

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, March 31, 2025
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the February 10, 2025, regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
 - A. Public Hearing - Regarding a request from the City of McCook to recommend approval of a preliminary plat which serves as the initial step in the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska.
 1. Adjourn the Public Hearing.
 - B. Recommend the approval of a preliminary plat for the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska.
 - C. Update and discussion regarding the City of McCook's progress on a new Comprehensive Plan, Zoning Regulations, and Subdivision Regulations.

Adjournment.

CITY MANAGER'S REPORT
MARCH 31, 2025 PLANNING COMMISSION MEETING

ITEM: **1.**

RECOMMENDATION:

Approve the minutes of the February 10, 2025 regular McCook Planning Commission meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL

IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

March 27, 2025

McCook Planning Commission
Regular Meeting
February 10, 2025
5:15 P.M.

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Lyons; Commissioners Bradley, Davidson, McDowell, Mockry, Vosburg, Currier.

Absent: Vice Chair Hilker, Commissioners Friehe, Stevens.

City Officials present: City Manager Schneider, Assistant City Manager Koetter, City Attorney Mustion, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on February 6, 2025, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Lyons announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the October 14, 2024 regular Planning Commission meeting.

Motion to approve the minutes of the October 14, 2024 regular Planning Commission meeting. This motion, made by Lyons and seconded by McDowell, passed.

Bradley: YEA, Currier: YEA, Davidson: YEA, Friehe: ABSENT, Hilker: ABSENT, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 7, NAY: 0, ABSENT: 3

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Amanda and Dustin Trew to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at 806 ½ East 7th Street; legally described as the South Thirty-five (35) feet of Lot Seven (7) and the North One and Seven-tenths (1.7) feet of the vacated alley between Lots Seven (7), Eight (8), and Nine (9), of Block One (1), John E. Kelley Memorial First Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Amanda and Dustin Trew to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM)

- property located at 806 ½ East 7th Street; legally described as the South Thirty-five (35) feet of Lot Seven (7) and the North One and Seven-tenths (1.7) feet of the vacated alley between Lots Seven (7), Eight (8), and Nine (9), of Block One (1), John E. Kelley Memorial First Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Lyons and seconded by Vosburg, passed.

Bradley: YEA, Currier: YEA, Davidson: YEA, Friehe: ABSENT, Hilker: ABSENT, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 7, NAY: 0, ABSENT: 3

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the February 10, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (11 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Schneider reviewed the information presented in Exhibit #1.

Amanda Trew, applicant, was present to address questions from the Commission.

Discussion included fencing on the back side of the property, how many garages were provided, the request does not change the neighborhood and that it would be compatible with area uses.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by McDowell and seconded by Vosburg, passed.

Bradley: YEA, Currier: YEA, Davidson: YEA, Friehe: ABSENT, Hilker: ABSENT, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 7, NAY: 0, ABSENT: 3

2.B. Recommend approval to the City Council the application for a special exception by Amanda and Dustin Trew to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at 806 1/2 East 7th Street; legally described as the South Thirty-five (35) feet of Lot Seven (7) and the North One and Seven-tenths (1.7) feet of the vacated alley between Lots Seven (7), Eight (8), and Nine (9), of Block One (1), John E. Kelley Memorial First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Commissioners completed their Special Exception Findings and Determinations, all found that Considerations A - I have been made.

Motion to recommend approval to the City Council the application for a special exception by Amanda and Dustin Trew to locate a Bed and Breakfast/Vacation Rental in a Medium Density

Residential District (RM) - property located at 806 1/2 East 7th Street; legally described as the South Thirty-five (35) feet of Lot Seven (7) and the North One and Seven-tenths (1.7) feet of the vacated alley between Lots Seven (7), Eight (8), and Nine (9), of Block One (1), John E. Kelley Memorial First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by Vosburg, passed.

Bradley: YEA, Currier: YEA, Davidson: YEA, Friehe: ABSENT, Hilker: ABSENT, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 7, NAY: 0, ABSENT: 3

City Manager Schneider informed the Commission that a meeting of the Comprehensive Plan and Zoning Regulations Review Committee has been scheduled for February 27, 2025 at 6:00 P.M. in the upstairs training room and that there will be a Planning Commission meeting on March 10, 2025.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 5:30 P.M.

