

Planning Commission Regular Meeting
Tuesday, December 2, 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 November 4, 2025, Meeting Minutes
 - 3.A. November 4, 2025, Planning Commission Meeting Minutes
4. Presentations & Introductions - None
5. Reports
 - 5.A. City Staff Report on the Application for a Conditional Use Permit

6. Public Hearings

6.A. Conditional Use Permit – Poe Estates 1st Addition, Lot 1

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 District on property legally described as Poe Estates 1st Addition, Lot 1, commonly known as 20720 S. 64th Court, Hickman, Lancaster County, Nebraska.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to City Council on a request from Adam Heiden for a Conditional Use Permit to allow for an Accessory Dwelling Unit (ADU) on Poe Estates 1st Addition, Lot 1, commonly known as 20720 S. 64th Court, Hickman, Nebraska.

9. Planning Commission Comments & Correspondence

10. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

November 4, 2025

1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, November 4, 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: Cory Ostrander, Chair Josh Maurer, , Brad Schlange, Erik Nore and Jarred Horsky. Planning Commission Member Erik Nore, Charles Stewart, Eldren Echternkamp, Colby Huenink - ETJ Representative, Lance Murry, and Paul Tran were recorded as excused.

3. Approval of Minutes

Chair Maurer presented October 7, 2025, Planning Commission Meeting Minutes. Motion by Nore and seconded by Schlange to approve the October 7, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Ostrander, Maurer, Nore, Schlange and Horsky. The following members voted "NAY," none. Motion passed 5-0.

4. Presentations & Introductions - None.

5. Reports

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

Hoglund summarized the request from Casey's Retail Company for a Conditional Use Permit to allow a convenience store and gasoline filling station, including self-service, on Lot 2, Etmund Estates Addition within the C-2 General Commercial District. The staff report noted that the property is currently owned by SWG4, LLC (Scott Wobig, Representative) and that written consent for the application was provided. Hoglund stated that the project meets the intent of the C-2 District, aligns with the 2025 Comprehensive Plan for directing higher-traffic commercial uses to arterial corridors, and is compatible with surrounding land uses. Staff recommended approval of a Perpetual Conditional Use Permit subject to final engineering review and compliance with all applicable zoning regulations. Hoglund also noted that future traffic count monitoring and access safety would remain under the direction of the City Engineer and Street Superintendent.

B. City Engineer Report – Presented by Shayne Huxoll, Olsson

Huxoll summarized the engineering review, confirming that the proposed site layout and access points are under review for compliance with City standards. He stated that the site fronts South 68th Street,

classified as a major arterial, and that the City Engineer and Street Superintendent will continue monitoring future traffic counts and access safety for this corridor. Huxoll added that an additional access to the north along the frontage would not be necessary at this time. He also confirmed that the upcoming 68th Street widening project includes a sidewalk installation, which would make a separate sidewalk by the developer unnecessary.

6. Public Hearing

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

The purpose of the hearing was 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 Station, including Self-Service, in the C-2 General Commercial District on property legally described as Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska, generally located west of S. 68th Street and north of Woodland Boulevard.

Chair Maurer opened the public hearing at 7:24 PM.

Speaking in favor:

- Scott Wobig, SWG4, LLC (Property Owner), 1200 Hickman Road, Hickman, Nebraska
- Jeff Laubach, SBB Engineering (representing Casey's Retail Company), 3001 SW Topeka Boulevard, Topeka, Kansas

No opposition or neutral testimony was received.

Hearing no further public comments, motion by Schlange and seconded by Ostrander to close the public hearing at 7:27 PM. The following members voted "YEA": Ostrander, Maurer, Nore, Schlange, and Horsky. The following members voted "NAY": none. Motion passed 5-0.

7. Unfinished Business - None.

8. New Business

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.

Jeff Laubach (SBB Engineering) provided a brief project overview on behalf of the applicant. Shayne Huxoll (Olsson) also provided additional comments, reiterating that a second northern access point along the frontage was not necessary at this time and that future improvements along South 68th Street would address sidewalk and traffic accommodations as part of the City's planned widening project. Commissioners discussed the private drive access, with questions regarding whether it would be gated or controlled. Laubach responded that the access drive is private, and if needed, the property owner could install gates or other control measures in the future. He also noted that the proposed ground monument sign for the project would be located in an area that could conflict with a potential future frontage road to the north and that its placement could be adjusted if roadway improvements are extended in the future.

