/26/25	\$ 35.00
Spier, Gary W.	Commercial Plan Review	\$ 100.00
ULINE	COMM Center-trash liners/gloves/cleaning supplies/Toilet Tissue	\$ 894.88
Verizon Wireless	Mobile Phones/Toughbooks/Laptop/iPad	\$ 417.90
Voice News	Publications	\$ 343.99
Xpress Bill Pay	Web Transaction Fees	\$ 194.24
Zelle, LLC	HR Services	3,000.00
Total		\$ 454,333.98
MANDATORY CLAIMS	Column1	AMOUNT
AFLAC	Insurance - Employee Premiums	\$687.96
Ameritas	Employee 401K Retirement Deposit 11.26.2025	\$4,021.72
Erin M. McCartney	Employee Withholding 11.22.2025	\$504.00
IRS	Fed Withholding 12.5.2025	\$7,825.81
IRS	Fed Withholding 12.5.2026	\$813.82
Mission Square	Employee Retirement Plan Deposit 11.26.2025	\$1,127.15
Nebraska Dept of Revenue	Income Tax Withholding 12.05.2025 501N	\$2,457.67
Payroll	12.01.25 City Council	\$3,223.09
Payroll	11.28.2025 Staff	\$26,173.12
United Healthcare	Dec 2025 Premiums Dental/Vision/AD&D/Life	\$481.58
Total		\$53,388.20

**CITY OF HICKMAN NEBRASKA
APPOINTMENT OF OFFICIALS, BOARDS, COMMITTEES,
AND SERVICE PROVIDERS DECEMBER 2025 TO DECEMBER 2026**

APPOINTED OFFICIALS – 2025/2026

City Administrator	Kelly Oelke
City Clerk	Michele Lincoln
City Treasurer	Cari Forbes
City Attorney	Kelly R. Hoffschneider
City Engineer	Olsson
City Street Superintendent	Brian Friedrichsen (Olsson)
City Electrical Engineer	Eric Eihusen, P.E. (Olsson)
City Building Inspector	Dale Stertz
Alternate	Tod Stertz
City Zoning Enforcement Officer	Heidi Hoglund
Commercial Plan Review	Gary Spier
City Electrical Inspector	Brian Flood
Alternate	Ray Paulson
City Plumbing Inspector	Jeffrey Kreifels
Alternate	Patrick Westlund
City HVAC Inspector	Dave Hochstetler, Sr.
Alternate	Dave Hochstetler, Jr.
City Police Chief	Terry Wagner, Lancaster County Sheriff's Office
City Emergency Management Director	Kelly Oelke
Alternate	Wade Luther

CITY SERVICES PROVIDERS

Official Publication of Record	The Voice News, Hickman, NE
Alternate	Lincoln Journal Star, Lincoln, NE
Financial Depositories	First State Bank Nebraska, Hickman, NE
	Nebr. Public Agency Investment Trust (NPAIT)
	Nebraska Bank, Hickman, NE
City Auditor/Public Accountant	Lengemann & Associates, PC

COMMISSIONS & BOARDS & COUNCILS

PLANNING COMMISSION

Term Ending: December 2026

Lance Murry
Eldren Echternkamp
Jarred Horsky - Alternate
Colby Huenink – ETJ Representative

Term Ending: December 2027

Josh Maurer
Cory Ostrander
Erik Nore

Term Ending: December 2028

Charles Stewart
Brad Schlange
Paul Tran

BOARD OF ADJUSTMENT

Term Ending: December 2026

Terry Ewing
Jo Farabee

Term Ending: December 2027

Scott Parker
Neil Lunzmann

Term Ending: December 2028

Paul Tran – Planning Commission Representative
Matt Barber – Alternate

HICKMAN ARTS COUNCIL

Term Ending: December 2026

Jane Stutheit
Shawn Rogers II
Vacant

Term Ending: December 2027

Devin Petrzilka
Jennifer Folkerts

Term Ending: December 2028

Ben Lueders
Gina Boe

City Representative (Non-Voting), City Clerk or their designee

HICKMAN AREA ECONOMIC DEVELOPMENT ASSOCIATION ADVISORY COMMITTEE

Kelly Oelke, City Administrator
Mayor Phil Goering
Hickman Area Chamber of Commerce President
Hickman Area Community Foundation President
Travis Buel, Developer Sector
Norris School District 160, Superintendent
First State Bank Nebraska, Tim Kalkowski
Nebraska Bank, Michael Lauritsen
Kim Tegtmeyer, Wellness & Recreation Representative