Lea Ann Doak, City Clerk-Treasurer
Recording Secretary

**CITY MANAGER'S REPORT
MARCH 31, 2025 PLANNING COMMISSION MEETING**

2.A.
ITEM NO. ___ Public Hearing - Regarding a request from the City of McCook to recommend approval of a preliminary plat which serves as the initial step in the creation of Walters First Addition, an Addition to the City of McCook, Red Willow County, Nebraska.

2.B.
ITEM NO. ___ Recommend the approval of a preliminary plat for the creation of Walters First Addition, an Addition to the City of McCook, Red Willow County, Nebraska.

BACKGROUND:

The City of McCook is requesting the McCook Planning Commission to consider recommending the approval a preliminary plat of the Walters First Addition, an Addition to the City of McCook, Red Willow County, Nebraska. The tract of land to be considered contains 127.8 acres, more or less. The preliminary plat contemplates the creation commercial lots, residential lots (both single family and multi-family), a recreational lot, and outlots for drainage for the entirety of the tract. The property is located north of West Q Street and West 17th Street, just one block east of Highway 83. The tract of land was voluntarily annexed into McCook's corporate limits in October of 2024. Following the finalization of Walters First Addition to the City of McCook, the Planning Commission and City Council will be asked to rezone the tract to allow for commercial, residential, and recreational use. Attached to this report, the City of McCook has included the Preliminary Plat for Walters First Addition. The Preliminary Plat is comprised of three inclusive documents: the Preliminary Plat, the Preliminary Plat Outlining Proposed and Existing Utilities, and a Preliminary Plat That Overlays the Existing Land. Upon review, the applicant's preliminary plat meets the City of McCook's subdivision requirements.

The Preliminary Plat process is the initial step in subdividing the tract of property at issue. A final plat will be brought back to the Planning Commission and City Council, which can include modifications suggested by the Planning Commission and City Council, if any suggestions are made.

APPROVALS:



Nathan A. Schneider, City Manager

March 26, 2025



Lea Ann Doak, City Clerk

March 26, 2025

**NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the preliminary plat on a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M. in the City of McCook, Red Willow County, Nebraska, to be known as Walters First Addition. A copy of the proposed preliminary plat and legal description are available for public inspection at the office of the City Clerk.

A PUBLIC HEARING ON THE ABOVE-DESCRIBED FINAL PLAT APPROVAL WILL BE HELD ON THE DATE, TIME, AND AT THE PLACE LISTED BELOW:

MARCH 31, 2025 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

APRIL 7, 2025 - 5:30 P.M.
MCCOOK CITY COUNCIL
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described final plat may attend the public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

Mail: March 21, 2025.
Post: March 21, 2025.

EXHIBIT - #2

PAGE(S) - 1

Property Owners Notified:

