

Planning Commission Regular Meeting  
Tuesday, April 7, 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 January 6, 2026, Meeting Minutes
  - 3.A. January 6, 2026, Planning Commission Meeting Minutes
4. Presentations & Introductions
  - 4.A. Introduction of the new Alternate Planning Commission Member, David Sharpsteen
5. Reports

5.A. Staff Report Future Land Use Amendment Low Density Residential to Industrial request from MK Builders for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE.

5.B. Staff Report Change of Zoning District TA-1 to I-1 request from MK Builders for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE.

## 6. Public Hearings

6.A. The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. to amend the City of Hickman's Comprehensive Plan Future Land Use Map from Low Density Residential to Industrial for the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

6.B. The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. to change the zoning of the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska. The request proposes a change in zoning district from Transitional Agricultural (TA-1) to Light Industrial (I-1) and to amend the City of Hickman Official Zoning Map accordingly.

## 7. Unfinished Business

## 8. New Business

8.A. Future Land Use Map Amendment – MK Builders, Inc. Application to amend the City of Hickman Comprehensive Plan Future Land Use Map to designate property located at 17731 S 54th Street, legally described as S29, T8, R7, 6th P.M., Lot 20 NE, as Industrial.

8.B. Change of Zone – MK Builders, Inc. (TA to I-1) Application to change the zoning of property located at 17731 S 54th Street, legally described as S29, T8, R7, 6th P.M., Lot 20 NE, from Transitional Agriculture (TA-1) to Light Industrial (I-1) and to amend the City of Hickman Official Zoning Map accordingly.

## 9. Planning Commission Comments & Correspondence

## 10. Meeting Adjournment

# MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

January 6, 2026

## 1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, January 6, 2026. 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 speaker cards, and the meeting recording process were referenced.

## 2. Roll Call

Planning Commission Members present for Roll Call included: Eldren Echternkamp (Vice Chair), Brad Schlange, Lance Murry, Jared Horsky (Alternate), Paul Tran, Cory Ostrander, Josh Maurer (Chair), Colby Huenink (ETJ Representative), and Erik Nore. Planning Commission Member Charles Stewart was recorded as absent. A quorum was present.

## 3. Approval of Minutes

Chair Maurer presented the December 2, 2025, Planning Commission Meeting Minutes.

Motion by Echternkamp and seconded by Ostrander to approve the December 2, 2025, Planning Commission Meeting Minutes. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Ostrander, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Maurer. Motion passed 8-0-1.

## 4. Presentations & Introductions

Zoning Enforcement Officer Heidi Hoglund noted a save-the-date for the Nebraska Planning & Zoning Association (NPZA) Conference in Kearney, Nebraska, scheduled for March 4–6, 2026 was handed out. Registration is not yet open. City staff will distribute additional information as it becomes available.

## 5. Nomination and Election of the Planning Commission’s 2026 Chair and Vice Chair

Chair Maurer opened the nominations for Planning Commission Chair. Commissioner Nore nominated Cory Ostrander for Chair. Motion by Murry and seconded by Tran to close the nominations. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Ostrander. Motion passed 8-0-1.

Motion by Maurer and seconded by Nore to approve the nomination of Cory Ostrander as Planning Commission Chair. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Ostrander. Motion passed 8-0-1.

Following the election, Cory Ostrander assumed the role of Chair and presided over the remainder of the meeting.

Commissioner Maurer nominated Brad Schlange for Planning Commission Vice Chair. Motion by Echternkamp and seconded by Murry to close the nominations. The following members voted “YEA”: Echternkamp, Murry, Horsky, Tran, Ostrander, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Schlange. Motion passed 8-0-1.

Motion by Nore and seconded by Murry to approve the nomination of Brad Schlange as Planning Commission Vice Chair. The following members voted “YEA”: Echternkamp, Murry, Horsky, Tran, Ostrander, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Schlange. Motion passed 8-0-1.

## **6. Reports – None.**

## **7. Public Hearing – None.**

## **8. Unfinished Business - None.**

## **9. New Business – None.**

## **10. Planning Commission Comments & Correspondence**

### **A. Resignation of Josh Maurer from the Planning Commission**

Mayor Phil Goering addressed the Planning Commission regarding the resignation of Chair Josh Maurer from the Planning Commission. Mayor Goering thanked Mr. Maurer for his years of service and dedication to the City of Hickman, noting his leadership, professionalism, and commitment to the planning commission. Mayor Goering presented Mr. Maurer with a certificate of appreciation and a ceremonial key to the city in recognition of his service.

Mayor Goering also thanked all Planning Commission members for their time, volunteer service, and continued dedication to the City of Hickman.

No action taken. Presented for information only.

### **B. Mayor Goering’s Annual Appointments**

Chair Ostrander noted that at the City Council meeting held on December 9, 2025, Mayor Goering confirmed the reappointments of Planning Commission members Charles Stewart, Brad Schlange, and Paul Tran, extending their terms of service through December 2028.

No action taken. Presented for information only.

## **11. Meeting Adjournment**

Motion by Nore and seconded by Maurer to adjourn the meeting at 7:13 PM. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Ostrander, Huenink, and Nore. The following members voted “NAY”: Maurer. Motion passed 8-1.

# CITY OF HICKMAN

## STAFF REPORT FOR PLANNING COMMISSION

APRIL 7, 2026

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### PROJECT FACTS

**APPLICATION:** Application No. 2026-09 **Future Land Use Map Amendment**

**APPLICANT/OWNER:** MK Builders, Inc.

**LOCATION:** 17731 S. 54th Street

**LEGAL DESCRIPTION:** S29, T8, R7, 6th Principal Meridian, LOT 20 NE

**AREA:** 4.93 acres

**CURRENT FLUM DESIGNATION:** Low Density Residential

**PROPOSED FLUM DESIGNATION:** Industrial

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### PROPOSAL

The applicant is requesting an amendment to the Future Land Use Map (FLUM) from Low Density Residential to Industrial.