BOARD OF HEALTH

Mayor Phil Goering
Kelly Oelke, City Administrator
Lancaster County Sheriff's Office (Deputy on Contract)
City Council President
Terrie Spohn, DNP, APRN-NP, FNP-BC

SAFETY COMMITTEE

Dave Kulwicki, City Council Member
Kelly Oelke, City Administrator
Wade Luther, Public Works Director
Michele Lincoln, City Clerk
Trent Georgiana, Assistant Public Works Director
Chris Walllman, Public Works Staff

HICKMAN AREA COMMUNITY FOUNDATION BOARD REPRESENTATIVE

Justin Drahota, City Council Member

HICKMAN BUILDING FOUNDATION, BOARD OF DIRECTORS

President, Michele Lincoln
Secretary, Jack Scott
Treasurer, Tina Carpenter

GOVERNING BODY COMMITTEE APPOINTMENTS

CITY PERSONNEL COMMITTEE

Steve Noren
Travis Borchardt
Dave Kulwicki

CAPITAL IMPROVEMENT PLAN COMMITTEE

Doug Wagner
Travis Borchardt
Tina Ziemann

PARKS & TRAILS COMMITTEE

Tina Ziemann
Justin Drahota
Steve Noren

These Mayoral appointments were approved by the majority of Hickman City Council on this 9th day of December, 2025.

Mayor Phil Goering

ATTEST:

(Seal)

Michele Lincoln - City Clerk

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

December 2, 2025

1. Call to Order

Planning Commission Vice Chair, Eldren Echternkamp, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, December 2, 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: Nore, Echternkamp, Schlange, Murry, Horsky, Tran, Stewart, and Ostrander. Planning Commission Members Maurer and Huenink were recorded as excused. A quorum was present.

3. Approval of Minutes

Vice Chair Echternkamp presented the November 4, 2025, Planning Commission Meeting Minutes.

Motion by Ostrander and seconded by Nore to approve the November 4, 2025, Planning Commission Meeting Minutes. The following members voted "YEA": Nore, Echternkamp, Schlange, Horsky, and Ostrander. The following members voted "NAY": none. Members Murry, Tran, and Stewart abstained. Motion passed 5-0-3.

4. Presentations & Introductions - None.

5. Reports

A. Staff Report – Presented by Zoning Enforcement Officer, Heidi Hoglund

Hoglund summarized the request from the applicant for a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU). The ADU is proposed to be 480 sq. ft. within a new accessory building, with the option to extend the space up to approximately 960 sq. ft., remaining under the 1,000 sq. ft. maximum allowed by Section 11.26. Staff reviewed two requested waivers: placement of the ADU closer to the street right-of-way than the principal dwelling and allowing the ADU to exceed the height of the principal dwelling by up to three feet. The structure otherwise meets all RE accessory building standards. Staff noted that Section 11.26(8) allows flexibility if practical utility connection issues arise. The 2025 Comprehensive Plan supports ADUs as a way to expand housing diversity. Staff recommended approval of the conditions outlined in the report, including recording a deed restriction before the Certificate of Occupancy is issued.

Following the staff presentation, Commissioners asked clarifying questions regarding the request and the zoning standards applicable to Accessory Dwelling Units (ADUs). Staff explained that the proposed structure meets all RE District requirements for an accessory building, including

setbacks, height, and separation. However, once the interior space includes a bedroom and full kitchen—meeting the zoning definition of habitable space—the use becomes an ADU regulated under Section 11.26. Staff clarified that it is the establishment of the dwelling unit, not the building shell, that triggers the Conditional Use Permit (CUP) requirement.

Commissioners discussed the two requested waivers and the site conditions that make them necessary. Staff reiterated that a combination of physical constraints including a permitted lagoon with a 100-foot setback, a mapped floodplain beginning east of the home, a notable natural grade drop, and dense tree cover makes the rear of the property unsuitable for construction. Staff also noted that the principal dwelling is set significantly farther back from the road than typical development in the RE District; therefore, even though the ADU would be “closer to the street,” it still exceeds the required minimum setback, creating a unique configuration not commonly encountered in standard residential lots.

Commissioner Tran asked whether approving the requested height waiver could set a precedent for future CUP applicants seeking similar adjustments. Staff noted that Conditional Use Permits are reviewed case by case, and that conditions or modifications may be applied as allowed by Section 7.01 of the 2023 Zoning Regulations. Each application is evaluated based on its specific site characteristics and compliance with the zoning regulations. The presence of unusual topographic and environmental constraints, combined with the atypical depth of the existing residence, distinguishes this case from other requests.