RED WILLOW CO. SCHOOL DIST. #17
700 WEST 7TH
MCCOOK, NE 69001

PRESIDENT
MCCOOK PUBLIC SCHOOLS
600 WEST 7TH
MCCOOK, NE 69001

RED WILLOW COUNTY
C/O TAMI TEEL
502 NORRIS AVE
MCCOOK, NE 69001

RED WILLOW CO. PLANNING COMM.
502 NORRIS AVE
MCCOOK, NE 69001

DALE & JOAN STEWART
2103 N HWY 83
MCCOOK, NE 69001

LONNIE & MAUREEN WOOD
111 E M STREET
MCCOOK, NE 69001

DAVID & CHRISTINE CARFIELD
2205 PONDEROSA DRIVE
MCCOOK, NE 69001

BRIAN & JESSICA LUKE
2202 PONDEROSA DRIVE
MCCOOK, NE 69001

CRAIG & CHERYL CHRISTNER
808 SPRUCE
MCCOOK, NE 69001

W.A.G.S PROPERTIES, LLC
C/O CHRIS WAGNER
PO BOX 749
MCCOOK, NE 69001

GALEN & MIRANDA PERRY
1001 W R STREET
MCCOOK, NE 69001

QUILLAN COURTS, LLC
402 NORRIS AVE
MCCOOK, NE 69001

JERRY & MARY CHAMBERS
1606 WEST 9TH STREET
MCCOOK, NE 69001

MCCOOK ECONOMIC DEVELOPMENT
402 NORRIS AVE
MCCOOK, NE 69001

RED WILLOW COUNTY FAIR BOARD
PO BOX 876
MCCOOK, NE 69001

GABRIEL CARBAJAL & MARISOL
GARCIA
1514 WEST 10TH
MCCOOK, NE 69001

RACHEL MCMAINS
1518 W 10TH
MCCOOK, NE 69001

LONNIE BONAR
811 E H
MCCOOK, NE 69001

CATHY LEMM-WEBER
CASEY BAKER
801 W 3RD
MCCOOK, NE 69001

JERRY & KALYN RUZICKA
1517 EAST FAIRACRES
MCCOOK, NE 69001

JOHN ALLEN
1203 WEST Q STREET
MCCOOK, NE 69001

ANGELA LAMPMAN
PO BOX 266
CHEYENNE WELLS, CO 80810

GREGORY & DEBORAH CROUCH
1514 EAST FAIRACRES
MCCOOK, NE 69001

MIKE & DIANNE KUGLER
13 SANDPIPER STREET
MCCOOK, NE 69001

JOHN & JENNIFER KUGLER
807 SPRUCE ROAD
MCCOOK, NE 69001

LUKE & KAREN BORTNER
73109 US HWY 83
MCCOOK, NE 69001

BRIAN LEVANDER TRUSTEE
3620 W OLD POTASH HWY
GRAND ISLAND, NE 68803

JEFFERY & JAMIE ESSLINGER
405 WEST Q ST
MCCOOK, NE 69001

JKS REAL ESTATE, LLC
2112 BLAKE DRIVE
MCCOOK, NE 69001

CAPPEL INDUSTRIAL PARK 4, LLC
C/O RICHARD CAPPEL
5 BRASSIE DRIVE
MCCOOK, NE 69001

Q STREET STORAGE, LLC
C/O HEDDY REINERS
PO BOX 514
MCCOOK, NE 69001

RICHARD LAMPMAN
1301 WEST Q
MCCOOK, NE 69001

MARGARITA DECAMPOS
1311 WEST Q STREET
MCCOOK, NE 69001

DENNIS & CATHERINE STEWART
1402 WEST Q STREET
MCCOOK, NE 69001

MARK & ELIZABETH WILCOX
PO BOX 26
MCCOOK, NE 69001

MICHAEL & SALLY DAFFER
70354 ROAD 395
DANBURY, NE 69026

BILLY & MICHELLE WITT
2105 BLAKE DRIVE
MCCOOK, NE 69001

KATHLEEN BIEKER
1608 W Q STREET
MCCOOK, NE 69001

JWT PROPERTIES, LLC
39345 US HWY 6
INDIANOLA, NE 69034

RANDY PETERS SEED FARMS, INC
71321 ROAD 378
MCCOOK, NE 69001

TERRY & JANA SIDES
603 WEST 1ST STREET
MCCOOK, NE 69001

TITAN MACHINERY, INC
A DELAWARE CORP
644 E BEATON DR
WEST FARGO, ND 58078

BARNETT LUMBER CO, INC
PO BOX 489
MCCOOK, NE 69001

MCCOOK FLOOR COVERING INC
C/O CAROL SAMWAY
1801 N HWY 83
MCCOOK, NE 69001

NEBRASKA PUBLIC POWER DISTRICT
PO BOX 499
COLUMBUS, NE 68602

DEAN & RHONDA HILKER
1810 W Q STREET
MCCOOK, NE 69001

**NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on March 31, 2025, at 5:15 P.M. and by the McCook City Council on April 7, 2025, at 5:30 P.M.. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider the preliminary plat on a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M. in the City of McCook, Red Willow County, Nebraska, to be known as Walters First Addition. A copy of the proposed preliminary plat and legal description are available for public inspection at the office of the City Clerk. Any and all persons desiring to comment on the proposed preliminary plat may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

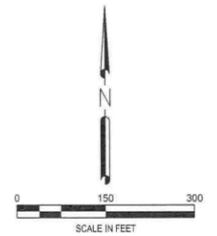
-s- Lea Ann Doak
City Clerk

Publish: March 21, 2025.

EXHIBIT - #4

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PRELIMINARY PLAT
 -WALTERS FIRST ADDITION-
 AN ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA



WARRANTY DEED DESCRIPTION

INSTRUMENT NO. 2024-00824
 RECORDED JUNE 21, 2024

A tract of land in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M., more particularly described as follows:
 Referring to the north quarter corner of said Section 19 as the true point of beginning; thence S0°12'E, 2,028.0 feet to a point; thence N85°45'W, 658.0 feet to a point; thence S0°13'W, 202.5 feet to a point; thence N85°47'W, 268.9 feet to a point; thence N01°45'E, 7.9 feet to a point; thence N85°45'W, 152.2 feet to a point; thence S29°17'W, 474.8 feet to a point; thence N85°37'W, 793.8 feet to a point; thence N0°21'E, 1,009.6 feet to a point; thence N89°36'W, 370.0 feet to a point; thence N0°24'E, 1,696.8 feet to a point; thence S84°59'E, 2,457.1 feet to the point of beginning, containing 127.8 acres, more or less, according to a survey dated March 5, 1982, by Darrell W. Burke, Registered Land Surveyor.