The purpose of the amendment is to allow for development of the property consistent with industrial land use patterns, including a proposed construction yard consisting of contractor operations, equipment storage, and associated office space.

The amendment is being requested concurrently with a Change of Zone application from TA-1 (Transitional Agriculture) to I-1 (Light Industrial).

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### PROCESS AND PRECEDENT

The City of Hickman follows a consistent and established process when evaluating land use changes:

1. Review the proposed zoning against the Future Land Use Map
2. If inconsistent, process a concurrent amendment to the Future Land Use Map and Change of Zone

This approach has been previously applied by the Planning Commission and City Council, including the July 19, 2022, approval of a Future Land Use Map amendment and Change of Zone from TA-1 to I-1 along S. 54th Street in Walters Ridge Addition. The current application follows this same established procedure.

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# COMPREHENSIVE PLAN FRAMEWORK

The 2025 Hickman Comprehensive Plan serves as a long-range policy guide for growth and development within the City and its extraterritorial jurisdiction.



The Plan states:

“This plan is not a static document; it should evolve as changes in land use, population, or local economy occur during the planning period.”

The Future Land Use Map is intended to:

- Identify general development patterns
- Guide decision-making
- Allow flexibility where site-specific conditions justify change

The 2025 Hickman Comprehensive Plan designates the subject property as Low Density Residential on the Future Land Use Map. The map identifies general land use categories, with low density residential shown in yellow, medium density residential in orange, commercial node in red, parks and recreation in green, and industrial in purple.

Future Land Use Map 2025 Comp Plan

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## FUTURE LAND USE ANALYSIS

**Existing Designation** The subject property is currently designated Low Density Residential, which is generally intended for single-family housing and lower-intensity residential development.

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### Site Conditions and Context

The following conditions affect the suitability of the current designation:

- The property is vacant, with the prior residential structure removed in 2022
- The site is located along S. 54th Street, identified as a future arterial corridor
- The property is adjacent to a designated commercial node
- Nearby land uses include existing commercial (storage units) and potential industrial development patterns at Hickman Road

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## SURROUNDING LAND USE

**North:** Agricultural

**South:** Agricultural

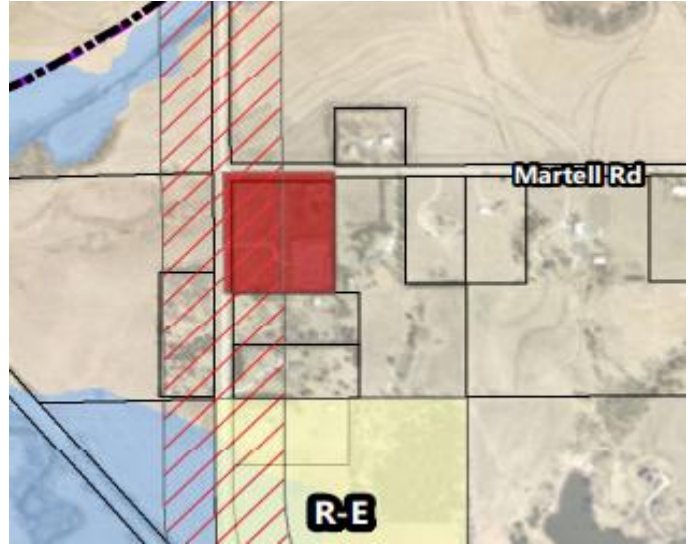
**East:** Large-lot Residential and Commercial

**West:** Agricultural

Current Location (left) and Current Zoning Map (right) snips include the TA-1 zoning district and corridor overlay. Commercially zoned property is located across S. 54th Street and one parcel to the north (catty-corner to the subject property) was zoned commercial and developed with self-storage facilities.



**\*Property Location 17731 S. 54th Street**



**Current Zoning Map**

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**Arterial Corridor Consideration** The Comprehensive Plan identifies S. 54th Street as a future arterial roadway, intended to:

- Accommodate higher traffic volumes
- Support regional connectivity
- Serve as a corridor for more intensive land use

Locating industrial and employment-based uses along arterial corridors is consistent with sound planning principles and reduces land use conflicts with residential areas.

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## POLICY CONSISTENCY

The proposed Industrial designation supports key Comprehensive Plan objectives, including:

- Encouraging economic development and job creation

- Directing uses to appropriate corridors
- Maintaining flexibility to respond to changing land use conditions

The amendment reflects:

- Existing development trends
  - Infrastructure planning
  - Long-term growth patterns
- 

## **RELATIONSHIP TO ZONING**

Approval of the Future Land Use Map amendment will establish consistency with the Comprehensive Plan for the concurrent Change of Zone request.

The proposed Industrial land use designation corresponds with the I-1 Light Industrial zoning district, which accommodates:

- Contractor operations
  - Equipment storage
  - Service-based industrial uses
  - Office components associated with industrial activity
- 

## **STAFF ANALYSIS**

### **Changed Conditions**

The following factors support reconsideration of the current Future Land Use designation:

- Removal of the existing residential structure (2022)
  - Lack of continued residential viability
  - Transition of the surrounding area toward mixed commercial and industrial uses
  - Location along a planned arterial corridor
- 

### **Compatibility**

The Industrial designation:

- Aligns with existing and planned land use patterns
  - Provides a logical transition between agricultural and commercial uses
  - Supports corridor-based development
-

## **Plan Implementation**

The Comprehensive Plan is intended to guide development while allowing for flexibility.

Amending the Future Land Use Map in this case:

- Implements the Plan’s policy direction
  - Responds to evolving conditions
  - Maintains consistency with long-term growth objectives
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## **Consistency with Prior City Actions**

The proposed amendment is consistent with prior Planning Commission and City Council actions, including the 2022 approval of Industrial land use and I-1 zoning along S. 54th Street.

