

Planning Commission Regular Meeting  
Tuesday, January 6, 2026 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 December 2, 2025, Meeting Minutes
  - 3.A. December 2, 2025, Planning Commission Meeting Minutes
4. Presentations & Introductions - None
5. Nomination and Election of the Planning Commission 2026 Chair and Vice Chair per Municipal Code and PC Bylaws.
6. Reports - None

7. Public Hearings - None
8. Unfinished Business - None
9. New Business - None
10. Planning Commission Comments & Correspondence
  - 10.A. Resignation of Mr. Josh Maurer, Chair, from the Planning Commission
  - 10.B. Mayor Goerings Annual Appointments approved December 9, 2025.
11. Meeting Adjournment

# 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.

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Eldren Echternkamp, Vice Chair  
Date

Date

Heidi Hoglund, Recording Clerk

Josh Maurer  
1025 Cyprus Blvd.  
Hickman, NE 68372

December 21st, 2025

Phil Goering  
Mayor, City of Hickman  
115 Locust Street  
Hickman, NE 68372

Dear Mayor Goering,

Please accept this letter as my formal resignation from the Hickman Planning Commission, effective at the close of our regular meeting on January 6, 2026.

As I have previously discussed, my family and I will be moving outside the Hickman area in the coming months and while no time is ever truly right this seemed like an appropriate time for me to step away.

Serving on the Planning Commission and as Chair has been an honor and privilege. I took great pleasure in working with the rest of the planning commissioners and our great city staff. The dedication everyone brings to this city is evident.

Thank you for trusting in me and giving me the chance to serve the community I called home for the past ten years.

With warmest regards,

Josh Maurer  
Chair  
Hickman Planning Commission

**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