CURVE DATA				
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD DISTANCE
C1	181°2'09"	435.00'	138.20'	N 28°43'12" E 137.62'
C2	41°55'28"	400.00'	292.69'	S 40°34'51" W 286.20'
C3	76°28'23"	365.00'	487.17'	S 56°29'32" W 451.81'
C4	19°06'25"	435.00'	145.06'	S 47°22'29" W 144.39'
C5	19°06'25"	435.00'	145.06'	S 75°42'42" W 144.39'
C6	9°37'51"	435.00'	71.85'	S 89°59'50" W 71.77'
C7	33°11'10"	400.00'	231.68'	S 78°08'10" W 228.48'
C8	12°28'33"	335.00'	72.94'	N 79°01'58" W 72.80'
C9	25°38'34"	335.00'	149.93'	N 59°58'24" W 148.68'
C10	18°42'06"	335.00'	109.35'	N 37°48'04" W 108.86'
C11	56°49'14"	300.00'	297.51'	N 56°51'38" W 285.47'
C12	56°49'14"	265.00'	262.80'	N 56°51'38" W 252.16'
C13	104°49'10"	55.00'	100.62'	S 07°49'58" W 87.16'
C14	75°07'02"	55.00'	72.11'	N 82°11'56" W 67.25'
C15	101°01'15"	55.00'	96.97'	N 05°52'13" E 84.89'
C16	18°29'38"	235.00'	75.85'	S 15°08'56" W 75.52'
C17	30°34'25"	235.00'	125.40'	N 39°40'58" E 123.92'
C18	55°38'32"	200.00'	194.25'	N 33°43'33" E 186.70'
C19	34°21'35"	165.00'	98.95'	S 23°04'55" W 97.47'
C20	21°17'17"	165.00'	81.30'	S 50°54'21" W 60.95'
C21	8°34'48"	235.00'	26.99'	N 58°15'35" E 26.97'
C22	13°01'02"	235.00'	53.39'	N 21°56'30" W 53.28'
C23	30°29'02"	235.00'	125.03'	N 00°11'28" W 123.56'
C24	30°21'06"	235.00'	124.49'	S 30°13'37" W 123.04'
C25	73°51'13"	200.00'	257.80'	N 08°28'35" E 240.32'
C26	73°51'13"	165.00'	212.68'	N 08°28'35" E 198.25'
C27	19°40'16"	235.00'	80.68'	S 55°14'19" W 80.29'
C28	25°29'41"	235.00'	104.57'	N 77°49'18" E 103.71'
C29	45°09'56"	200.00'	157.66'	N 67°59'10" E 153.61'
C30	45°09'56"	165.00'	130.07'	N 67°59'10" E 126.73'
C31	50°28'25"	55.00'	48.45'	S 85°19'37" W 46.90'
C32	90°00'00"	55.00'	86.39'	N 44°26'10" W 77.78'
C33	90°00'00"	55.00'	86.39'	N 45°33'50" E 77.78'
C34	16°46'43"	835.00'	185.83'	S 08°57'11" W 185.29'
C35	16°46'43"	600.00'	175.70'	S 08°57'11" W 175.08'
C36	17°41'29"	565.00'	174.46'	S 09°24'34" W 173.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°26'10"W	15.37'
L2	N24°01'39"E	29.91'
L3	N38°05'48"E	49.69'
L4	H51°28'31"E	59.74'
L5	N32°44'56"E	63.46'
L6	N20°37'16"E	72.37'
L7	N20°26'29"E	101.30'
L8	N20°26'29"E	101.30'
L9	N20°26'29"E	39.46'
L10	N28°13'12"E	81.54'
L11	N68°35'44"E	28.88'
L12	N78°17'38"E	68.19'
L13	S84°50'10"E	53.56'
L14	S84°50'10"E	83.01'
L15	S18°15'18"W	67.42'
L16	S18°16'12"W	99.33'
L17	S18°16'12"W	44.20'
L18	S61°32'59"W	88.07'
L19	S87°00'45"E	64.21'
L20	N05°54'07"E	31.48'
L21	S05°54'07"W	69.94'
L22	S00°33'50"W	18.69'
L23	S08°14'32"W	33.43'
L24	S08°14'32"W	71.19'
L25	S37°35'14"W	65.06'
L26	S70°49'22"W	85.39'
L27	S77°23'51"W	120.37'
L28	S77°26'33"W	112.95'
L29	S88°06'49"W	118.86'
L30	S45°24'12"W	26.00'
L31	N85°16'15"W	50.00'