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## **FINDINGS OF FACT**

1. The subject property contains approximately 4.93 acres.
  2. The property is currently designated Low Density Residential on the Future Land Use Map.
  3. The applicant has requested an amendment to Industrial.
  4. The property is vacant following the demolition of a residential structure in 2022.
  5. The site is located along S. 54th Street, a planned arterial corridor.
  6. The property is adjacent to a designated commercial node.
  7. Surrounding development patterns include commercial and industrial uses.
  8. The Comprehensive Plan allows for amendment based on changing conditions.
  9. The proposed amendment supports economic development and employment-based land uses.
  10. The request is consistent with prior City actions along the S. 54th Street corridor.
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## **CONCLUSION**

The requested amendment to the Future Land Use Map from Low Density Residential to Industrial is appropriate based on documented changes in site conditions, compatibility with surrounding land uses, alignment with Comprehensive Plan policies, and consistency with prior City actions

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## **STAFF RECOMMENDED MOTION**

Recommend approval to the City Council of the amendment to the Future Land Use Map from Low Density Residential to Industrial for property legally described as S29, T8, R7, 6th PM, Lot 20 NE.

# CITY OF HICKMAN

## STAFF REPORT FOR PLANNING COMMISSION

APRIL 7, 2026

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### PROJECT FACTS

**APPLICATION:** Application No. 2026-09 – **Change of Zone**

**APPLICANT/OWNER:** MK Builders, Inc.

**LOCATION:** 17731 S. 54th Street

**LEGAL DESCRIPTION:** S29, T8, R7, 6th Principal Meridian, LOT 20 NE

**AREA:** 4.93 acres

**EXISTING ZONING:** TA-1 – Transitional Agriculture

**REQUESTED ZONING:** I-1 – Light Industrial

**CURRENT LAND USE:** Vacant (former residential use removed in 2022)

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### PROPOSAL

The applicant is requesting approval of a Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial).

The applicant has a contingent buyer for the property. The potential buyer has been in contact with the City for the anticipated use of the property. Upon approval of zoning and sale of the property, is a construction yard, which is a use consistent with industrial land use classifications involving equipment storage, contractor operations, and associated office functions.

The proposed development is expected to occur in phases and includes:

- An initial building situated east to west
- Office space integrated into the front portion of the structure toward the street frontage
- Garage-style bays for equipment storage and operations
- Outdoor storage areas to be screened in accordance with zoning requirements

The potential buyer has acknowledged applicable requirements when applying for a building permit related to:

- Outdoor storage screening
  - Corridor Overlay design standards, including landscaping
  - Access permitting through Lancaster County
-

# PROCESS AND PRECEDENT

The City of Hickman follows a consistent and established process when evaluating zoning amendments:

1. Review for consistency with the Future Land Use Map (FLUM)
2. If inconsistent, process a concurrent FLUM amendment and Change of Zone

This process has been previously applied by the Planning Commission and City Council, including the July 19, 2022, approval of a Future Land Use Map amendment and Change of Zone from TA-1 to I-1 along S. 54th Street with Walters Ridge Addition, which is currently finalizing its floodplain remediation.

The current application follows this same established procedure.

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## ZONING REGULATIONS

This request is reviewed in accordance with the 2023 Hickman Zoning Regulations (Ordinance No. 2023-11).

### Comprehensive Plan Relationship

Section 1.03 states:

“Any amendment to the district ordinances or map shall conform to the comprehensive plan adopted by the governing body.”

This establishes that zoning decisions must align with the Comprehensive Plan or be accompanied by an amendment to maintain conformity.

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### Amendment Authority and Process

Article 15 – Amendments and Application Process governs zoning map amendments, including:

- Section 15.02: Initiation of amendments
- Section 15.03: Application requirements
- Section 15.04: Amendment procedures

Public notice has been provided in accordance with:

- Neb. Rev. Stat. §§19-901 through 19-915
  - 2023 Hickman Zoning Regulations
-

## **I-1 Light Industrial District**

Section 5.18 – I-1 Light Industrial District establishes the intent of the district to:

The I-1 Light Industrial District is intended to accommodate industrial uses that are of a limited nature and that do not create excessive noise, odor, dust, or other objectionable impacts, and to provide appropriate locations for employment-generating land uses.

The anticipated construction yard use aligns with industrial land use patterns involving:

- Equipment storage
- Contractor operations
- Accessory office functions

Such uses are consistent with the purpose of the I-1 district as employment-oriented and service-supporting.

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## **Supplemental Regulations – Industrial Development**

Section 11.04 – Industrial Development and related provisions apply to site design, performance standards, and compatibility. Industrial uses must be designed and operated in a manner that minimizes adverse effects on surrounding properties.

Section 11.21–11.22 (Outdoor Storage provisions) require screening of outdoor storage areas and compliance with district-specific standards

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## **Corridor Overlay District**

Portions of the property are subject to the Corridor Overlay District (Section 6.10), which includes:

- Architectural and material standards
- Landscaping requirements
- Screening and visual quality expectations

Outdoor storage is allowed in the Light Industrial district; however, under the Corridor Overlay and screening requirements, it must be located and designed so it is not visible from the roadway and meets all landscaping and screening standards. The potential buyer has indicated awareness and intent to comply with these standards at the time of site development.

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# COMPREHENSIVE PLAN ANALYSIS

The 2025 Hickman Comprehensive Plan serves as a long-range policy guide for land use decisions.

The Plan explicitly states:

“This plan is not a static document; it should evolve as changes in the land use, population, or local economy occur during the planning period.”

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## Future Land Use Considerations

The subject property is currently designated Low Density Residential on the Future Land Use Map.

However, the following conditions support reconsideration:

- The property is adjacent to a designated commercial node
  - The site is located along S. 54th Street, identified as a future arterial corridor
  - Nearby land uses include existing commercial (storage units) and potential industrial development off S. 54<sup>th</sup> Street adjacent to Hickman Road, across from the high-density residential apartment complex.
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## Policy Alignment

The Comprehensive Plan identifies the need to:

- Support economic development opportunities
- Locate employment-oriented uses along transportation corridors
- Maintain flexibility to respond to changing land use conditions

Amending the Future Land Use Map to Industrial and rezoning to I-1:

- Implements these policies
  - Reflects evolving land use patterns
  - Supports long-term economic growth
- 

## UTILITIES AND ACCESS

The subject property is located within the City of Hickman’s Extraterritorial Jurisdiction (ETJ). Municipal utility services are not currently available to the site.