Scott Wobig noted that the gravel access west of this parcel had been removed and now serves only as access for the Natural Resources District (NRD) and Rural Water. Commissioners also discussed the grinder pump and asked if the water line would be extended to the north edge of the property to allow a future connection. Both Laubach and Huxoll confirmed that the water line would be extended to the northern boundary to accommodate potential future development. Huxoll also noted that an existing Rural Water line easement is located in this area. The easement was acknowledged for the record, but no additional review or coordination is anticipated at this time. Huxoll further stated that the planned widening of South 68th Street may require additional study regarding extension of the sanitary sewer line on the west side of 68th Street. He referred to this as an interceptor line and noted that the associated sewer basin study may need to be updated in the future to account for potential changes. Huxoll added that the studies previously completed by the City Engineer were prepared in anticipation of both this commercial project and the recently approved residential development to ensure adequate capacity planning within the basin. He also noted that further development in this area may require additional study to evaluate future capacity needs.

Motion made by Maurer and seconded by Schlange to recommend approval of a Perpetual Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, 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 following members voted “YEA,” Ostrander, Maurer, Nore, Schlange and Horsky. The following members voted “NAY,” none. Motion passed 5-0. The recommendation will be forwarded to the City Council for final consideration.

9. Planning Commission Comments & Correspondence - None.

10. Meeting Adjournment

Motion by Ostrander and seconded by Nore to adjourn the meeting at 7:44 PM. The following members voted “YEA,” Ostrander, Maurer, Nore, Schlange and Horsky. The following members voted “NAY,” none. Motion passed 5-0.

Josh Maurer, Chair

Date

Heidi Hoglund, Recording Clerk

Date

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.



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.

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38009092	DUE DATE	12/20/2025
-----------	----------	----------	------------

BILL TO
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**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, December 2, 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 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.

Michele Lincoln
 City Clerk
 City of Hickman, Nebraska

Nov. 20 - 28 Ins
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	11/20/2025
and ending with the issue of:	11/20/2025
Publisher's fee at Legal Rate is:	\$16.47

Darren P. Ivy

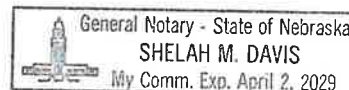
Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of Dec 2 Planning Commission Meeting - Nov 20	13.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 20th day

of November, 2025

Shelah M. Davis
 Notary Public



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, December 2, 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 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.

Michele Lincoln
City Clerk
City of Hickman, Nebraska



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

REQUEST FOR CONDITIONAL USE

Permit # 2025-144

Applicant Name: Adam Heiden

Address: 20720 S. 64th Ct

Phone Number: (402) 570-9741 Fax Number: ()

Hereby request a Conditional Use Permit for use of property located at:

Address: 20720 S. 64th Ct

Legal Description: Lot 1 Block Addition POE ESTATES 1ST ADDITION

Reason for Request: Construction of an accessory dwelling unit

Existing Use: single family residential

Proposed Use: single family residential with accessory dwelling in a separate bldg.

Please attach additional sheets, including a Site Plan of property to explain dimensions for Use, if necessary.

Adam Heiden

Applicant Signature

Adam Heiden

Print Name

10/30/25

Date

[Signature]

Signature of City Staff

Heidi Hoglund

Print Name

11/12/25

Date

Office Use Only

- Application Fee \$500.00 Check #: _____ Date: _____
- Date Notice of Public Hearing Published: _____
- Date Public Hearing for Planning Commission: _____
- Decision of Planning Commission: Recommend Approval Recommend Denial
- Date Notice Public Hearing Published: _____
- Date Public Hearing for City Council: _____
- Decision of City Council: Approved Denied

October 30, 2025

To whom it may concern:

I am in the process of applying for a building permit to build an accessory dwelling unit on my acreage just south of Hickman. It was brought to my attention that this requires a conditional use permit and comes with certain requirements. After reviewing section 11.26 of the City of Hickman Zoning Regulations (Ordinance No. 2023-11) it appears that my proposed building meets all of the requirements with the exception of "not closer than the street right-of-way than the principal residence". Based on the layout of my acreage and the trees and flood plane behind my principal residence I believe it makes sense to build where I have proposed so I am asking for a waiver of this requirement. Please see the attached site plan for location and more information.

A handwritten signature in blue ink, appearing to read "Adam Heiden". The signature is cursive and somewhat stylized.

Adam Heiden

402-570-9741



City of Lincoln\ Lancaster County GIS Map



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@lincolncountyne.gov and you will be directed to the appropriate department.