- Legend**
- = FOUND SECTION & 1/4 CORNER AS NOTED
 - = SET 1/2" REBAR & RLS CAP 647 UNLESS NOTED
 - = FOUND 1/2" REBAR UNLESS NOTED
 - R.O.W. = RIGHT OF WAY
 - W.C. = WITNESS CORNER & DISTANCE
 - (BLM) = BUREAU OF LAND MANAGEMENT DISTANCE
 - (D) = DICTIONARY LS 514 SURVEYS DISTANCE, 7/30/12 & 4/7/16
 - (A) = ADJOINER'S DEEDED DISTANCE
 - (T) = TAGGE LS 323 SURVEY DISTANCE, 4/8/88
 - (R) = RECORDED LEGAL OR PLATTED DISTANCE
 - (M) = MEASURED DISTANCE
 - ⊗ = COMPUTED POINT
 - (- - -) = COMPUTED DISTANCE
 - (---) = SECTION LINE
 - (---) = PARCEL LINE
 - (---) = LOT LINE
 - P.O.C. = POINT OF BEGINNING
 - P.O.B. = POINT OF COMMENCEMENT

- SECTION CORNER TIES**
- (A) NW COR., SEC. 19-3-29 FOUND 3" W/ BENT NAIL IN SOUTH BOUND OF HWY 83
1. "X" ON ROW MKR 47.40' W
2. TOP NAIL FH 53.50' SE
3. "X" ON ROW MKR 93.11' E
4. SE COR. OF CATCH BASIN 93.38' SW
 - (B) N 1/4 COR., SEC. 19-3-29 FOUND 3" BRASS CAP @ FENCE CORNER
1. NPP 17.52' E
2. NPP 19.42' N
3. NPP 21.70' W
4. NPP 30.50' S
 - (C) W 1/4 COR., SEC. 19-3-29 FOUND CONC. NAIL & "X" IN LEFT N. BOUND LAND OF HWY 83
1. NE BOLT OF LIGHT POLE 64.25' SE
2. NE COR. CONC. VAULT PAD 104.85' SW
3. FACE COR. POST AT BASE 102.80' NW
4. B.S. W.C. 64.76' W
 - (D) N 1/4 COR., SEC. 19-3-29 FOUND WORN, FLEEBLE ALUM. CAP NW 1/2 STREET
1. "X" MH RM 38.25' NE
2. "X" MH RM 38.25' SE
3. N. & S.C. IN PP 31.75' S
4. "X" B.C. MC 32.65' N