Commissioner Murry expressed concern that, upon future annexation, these rural areas may contain structures that do not fully conform to the City’s zoning regulations. He discussed long-term planning considerations for ETJ subdivisions, including whether single-family parcels, not used for agricultural purposes, may be more appropriately zoned to reflect R-2 development patterns. Members further discussed whether the zoning regulations should provide clearer standards for accessory structures, including the relationship of height between principal and accessory buildings and the consistency of exterior materials. Staff noted that these topics were reviewed and discussed extensively during the recent zoning regulation and comprehensive plan updates, and that the 2025 Comprehensive Plan acknowledges that rural-estate development patterns may differ from standard city lots. Staff also noted that both documents are fluid and may be amended through the public hearing process if future refinements to zoning standards are identified and recommended.

6. Public Hearing

A. Conditional Use Permit – Poe Estates 1st Addition, Lot 1, Applicant: Adam Heiden. Purpose: To allow for an Accessory Dwelling Unit (ADU) under Section 11.26.

Vice Chair Echternkamp opened the public hearing at 7:24 PM. Speaking in favor: none. Opposition: none. Neutral testimony: none. Hearing no further public comments, motion by Nore and seconded by Tran to close the public hearing at 7:25 PM. The following members voted “YEA”: Nore, Echternkamp, Schlange, Murry, Horsky, Tran, Stewart, and Ostrander. The following members voted “NAY”: none. Motion passed 8-0.

7. Unfinished Business - None.

8. New Business

A. Recommendation to City Council – Conditional Use Permit (ADU)

Property: 20720 S. 64th Court Applicant: Adam Heiden

The Planning Commission discussed the requested waivers and asked clarifying questions regarding construction and life-safety requirements applicable to the proposed ADU. Staff stated that a separate application for the construction of the proposed structure will be required to meet current code requirements. Also, the City will be reviewing updated IRC and IBC codes in 2026 and may consider local amendments related to fire separation and life-safety for ADUs at that time. Staff will consult with the Chief Building Inspector to ensure that the current requirements are fully applied and to determine whether additional standards should be recommended during the building code update process.

Motion by Horsky and seconded by Stewart to recommend approval to the City Council of a Conditional Use Permit for an Accessory Dwelling Unit to run with the land legally described as Lot 1, Poe Estates 1st Addition, with waivers to allow the ADU to be located closer to the street right-of-way than the principal dwelling and to exceed the height of the principal dwelling by no more than three feet. All other requirements of Section 11.26 shall be met, and a deed restriction shall be recorded prior to issuance of a Certificate of Occupancy, which may include a release clause at the City's discretion. The following members voted "YEA": Nore, Echternkamp, Schlange, Murry, Horsky, Tran, Stewart, and Ostrander. The following members voted "NAY": none. Motion passed 8-0.