Private utility services are anticipated as follows:

- Water: Rural water service or private well
- Electric: Norris Public Power District
- Wastewater: On-site wastewater system, subject to regulation by the Nebraska Department of Health and Human Services (DHHS)

**Access:**

Access to the property will require review and approval by Lancaster County for any new or modified access points onto public roadways.

The potential buyer has acknowledged these requirements and understands that approvals from the respective utility providers and Lancaster County are required prior to development.

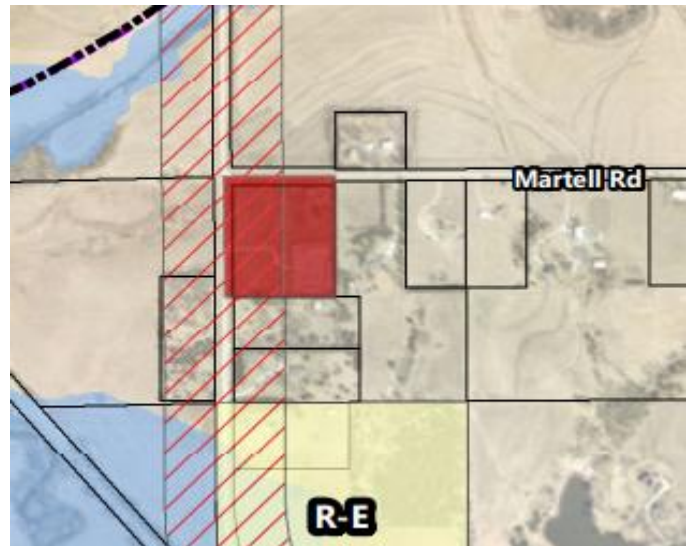
## SURROUNDING LAND USE

**North:** Agricultural    **South:** Agricultural    **East:** Large-lot Residential    **West:** Agricultural

Current Location (left) and Current Zoning Map (right) snips include the TA-1 zoning district and corridor overlay. Commercially zoned property is located across S. 54th Street and one parcel to the north (catty-corner to the subject property) and has been developed with self-storage facilities.

\*Property Location 17731 S. 54<sup>th</sup> Street

Current Zoning Map – (TA-1) Transitional Ag



## STAFF ANALYSIS

The request is supported by the following findings:

### Changed Conditions

- The original residential structure was removed (2022 demolition)
- The property has remained vacant

- Surrounding development patterns in the area have shifted toward commercial and light industrial uses
- The site is located along a planned future arterial corridor

### **Land Use Compatibility**

- Light Industrial use provides a transition between agricultural and commercial development
- The construction yard use is consistent with industrial service and contractor operations

### **Policy and Ordinance Conformity**

- The request complies with Article 15 amendment procedures
- Approval of the FLUM amendment ensures compliance with Section 1.03
- The I-1 district supports the proposed use and development pattern

### **Consistency with Prior Actions**

- Similar rezoning and FLUM amendments have been approved by the City (2022 application along S. 54th Street)
- The current request follows the same process and policy framework

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## **FINDINGS OF FACT**

1. The subject property contains approximately 4.93 acres.
2. The property is currently zoned TA-1 (Transitional Agriculture).
3. The applicant has requested rezoning to I-1 (Light Industrial).
4. The property is currently vacant following demolition of a residential structure in 2022.
5. The property is located along S. 54th Street, a planned future arterial corridor.
6. The property is adjacent to a designated commercial node on the FLUM.
7. Nearby commercial development exists.
8. The Comprehensive Plan allows for amendment based on changing conditions.
9. Approval of the Future Land Use Map amendment establishes conformity with Section 1.03 of the Zoning Regulations.
10. The proposed use is consistent with the intent of the I-1 district.

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## **CONCLUSION**

The requested Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) is appropriate based on:

- Documented changes in site conditions
- Alignment with the 2025 Comprehensive Plan, as amended
- Compliance with the 2023 Hickman Zoning Regulations, including Article 15 (Amendments) and Section 1.03 (Comprehensive Plan Relationship)

The proposed construction yard use is consistent with the intent of the I-1 Light Industrial District as an employment-oriented, service-based industrial use.

The Corridor Overlay District (Section 6.10) further ensures that site design, building materials, landscaping, and screening will be addressed through Site Plan Review (Section 13.04) to maintain corridor aesthetics and protect adjacent development.

Approval of the concurrent Future Land Use Map amendment establishes consistency with the Comprehensive Plan and supports the requested zoning change.

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## **STAFF RECOMMENDED MOTION**

Recommend approval to the City Council of Application No. 2026-09 for a Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE and to amend the Official Zoning Map to reflect said change, contingent upon approval of the associated Future Land Use Map amendment.

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

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, April 7, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. to amend the City of Hickman's Comprehensive Plan Future Land Use Map for the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes to designate the subject property as Industrial on the Future Land Use Map. The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street.

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Michele Lincoln  
City Clerk

# The Voice News

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

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38011832	DUE DATE	4/25/2026
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

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

### VOICE NEWS

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

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

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

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, April 7, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. to amend the City of Hickman's Comprehensive Plan Future Land Use Map for the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes to designate the subject property as Industrial on the Future Land Use Map. The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street.