EXHIBIT - #5
PAGE(S) - 1

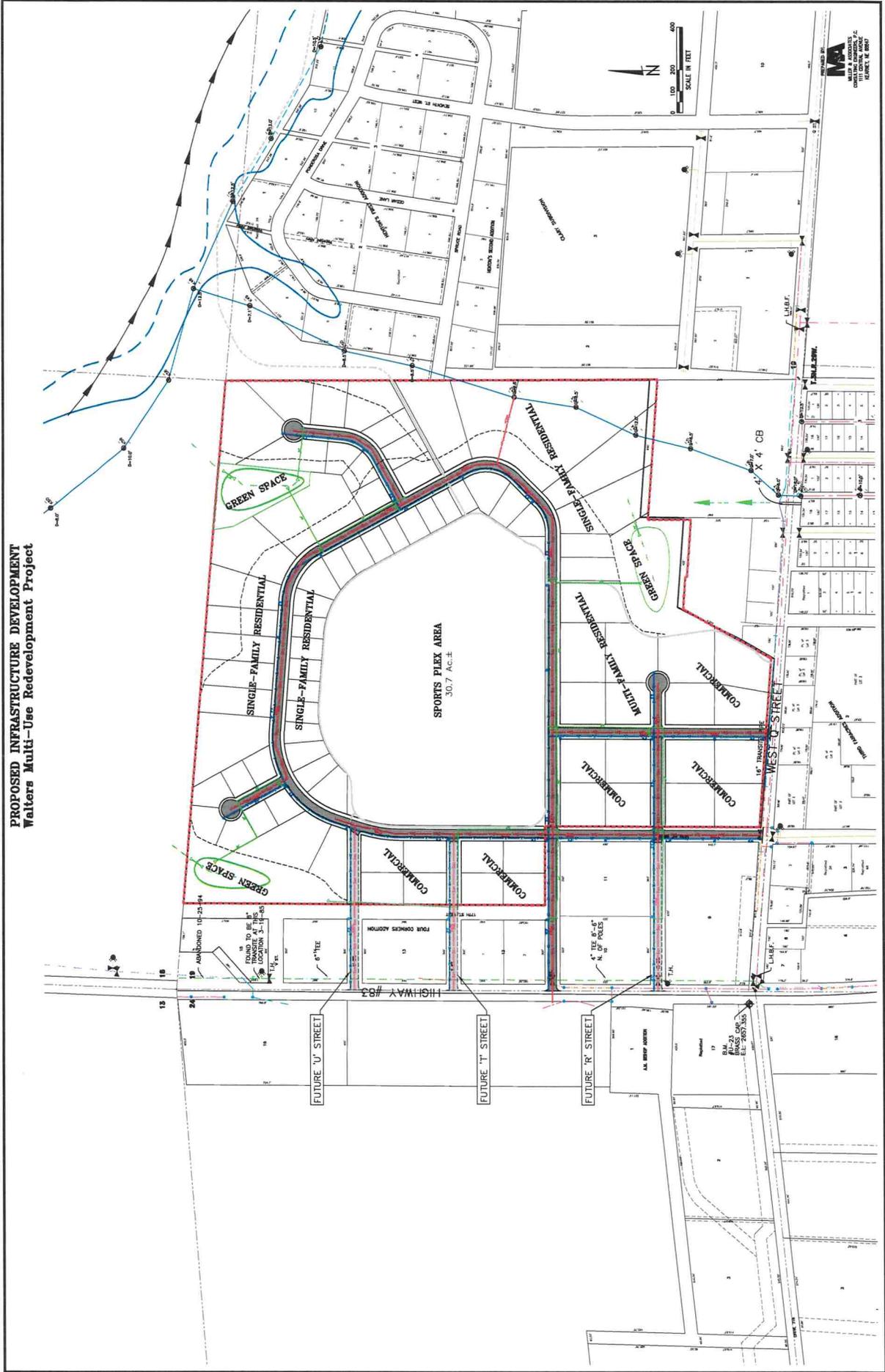
PREPARED BY:
MA
 MILLER & ASSOCIATES
 CONSULTING ENGINEERS, P.C.
 1111 CENTRAL AVENUE
 KEARNEY, NE 68847

WALTERS FIRST ADDITION
 McCook, Nebraska

THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MILLER & ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

PLOTTED: 3/24/2025 8:22 AM
 SAVED: 3/21/2025 3:54 PM
 G:\Projects\2020-2025-01-023\01-023-Design\Drawings\Survey\Design\Walters Sub-Plat.dwg