9. Planning Commission Comments & Correspondence - None.

10. Meeting Adjournment

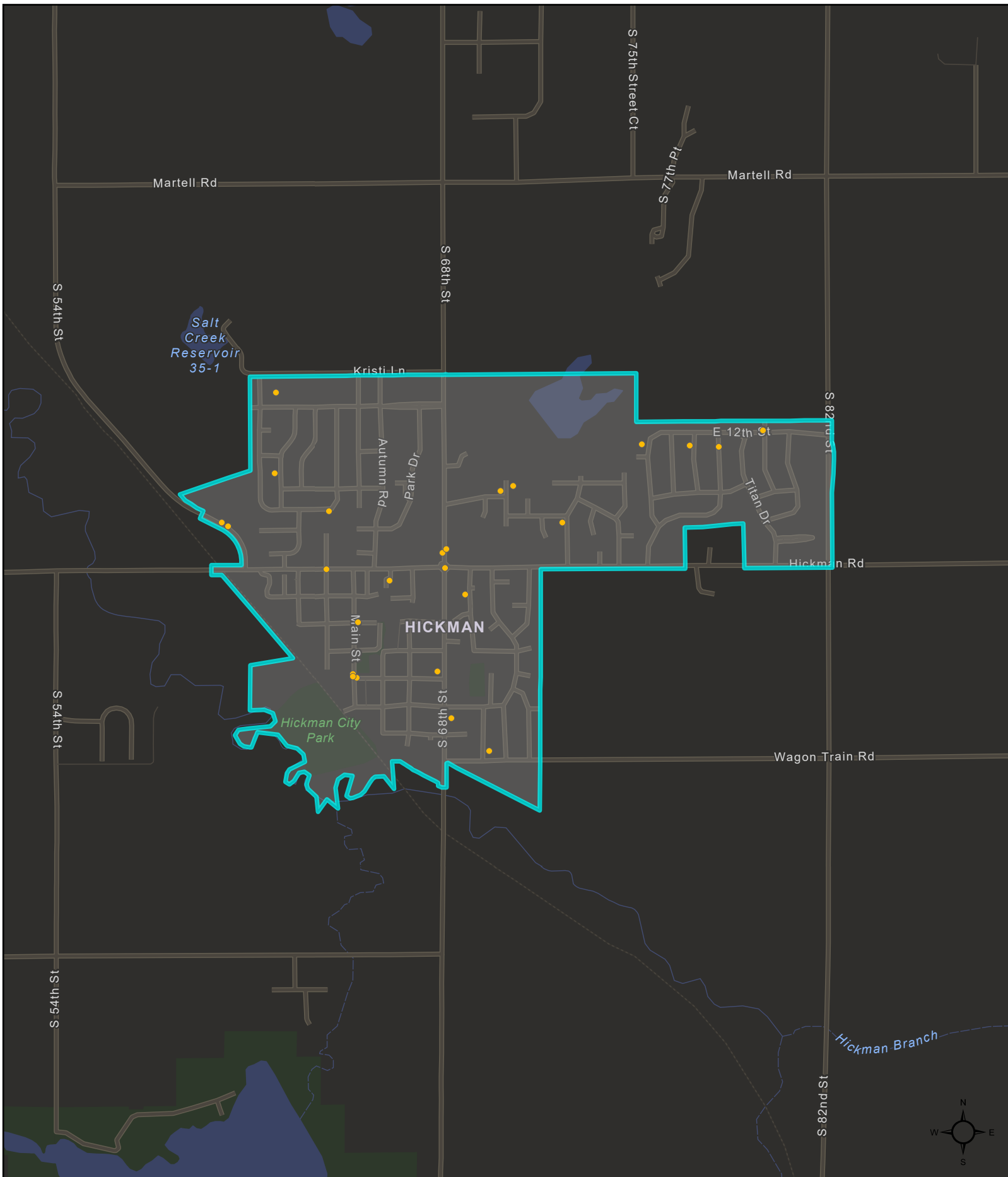
Motion by Ostrander and seconded by Schlange to adjourn the meeting at 7:39 PM. The following members voted "YEA": Nore, Echternkamp, Schlange, Murry, Horsky, Tran, Stewart, and Ostrander. The following members voted "NAY": none. Motion passed 8-0.

Eldren Echternkamp, Vice Chair
Date

Date

Heidi Hoglund, Recording Clerk

Calls for Service: Hickman



Dispatch Calls

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
November 10, 2025				
935 CHICORY LN, HICKMAN, NE,	C5008465	DISTURBANCE OTHER	1619	22173 FUNK
November 11, 2025				
300 MAIN ST, 68372	C5008482	DISTURBANCE OTHER	1312	22222 SCDORIS
November 13, 2025				
18940 S 68TH ST, 68372	C5008563	WARRANT	2009	22230
November 14, 2025				
W 7TH ST & MAPLE ST, 68372	C5008575	TRAFFIC OTHER	958	22214 DOWHOWER
November 15, 2025				
1025 HICKORY ST, HICKMAN, NE,	C5008608	DISTURBANCE OTHER	1229	22190 KINGSWOOD
November 18, 2025				
115 W 9TH ST, 68372	C5008708	DISTURBANCE OTHER	2042	22155 BUTTERS
November 19, 2025				
1208 ASHER AVE, 68372	C5008739	CHILD AB/NEG OTHER	2001	22231 ALLEN
November 20, 2025				
1208 ASHER AVE, 68372	C5008765	MENTAL INVEST	1628	22231 ALLEN
835 SUNFLOWER DR, HICKMAN,	C5008746	MEDICAL EMERG OTHER	125	22217 CALDWELL
S 68TH ST & HICKMAN RD, 68372	C5008768	ACC INJURY	1717	22231 ALLEN
November 21, 2025				
104 BRENTWOOD AVE, HICKMAN,	C5008791	MEDICAL EMERG OTHER	1747	22231 ALLEN
November 22, 2025				
321 CHESTNUT ST, HICKMAN, NE,	C5008803	DISTURBANCE OTHER	151	22217 CALDWELL
18840 S 54TH ST, 68372	C5008827	SPEC SVC CHECK WELF	2239	22231 ALLEN
November 23, 2025				
935 CHICORY LN, HICKMAN, NE,	C5008844	DISTURBANCE OTHER	1616	22155 BUTTERS