Michele Lincoln  
 City Clerk

Mar. 26 - 31 lns  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	3/26/2026
and ending with the issue of:	3/26/2026
Publisher's fee at Legal Rate is:	<b>\$17.97</b>

*Darren P. Ivy*

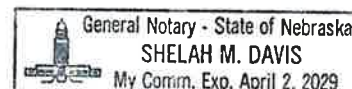
Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of April 7 Planning Commission Public Hearing - Amendment to Comprehensive Plan Future Land Use Map - Mar 26	15.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 26<sup>th</sup> day

of March, 2026

*Shelah M. Davis*  
 Notary Public



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

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, April 7, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. (Application No. 2025-09) to change the zoning of the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes a change in zoning district from Transitional Agricultural (TA-1) to Light Industrial (I-1). The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street. Approval of the Change of Zone will amend the Official Zoning Map for this parcel.

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Michele Lincoln  
City Clerk

# The Voice News

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

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38011831	DUE DATE	4/25/2026
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
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### VOICE NEWS

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

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

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

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, April 7, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. (Application No. 2025-09) to change the zoning of the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes a change in zoning district from Transitional Agricultural (TA-1) to Light Industrial (I-1). The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street. Approval of the Change of Zone will amend the Official Zoning Map for this parcel.

Michele Lincoln  
 City Clerk

Mar. 26 - 34 lns  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	3/26/2026
and ending with the issue of:	3/26/2026
Publisher's fee at Legal Rate is:	<b>\$19.47</b>

*Darren P. Ivy*  
 Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of April 7 Planning Commission Public Hearing - MK Builders, Inc. - Mar 26	16.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 26th day of March, 2026

*Shelah M. Davis*  
 Notary Public





115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
[www.hickman.ne.gov](http://www.hickman.ne.gov)



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

An application for a Change of Zoning District (Application No. 2025-09) has been received from MK Builders, Inc. as it applies to property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska. The subject property is approximately 4.93 acres and generally located north of Hickman Road along the west side of S 54th Street (map enclosed).

The property is currently zoned Agricultural (AG). The application requests a change in zoning classification to Light Industrial (I-1) as provided in the 2023 Zoning Regulations adopted and amended by the City of Hickman.

The existing use of the property is unimproved acreage, and the proposed use is the development of light-industrial buildings intended for small-business and service-based tenants.

To maintain consistency with the City of Hickman Comprehensive Plan, a companion amendment to the Future Land Use Map designating the property as Industrial will be considered before the Change of Zone request at the same meeting.

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The public hearings for these items will be held by the Hickman Planning Commission on Tuesday, April 7, 2026, at 7:00 p.m. (CST) in the Hickman Community Center/City Hall Meeting Room 128, 115 Locust Street, Hickman, Nebraska.

At that time, you may appear in person or submit written comments by 12:00 p.m. (noon) on the day of the meeting, either in support of or in opposition to the proposed application. The public hearing is not limited to those receiving copies of this notice. This notice is sent as a courtesy and is not a substitute for the official public hearing notice, which will be published in the Voice News at least ten (10) days prior to the Planning Commission meeting.

The Future Land Use Map amendment will be considered first, followed by the Change of Zone request. Following Planning Commission action, the Hickman City Council will hold separate public hearings and may take action on the Future Land Use Map amendment and may adopt an ordinance amending the Official Zoning Map for this parcel.

If you would like additional information, please get in touch with the applicant, Jeremy Bischoff, 402.310.6352; or the Zoning Enforcement Officer, Heidi Hoglund, at 402.792.2212 or [heidih@hickman.ne.gov](mailto:heidih@hickman.ne.gov).

Respectfully submitted,  
Heidi Hoglund, CFM  
Zoning Enforcement Officer

Enclosures: Map of Application Site



Legend



\* 17731 S. 54th Street

**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@lancasterne.gov](mailto:assessor@lancasterne.gov) and you will be directed to the appropriate department



3/26/2026

Notes

**LANCASTER COUNTY APPRAISAL CARD**

Parcel ID: 15-29-200-003-000

Tax Year: 2026

Run Date: 2/20/2026 1:07:43 PM

Page 1 of 1

**OWNER NAME AND MAILING ADDRESS**

MK BUILDERS INC  
8230 CODY DR  
LINCOLN, NE 68512

**Additional Owners**  
No.

**SALES INFORMATION**

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
04/15/2021	Improved	\$225,000	Disqualified		Warranty Deed	2021025334
03/07/1991	Improved	\$71,000	Valid Sale		Warranty Deed	1992030502
02/01/1991	Improved	\$1	Disqualified		Quit Claim Deed	1991004518

**PROPERTY SITUS ADDRESS**

17731 S 54TH ST  
HICKMAN, NE 68430

**BUILDING PERMITS**

Number	Issue Date	Amount	Status	Type	Description
BHIC2022-170	08/24/2022		Closed	Demolition	DEMO SFR

**GENERAL PROPERTY INFORMATION**

**Prop Class:** Residential Unimproved  
**Primary Use:** Acreage  
**Living Units:**  
**Zoning:** AG-Agriculture District  
**Nbhd:** 3400N - Rural 3400N  
**Tax Unit Grp:** 0068  
**Schl Code Base:** 55-0160 Norris  
**Exemptions:**

**INSPECTION HISTORY**

Date	Time	Process	Reason	Appraiser	Contact-Code
12/12/2022		Field Review - 08	Data Verification	SAB	
06/09/2021	2:48 PM	No Answer At Door, Exterior - 04	Sale Review	TRS	
08/28/2019	11:00 AM	Desktop Review, Orthos - 10	General Review	TRS	
08/22/2018		Owner Call/Email - 11	Data Verification	SAB	Owner - 1
08/21/2018	2:13 PM	No Answer At Door, Exterior - 04	General Review	SAB	

**Flags:**

**RECENT APPEAL HISTORY**

Year	Level	Case #	Status	Action
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**ASSESSED VALUE HISTORY**

Year	Land	Building	Total
2026	\$137,500	\$0	\$137,500
2025	\$133,600	\$0	\$133,600
2024	\$133,600	\$0	\$133,600
2023	\$133,600	\$0	\$133,600
2022	\$100,000	\$114,800	\$214,800