PROPOSED INFRASTRUCTURE DEVELOPMENT
Walters Multi-Use Redevelopment Project



PHASE 1
INFRASTRUCTURE FEASIBILITY PLAN
Walters Multi-Use Redevelopment Project

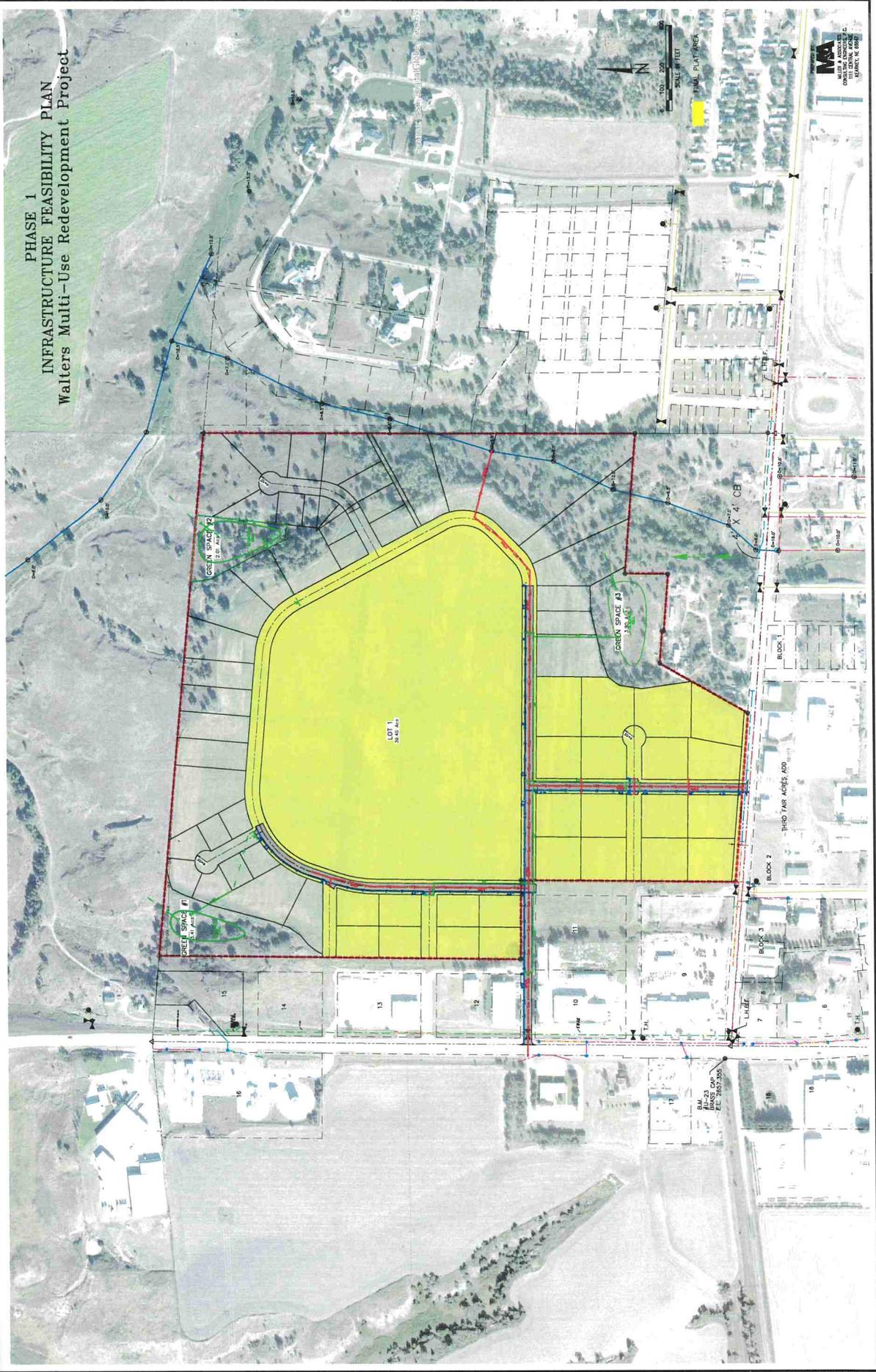


EXHIBIT - #7

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City of McCook
505 West C Street * PO Box 1059
McCook, NE 69001
(308) 345-2022 * Fax (308) 345-1461
www.cityofmccook.com

MINOR & MAJOR SUBDIVISION APPLICATION

Name of Project (If applicable): Walters First Addition to the City of McCook
Description of Project: The City requests a preliminary & final plat approval for a tract of land located in the NW 1/4 of 19-3-29, West of the 6th P.M.

Project sponsor or developer:

Name: City of McCook
Address: 505 West C
Phone number: 308-345-2022
Fax number: _____
E-mail Address: n.schneider@cityofmccook.com

Landowner or owners:

Name: City of McCook
Address: 505 West C
Phone number: 308-345-2022
Fax number: _____
E-Mail Address: n.schneider@cityofmccook.com

Authorization of the land use action by landowner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Nathan A. Schneider
Printed Name:

[Signature]
Signature:

3-25-25
Date:

Printed Name:

Signature:

EXHIBIT - #8

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Subdivisions:

Sketch Plan:

- (1) General lot layout on a topographic background of the proposed subdivision including approximate location of streets, alleys, lots and other significant features.
- (2) Surrounding streets, alleys, and land use features.
- (3) General location of existing sewer and waterlines (developments not intending to use city sewer and water are to include a written explanation of the proposal to satisfy these utility needs.)
- (4) General location of utility easements and types of utilities to be included.
- (5) General location of any open space and an explanation of the type of facilities that will be provided.