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
November 24, 2025				
315 MAIN ST, 68372	C5008869	ANIMAL OTHER	1324	22221 KROESE
November 25, 2025				
110 CHESTNUT ST, HICKMAN, NE,	C5008903	CHILD AB/NEG PHYS	1402	22134 LESAN
November 27, 2025				
S 68TH ST & HICKMAN RD, 68372	C5008959	WARRANT	2244	22238 RANSIEAR
November 28, 2025				
1205 KANTOR LN, HICKMAN, NE,	C5008971	ALARM FALSE	1416	22208 HOLECHEK
18820 S 54TH ST, 68372	C5008974	SEX ASSAULT 1ST DEGR	1616	22231 ALLEN
November 29, 2025				
18955 S 68TH ST, 68372	C5009002	DISTURBANCE OTHER	1635	22231 ALLEN
1702 E 12TH ST, 68372	C5008982	DISTURBANCE DOMESTIC	145	22216 ANSHASI
December 1, 2025				
531 VILLAGE VIEW DR, HICKMAN,	C5009041	DEATH NATURAL	1248	22221 KROESE
305 MAIN ST, 68372	C5009047	ANIMAL DOG AT LARGE	1830	22173 FUNK
December 2, 2025				
100 FENCE ROCK CT, HICKMAN,	C5009058	MEDICAL EMERG OTHER	712	22137 BRADY
December 4, 2025				
110 E 5TH ST, 68372	C5009116	ANIMAL OTHER	1230	22208 HOLECHEK
18820 S 54TH ST, 68372	C5009123	TRAFFIC PARK OTHER	1917	22231 ALLEN
335 KRISTI LN, HICKMAN, NE,	C5009107	DISTURBANCE OTHER	249	22238 RANSIEAR
December 6, 2025				
18940 S 68TH ST, 68372	C5009159	MISC OTHER	26	22238 RANSIEAR
December 8, 2025				
950 CHICORY LN, HICKMAN, NE,	C5009217	OPS ALL OUTSIDE JURI	1133	22229 PARMER
1201 TERRACE VIEW DR,	C5009221	MISC OTHER	1708	22155 BUTTERS

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
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Report Totals

Count: 30
Date Exported: 12/9/2025 11:28 AM

November 2025 Community Center/Activities Report

15 Rental Inquiries

1 Tours

23 Participants for Open Gym Time

82 Participants for Adults Only Pickleball Open Play

33 Participants for Adults Pickup Basketball

In the Meeting Rooms, A & B

- 4 Nonprofit Meetings
- 1 Hickman Reading Centre Kids Corner (Hickman Arts Council Makers Market)

In the Multipurpose Room

- 3 Adults Only Pickleball Open Plays
- 3 Adults Pickup Basketball
- 7 Private Basketball Practices
- 10 NYBA Basketball Practices
- 1 Norris PTO Book Bingo
- 1 Hickman Arts Council Makers Market
- 2 Birthday Parties
- 1 Thanksgiving Gathering

Upcoming Events for Community

- **Adults Only – Pickleball Open Play**
 - Wednesdays from 4:00 PM to 8:00 PM
 - 2nd & 4th Fridays from 9:00 AM to 1:00 PM
 - *Hours subject to change based on current rental schedule.*
- **Adults Only – Pickup Basketball**
 - Tuesdays 5:30 AM to 7:30 AM
- **Hickman Reading Centre's Grinchmas Party**
 - December 13th 10:00 AM to 12:00 PM at the Hickman Community Center within the Reading Centre and Meeting Rooms.

Damage to Report: 2 cracked pickleballs and 1 broken table cart.

Repair Notice: HVAC was down from October 27th through November 8th during repairs to the system. A separate leak on Heat Pump 12 was later identified and has been repaired. This separate leak was not in relation to the previous work done on the HVAC system.

Hickman Youth Sports:

- **Blue River League Baseball and Softball Registration will open on January 1st**
 - Register on City Website under Parks & Rec > Youth Baseball & Softball
 - <https://www.hickman.ne.gov/vnews/display.v/SEC/Parks%20%26%20Recreation%7CYouth%20Baseball%20%26%20Softball>
- **Co-ed Youth Tee Ball and Coach Pitch Registration will open on February 1st**
 - Register on City Website under Parks & Rec > Youth Tee Ball & Coach/Machine Pitch
 - <https://www.hickman.ne.gov/vnews/display.v/SEC/Parks%20%26%20Recreation%7CYouth%20Tee%20Ball%20%26%20Coach/Machine%20Pitch>

RESOLUTION NO. 2025-22
CONDITIONAL USE PERMIT – ETMUND ESTATES ADDITION, LOT 2

WHEREAS, The Zoning Ordinance of the City of Hickman, per §11.26, lists an “Accessory Dwelling Units” as a permitted Conditional Use within the Residential Estates District (RE).