**PROPERTY FACTORS**

**GBA:** 0  
**NRA:**  
**Location:**  
**Parking Type:**  
**Parking Quantiv:**

**APPRAISED VALUES**

	Land	Building	Total	Method
<b>Current</b>	\$137,510	\$0	\$137,510	COST
<b>Prior</b>	\$133,580	\$0	\$133,580	COST
<b>Cost</b>	\$137,510	<b>Market</b> \$303,700	<b>GRM</b>	\$0
<b>Income</b>	\$0	<b>MRA</b> \$328,100	<b>Ovr</b>	

**LEGAL DESCRIPTION**

S29, T8, R7, 6th Principal Meridian, LOT 20 NE

**MARKET LAND INFORMATION**

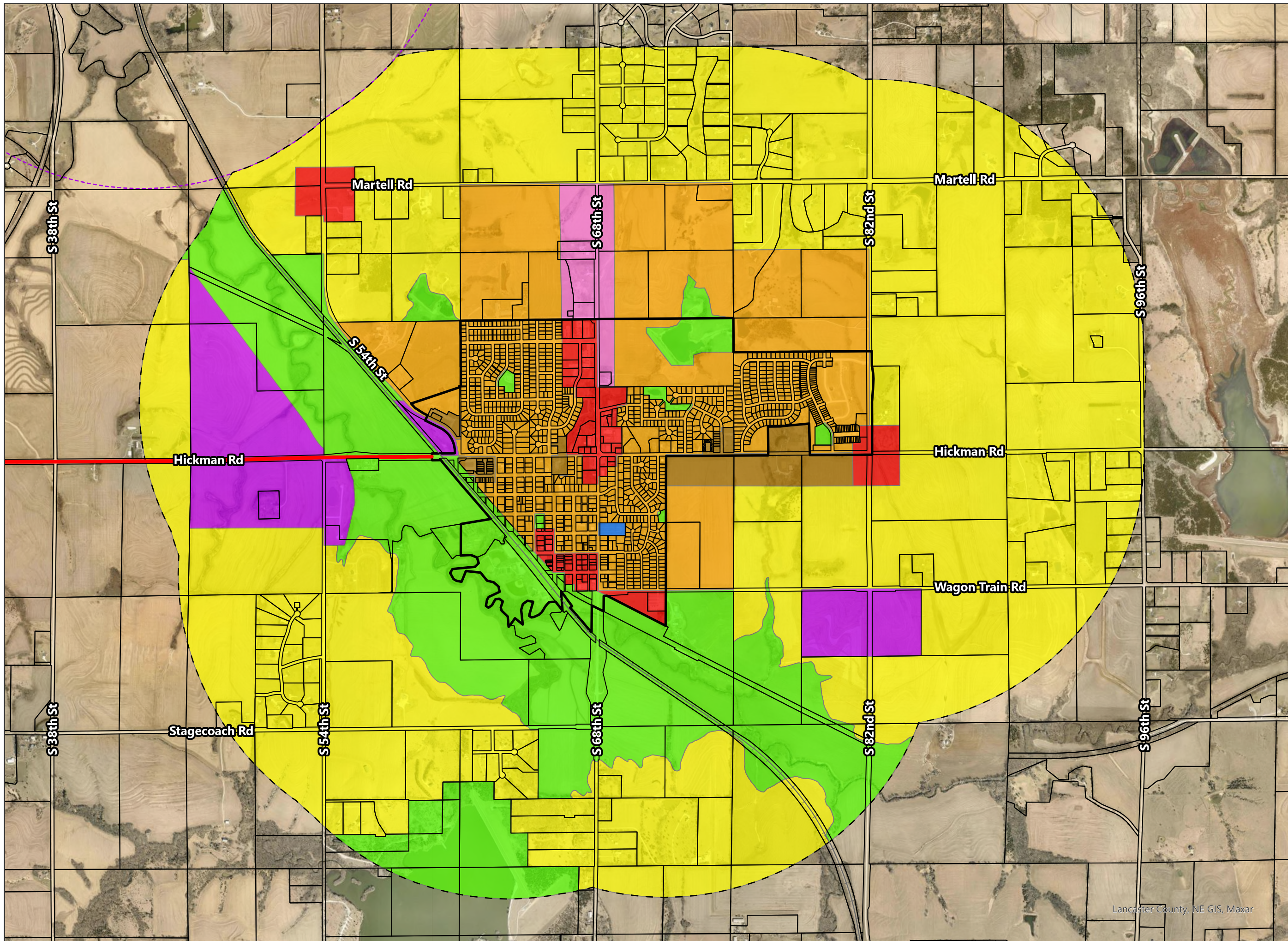
Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
Site	HS1 - Home Site 1st	1//							110,000	110,000
Acre	HSA - Add'l Acres	3.93//							7,000	27,510

**Total Acres 4.93**















**GIS SF 214890**

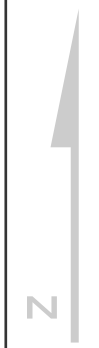
**Mkt Land Total \$137,510**

**Taxable Aq Land Total \$0**



**LEGEND**

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



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



Lancaster County, NE GIS, Maxar



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

**REQUEST ZONING DISTRICT CLASSIFICATION CHANGE**

Applicant Names(s) MK Builders, Inc. Permit # 2026-09  
Date 2-2-26

Applicant Address 8230 Cody Drive Phone # ( ) \_\_\_\_\_

I hereby request to change the zoning classification from AG-TA Zoning District to I-1 light industrial Zoning District.

Property Legal Description S29, T8, R7, 6<sup>th</sup> principal Meridian, LOT 20 NE

Current Use of Property Vacant 17731 S. 54<sup>th</sup> St.

Reason for request Change zoning with intentions to construct light industrial building

Attach a Certificate of Ownership for property described above.

Attach a list of Property owners within 300 feet of all property lot lines.