WHEREAS, At the request of Adam & Krista Heiden (Applicant & Property Owner), a Conditional Use Permit Application #2025-136 for a Detached Accessory Building was received by the City for property located at 20720 S. 64th Court, Hickman, Nebraska, legally described as Lot 1, POE Estates 1st Addition Hickman, Nebraska.

WHEREAS, The City of Hickman Planning Commission, upon conducting a Public Hearing on December 2, 2025, recommended approval of Conditional Use Permit Application #2025-136 with the following waivers and conditions to the City of Hickman City Council:

1. Placement Waiver: To allow the Accessory Dwelling Unit to be located closer to the street right-of-way than the principal (primary) dwelling;
2. Height Waiver: To exceed the height of the principal (primary) dwelling by no more than three feet;
3. All other requirements of Hickman Zoning Regulations §11.26 shall be met;
4. A deed restriction shall be recorded by the property owner prior to issuance of a Certificate of Occupancy, which may include a release clause at the City’s discretion, and;
5. Conditional Use Permit shall run with the land unless revoked under Hickman Zoning Regulations, Article 7: Conditional Uses.

WHEREAS, The City of Hickman City Council, upon conducting a Public Hearing on December 9, 2025, hereby grants Conditional Use Permit Application #2025-136 on property located at 20720 S. 64th Court, Hickman, Nebraska, legally described as Lot 1, POE Estates 1st Addition Hickman, Nebraska, for a, Accessory Dwelling Unit, with the aforementioned waivers and conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA, THIS CONDITIONAL USE PERMIT SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE AS REQUIRED BY LAW.

PASSED AND APPROVED THIS 9TH DAY OF DECEMBER, 2025.

Mayor Phil Goering

ATTEST:

Michele Lincoln, City Clerk

(SEAL)



Printed: 9/19/2025

1:1,128

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 and you will be directed to the appropriate department.

City of Hickman – Staff Report for Planning Commission

December 2, 2025

Project: Conditional Use Permit – Accessory Dwelling Unit (ADU)

Project Address: 20720 S. 64th Court, Hickman, NE

Legal Description: Lot 1, POE Estates 1st Addition

Land Area: 3.28 acres | ADU Size: Up to 1,000 sq. ft. | Zoning District: RE Residential Estates

Applicant: Adam Heiden

Property Owner: Adam & Krista Heiden

Proposal

The applicant seeks approval of a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) within a proposed accessory structure. The initial ADU space is 480 sq ft, featuring one bedroom, with the potential to expand up to a maximum of 1,000 sq ft and accommodate up to 2 bedrooms, in compliance with Section 11.26 of the Hickman Zoning Regulations.

Waivers:

1. Placement Waiver – Allow the ADU to be located closer to the street right-of-way than the principal dwelling.
2. Height Waiver – Allow the ADU to exceed the height of the principal dwelling by no more than three (3) feet.

Project Description

The ADU will be incorporated into a 2,160 sq ft accessory building to be built west of the principal dwelling. The site contains significant natural constraints to placing the ADU behind the home, including the on-site lagoon, floodplain limits, natural slope, and dense tree cover. The ADU's location meets all district requirements except for the placement and height waivers requested.

A site plan will be provided at the meeting showing compliance with all applicable RE district standards, including setbacks, separation distances, lagoon separation, floodplain limits, and height restrictions (with the proposed waiver).

Property Owner Support

The property owner applied voluntarily and intends to use the ADU for extended family or household support purposes consistent with Section 11.26. The owner is aware of the owner-occupancy requirement and the need to record a deed restriction prior to Certificate of Occupancy.

Relevant Definitions (2023 Zoning Regulations)

Accessory Dwelling Unit: A separate, complete housekeeping unit with its own entrance, kitchen, sleeping area, and full bathroom.

Accessory Living Quarters: Guest space with no kitchen facilities. Not considered a dwelling unit.

Habitable Space: Space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

Kitchen Facilities: Must include all three components:

1. Kitchen sink
2. Burner, cook stove, or microwave
3. Refrigerator

→ Applicant intends to provide all three components.

→ Therefore, the space qualifies as an ADU and requires a CUP.

Height and Lot Setbacks

The subject property is zoned RE – Residential Estates. Accessory Dwelling Units are permitted in the RE district through approval of a Conditional Use Permit under Section 11.26.