[Signature]  
Applicant Signature

Math Karl  
Print Name

2-2-26  
Date

*For Office Use Only*

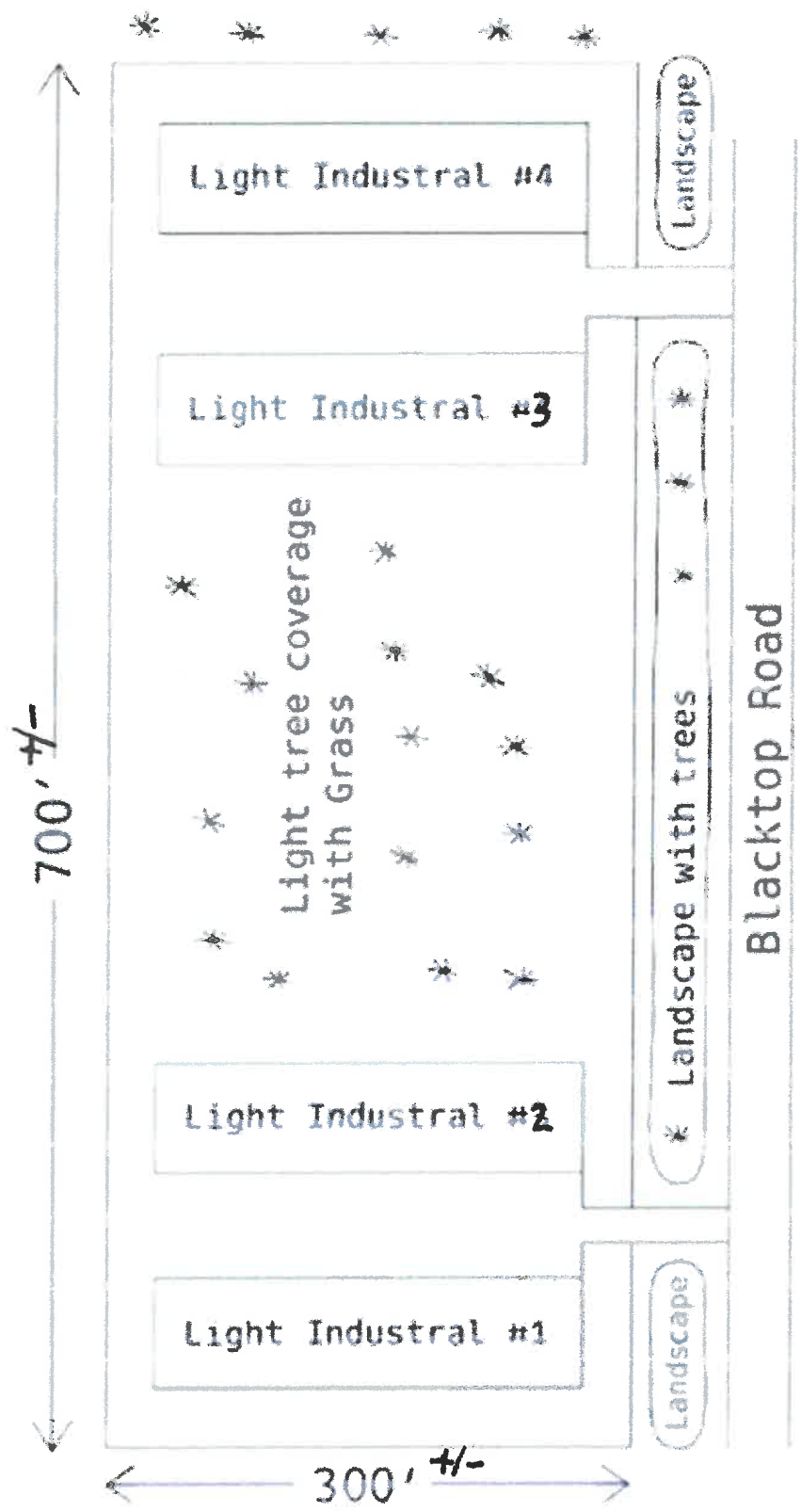
- Application Fee \$500.00 Receipt # 3.00000101 <sup>XBP</sup> Received by: [Signature] Date 2-5-2026
- Date Zoning Signs Posted March 6, 2026
- Date Public Hearing for Planning Commission April 7, 2026
- Date Notice of Public Hearing Published March 26, 2026
- Decision of Planning Commission  Approved  Denied
- Date Public Hearing for City Council \_\_\_\_\_
- Date Notice Public Hearing Published \_\_\_\_\_
- Decision of City Council  Approved  Denied

[Signature]  
City Staff Signature

Zoning  
Title

2-5-2026 received  
Date

17731 S. 54th



Date: February 5, 2026

**City of Hickman Planning Commission** 115 Locust Street Hickman, NE 68372

**RE: Rezoning Request for 17731 S 54th Street Agriculture to Light Industrial (LI)**

Dear Members of the Hickman Planning Commission and City Council:

I respectfully request approval to rezone the property located at **17731 S 54th Street** from **Agriculture to Light Industrial (LI)**. This rezoning will support a **phased, low-impact light industrial development** consisting of one initial building and multiple future buildings, each measuring roughly **220 feet by 50 feet**, to be leased to small businesses and service providers seeking enclosed, low-impact workspace.

### **1. Alignment With Hickman's Comprehensive Plan**

Hickman's Comprehensive Plan emphasizes expanding employment-based land uses, supporting local business growth, and encouraging orderly development along key transportation corridors. The proposed project directly supports these goals by offering flexible rental bays for local trades and service providers. The phased approach ensures responsible growth that aligns with the city's long-term planning objectives.

### **2. Phased Development Approach**

#### **Phase 1 – Initial Development**

- Construction of **one roughly 220' × 50' building**
- Installation of access drives, drainage improvements, and utilities
- **Frontage landscaping along S 54th Street** to enhance corridor appearance
- Buildings offered for **lease to small businesses and service-based tenants**

#### **Phase 2 – Future Expansion**

- Addition of **roughly 220' × 50' buildings as necessary**
- Expansion timed with demonstrated tenant demand
- Ensures long-term flexibility and avoids over-building

This phased strategy reduces impacts, spreads out traffic growth, and allows the city to monitor compatibility over time.