Applicable RE district requirements:

- Front Yard: 60 ft
- Rear Yard: 10 ft
- Interior Side Yard: 25 ft
- Street Side Yard: 50 ft
- Max Height: 35 ft
- Lagoon Setback: 100 ft measured from peak lagoon elevation
- Structure Separation: 6 ft

Compatibility with RE Accessory Structure Standards

The structure meets all accessory building requirements of the RE District. If the structure contained no dwelling unit, it could be constructed in the same location without a Conditional Use Permit. Therefore, the requested ADU-specific placement and height adjustments are considered neither a substantial detriment to adjacent properties nor inconsistent with the character of the district.

The principal dwelling is set back approximately 125 feet from the front property line along S. 64th Court and approximately 160 feet from the street-side yard along Bass Creek Court, which is substantially deeper than typical RE development. The proposed ADU will have a front setback of approximately 90 feet. Although the ADU is closer to the street than the principal structure by roughly 35 feet, it still exceeds the minimum 60-foot front yard setback required in the RE District for a conditional use and remains compatible with the rural estate development pattern.

Authority for Modifications within a Conditional Use Permit (Section 7.01)

Section 7.01 authorizes the City Council to approve conditional use and to prescribe conditions or modifications needed to carry out the intent of the zoning ordinance. Because the development standards in Section 11.26 apply specifically to an accessory dwelling unit, adjustments to those standards may be incorporated as conditions of the Conditional Use Permit. These adjustments are part of the CUP process and are not variances, which are addressed separately under Article 14 by the Board of Adjustment.

ADU Height Consideration

The principal dwelling's height is estimated at approximately 25 feet based on building plans and adjustments for the walkout basement. The accessory building's height is estimated at approximately 26 feet. Staff recommends allowing the ADU to exceed the height of the principal dwelling by no more than three feet, which maintains compatibility and ensures the ADU remains subordinate in appearance.

Utilities and Services

The property is served by Rural Water, Norris Public Power, and an on-site permitted lagoon wastewater system.

Staff consulted with Nate Hartman of the DHHS On-Site Wastewater Program. Based on his experience, connecting an ADU to an existing wastewater system is often more complex than it appears on paper. Issues commonly arise from piping distance, changes in topography, and the engineering required to ensure proper flow. These factors can increase project cost or present technical challenges that do not apply uniformly to all sites.

Section 11.26(8) allows an applicant to demonstrate a practical problem connecting to an existing utility system—including wastewater, water, or electric—and to pursue an approved alternative without requiring a waiver. This provides regulatory flexibility if connection difficulties occur during construction.

2025 Comprehensive Plan Support

The 2025 Hickman Comprehensive Plan provides clear policy support for ADUs and varied housing types.

1. ADUs Listed as Compatible Uses in Low-Density Residential (LDR) and Medium-Density Residential (MDR).
2. Plan Encourages Housing Diversity. Hickman has a less diversified housing stock than the State of Nebraska.
3. Missing Middle Housing Underrepresented. Missing Middle housing types are deficient compared to state averages.
4. Flexibility for Changing Household Needs. The Plan emphasizes the need for a variety of housing types to support household transitions and community needs.

ADUs directly support these policy goals by providing smaller, flexible, and attainable dwelling options that supplement Hickman's predominantly single-family housing stock.

Floodplain / Overlay

A portion of the parcel contains a mapped floodplain to the east. The proposed ADU location is outside the floodplain limits.

Surrounding Land Use

The surrounding area consists of large-lot residential acreages within the RE district. The proposed ADU is compatible with surrounding rural residential uses and does not introduce new impacts to adjacent properties. Traffic access remains unchanged, and no additional driveways are proposed.

Site Constraints

The rear and east portions of the property cannot accommodate an ADU due to several physical and environmental constraints. These areas contain the on-site lagoon and its required 100-foot separation buffer, mapped floodplain beginning roughly 125 feet east of the home, a natural downward slope directing drainage toward the lagoon and floodplain, and a band of dense wooded vegetation located approximately 78 feet east of the existing dwelling. In addition, the principal home is positioned well back on the lot, which leaves no feasible buildable area behind it that would meet setback, separation, and environmental requirements. As a result, the west/front portion of the parcel is the only practical and code-compliant location for the proposed ADU.

Staff Analysis

The ADU meets all requirements of Section 11.26 except placement and height, both of which may be modified within a CUP under Section 7.01. Physical constraints prevent rear placement, and the proposed location minimizes impacts to surrounding properties.

Deed Restriction Recommendation

Section 11.26 requires a deed restriction ensuring the principal dwelling remains owner-occupied and the ADU cannot be sold separately.

Based on staff research and best practices, the deed restriction should include an optional release clause allowing the property owner to petition the City for modification in the future. This offers flexibility for evolving ADU policy while maintaining compliance with the current ordinance. The inclusion of this clause is at the discretion of City Administration.