### **3. Compatibility With Surrounding Land Uses**

The property sits in a transitional corridor where acreage and agricultural parcels provide natural buffering, and light industrial and commercial uses are emerging. All tenant operations will be fully enclosed within the buildings. No heavy manufacturing or high-impact uses are proposed.

**Any outdoor storage associated with tenants will be limited in scale and fully screened from view along S 54th Street using a combination of solid fencing, landscaping, and strategic building placement.** This ensures the development maintains an attractive frontage consistent with Hickman's expectations for corridor appearance.

#### **4. Minimal Impact on Public Services**

The project is designed to operate with limited demand on city and county services. Traffic will be modest and distributed across multiple small tenants. Utilities can be extended without significant public cost. Stormwater will be managed through engineered design, and emergency access will meet all applicable standards.

#### **5. Economic and Community Benefits**

Rezoning the property to Light Industrial will:

- Provide **affordable, flexible rental space** for local businesses
- Support trades, contractors, and service providers needing enclosed workspace
- Create new employment opportunities
- Increase the tax base for Hickman and Lancaster County
- Encourage investment in a growing corridor

The frontage landscaping along S 54th Street contributes to the city's goal of maintaining attractive and well-buffered corridors.

#### **6. Site Suitability**

The property at 17731 S 54th Street is well-suited for light industrial development due to its size, shape, and direct access to S 54th Street. The site can incorporate landscaping, setbacks, and buffering, and no known environmental constraints limit development.

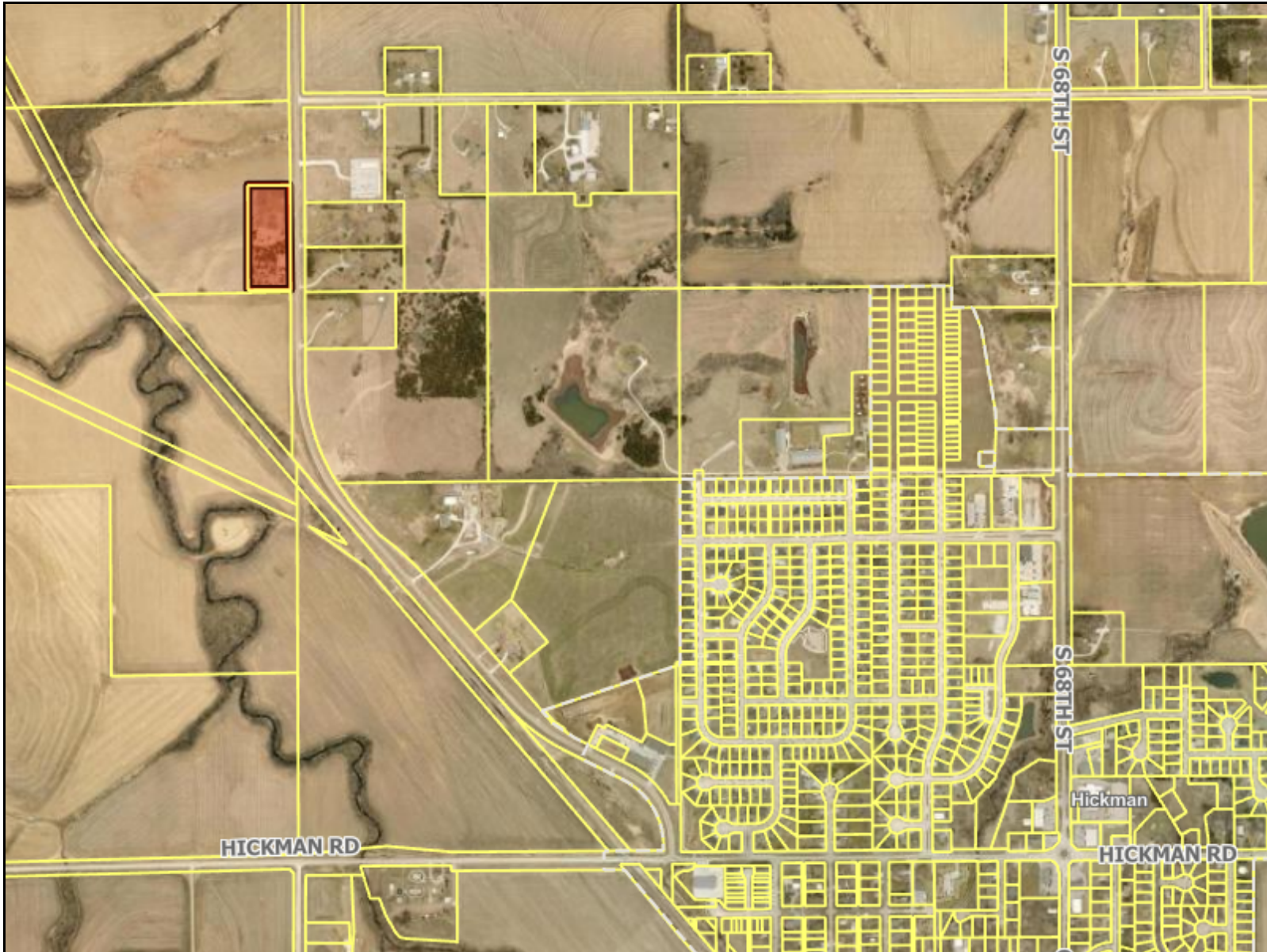
#### **Conclusion**

For the reasons outlined above — including consistency with Hickman's Comprehensive Plan, compatibility with surrounding uses, minimal infrastructure impact, and clear economic benefits — I respectfully request approval of the rezoning from **Agriculture**

to **Light Industrial (LI)** at **17731 S 54th Street**.

Thank you for your consideration. I look forward to working with City staff, the Planning Commission, and the City Council throughout the review process.

**Sincerely, Jeremy Bishoff**



Legend

Notes

DISCLAIMER:  
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2/20/2026