Findings Of Fact

1. An accessory building could be placed in the same location with a standard building permit, as the site meets all RE district setback, height, and separation requirements for a non-habitable accessory structure.
2. Because the proposed space contains features of a bedroom and a kitchen, it meets the definition of habitable space, which triggers additional building, health, and life-safety standards, including egress, ventilation, smoke and carbon monoxide detection, plumbing, electrical, and wastewater requirements applicable to dwelling units.
3. The ADU site plan complies with Section 11.26, except for placement and height.

4. All RE district setbacks, height limits, and lagoon setbacks are satisfied.
5. ADUs are supported by the 2025 Comprehensive Plan as compatible and beneficial to housing diversity.
6. The requested waivers do not negatively impact adjacent properties or district character.
7. Section 7.01 authorizes these modifications within a CUP.
8. Section 11.26(8) provides flexibility for utility connection challenges without requiring a waiver.

Conditions / Duration / Transferability

1. ADU shall comply with Section 11.26, except as modified.
2. A deed restriction shall be recorded prior to Certificate of Occupancy.
3. The deed restriction may include an optional release clause, as recommended by staff.
4. Shared utilities and shared driveway access shall be maintained.
5. CUP shall run with the land unless revoked under Article 7.

Recommended Motion

Waivers:

1. Placement Waiver – Allow the ADU to be located closer to the street right-of-way than the principal dwelling.
2. Height Waiver – Allow the ADU to exceed the height of the principal dwelling by no more than three (3) feet. (Voting Members to decide if they want to limit it to three feet in their motion)

Conditions:

1. ADU shall comply with Section 11.26 of the 2023 Zoning Regulations except as modified.
2. Deed restriction shall be recorded before the issuance of a Certificate of Occupancy. The deed restriction may, at the City's discretion, include an optional release clause.
3. CUP shall run with the land unless revoked under Article 7.

I make the motion to recommend approval to the City Council of a Conditional Use Permit for an Accessory Dwelling Unit to run with the land legally described as Lot 1, Poe Estates 1st Addition and commonly known as 20720 S. 64th Court in Hickman, with waivers to allow the ADU to be located closer to the street right-of-way than the principal building and to exceed the height of the principal building, provided all other requirements of Section 11.26 are met, and to require that a deed restriction be recorded before issuance of a Certificate of Occupancy, which may include a release clause at the City's discretion.

**RESOLUTION NO. 2025-23
HOLIDAY GREETINGS
MERRY CHRISTMAS & HAPPY NEW YEAR**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HICKMAN,
NEBRASKA:**

That the City Council and employees of the City of Hickman join together to extend Holiday Greetings and Best Wishes to the citizens of Hickman and the surrounding area; for a joyous Christmas and a Happy New Year filled with peace, happiness and prosperity; and that the joy which is shared during the Christmas season remain in our hearts throughout the year.

The foregoing Resolution having been read, Motion by Council Member _____ and seconded by Council Member _____ for the passage and adoption of said Resolution, and after consideration, thereof, the roll was called on the passage and adoption of said Resolution and the following Council Members voted Aye: -

_____.

The following voted Nay: _____.

A majority of all members elected to the Council having voted in favor the passage and adoption of said Resolution, the same was by the Mayor declared as passed and adopted this the 9th day of December, 2025.

CITY OF HICKMAN

Mayor Phil Goering

ATTEST:

Michele Lincoln, City Clerk

(SEAL)

December 7th, 2025

City of Hickman
115 Locust St.
Hickman, NE 68372

Re: 2026 Animal Run

Dear Council Members:

Preparations for the Hickman Area 2026 Animal Run are now underway. Our event is tentatively scheduled for Saturday, February 7th, 2026, at 10:00 am. Planned events include a 5 mile run, as well as a 2 mile run/walk. We are expecting approximately 100 participants. As has been past practice, the race will start/finish in front of the Legion Hall, in downtown Hickman.

We are requesting your permission to hold this event as scheduled within your community limits. Our intent is to staff the course accordingly with volunteers, as well as Lancaster County Deputies at required locations. We have also partnered in the past with the Hickman Volunteer Fire Department for "lead" and "sag" support. We will also provide the necessary insurance as required.

We will be hosting this year's event from the Legion Hall, and have secured it for this date.

This event also requires approval from the Lancaster County Commissioners, since the course travels outside the Hickman city limits onto county roads. A special events permit will also be in place.

I really appreciate your continued support of this event.

If you should have any questions, please let me know. We hope to see you there!

Sincerely,



Scott Wieskamp, Race Director
PO Box 37
Panama, NE 68419

402-430-7332 (c)