Attachments: In addition to the above noted sketch plan, the subdivider shall attach the following:

- (1) A letter requesting only change of zoning or special exception required for the development to proceed. *N/A*
- (2) Written description of the type of housing, commercial, industrial, or public uses to be included in the subdivision. *Single family + mult. family*
- (3) An explanation of what the general character of the area will be when it is developed and how it will relate to the adjacent surrounding areas. *Commercial, residential, rec.*
- (4) An explanation of how the proposed development relates to the Comprehensive Plan (Particularly regarding land use, thoroughfare, and public facilities) *The development of this parcel will provide opportunities for*
- (5) Is it the intent to use Deed Restrictions or any other method of controlling the character and/or the quality of the area? *recreational, commercial, + residential develop*

To Be Determined

If so, briefly explain what they might consist of:

(Attach explanation)

Attach proposed Subdivision Agreement. (See Part D of the Subdivision Regulations)

To be completed upon approval of final plat

Preliminary Plat Submission:

- (a) Plat Submission Requirements: The subdivider shall submit to the Zoning Administrator:
_____ five (5) copies of the preliminary plat and any supplemental materials specified by the Planning Commission of conditional approval. (The plat submission requirements are stipulated under C-3 Procedure for conditional approval of Preliminary Plat of the City of McCook Subdivision Regulations)

- (b) Fees: A plat review fee shall accompany the preliminary plat in

the amount of \$500 as specified in the City Fee Ordinance.

(c) Scale and Preliminary Plat contents. Preliminary plats shall be a scale of one (1) inch to one hundred (100) feet or 1" = 200' if seventy-five percent (75%) of the lots are one (1) acre or larger, and shall be prepared with the following information:

(1) The proposed name of the subdivision (the name shall not duplicate or too closely resemble the name or names of any existing subdivision).

(2) The location of the boundary lines of the subdivision and reference to the section or quarter section lines.

(3) The names and addresses of the owner, developer, and the engineer who prepared the plat.

(4) Scale of the plat, one inch = one hundred feet or larger.

(5) Date of preparation and north point.

(6) Present zoning.

(7) Existing conditions:

aa. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision shall be shown on the Preliminary Plat.

bb. All existing sewers, water mains, gas mains, culverts, or other underground installations, within the proposed subdivision, or adjacent thereto, with pipe size and manholes, grades and location shall be shown. Control elevation of surface drainage entering and existing from the property.

cc. Names of adjacent subdivisions together with arrangement of streets and lots, and owners of adjacent parcels of unsubdivided land shall be shown.

dd. Topography (unless specifically waived) with contour intervals of not more than five (5) feet, referred to City or U.S.G.S. datum shall be shown; also, location of water courses, bridges, wooded areas, lakes, ravines, and such other features as may be pertinent to the subdivision shall be shown.

(8) The general arrangement of lots and their approximate size.

(9) Location and width of proposed streets, alleys, pedestrian ways, and easements. Control elevation shall be shown for all street intersections.

(10) The general plan of sewage disposal, water supply and utilities in areas where public sewers and/or water are proposed to serve the subdivision. In other cases, a notation shall be made on the plat indicating type of sewage disposal, and water system proposed.

- (11) Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.
- (12) General layout of adjacent unsubdivided property to show how streets and other public facilities, in the proposed subdivision, relate to the unsubdivided property.
- (13) The subdivider shall indicate by letter when improvements as required will be installed or requested. TBD
- (14) Any proposed restrictive covenants for the land involved shall accompany the plat. TBD
- (15) A letter requesting annexation of the subdivision if it is in the planning jurisdiction to be served with city utilities. N/A

SECTION 7. PROCEDURES

7.1 General Procedure. When the subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any building permits are granted, the subdivision owner shall apply for and secure approval of such proposed subdivision in accordance with the following procedure:

1. **Administrative Subdivision.** An administrative subdivision shall not be considered a subdivision subject to the requirements of a minor or major subdivision. A Plat reviewed and approved by Zoning Administrator, Utilities Director and City Manager. See Section 7.17.
2. **Minor Subdivision.** A Final Plat is submitted to the City Council for Approval. See Section 7.12
3. **Major Subdivision.** Major Subdivisions are required to submit a Preliminary and Final Plat to the Planning Commission and City Council for approval. See Sections 7.2 and 7.12

7.2 PRELIMINARY PLAT SUBMISSION REQUIREMENTS. The applicant of Major Subdivisions shall prepare and submit an application for preliminary plat approval. The applicant shall prepare and file three (3) copies of a proposed preliminary plat, one (1) full size copy, one (1) copy reduced to 8 ½ by 11 inches, and one (1) full-size electronic copy in portable document format (pdf). The application for preliminary plat approval shall be submitted to the Zoning Administrator at least twenty (20) calendar days before the McCook Planning Commission meeting at which the application will be considered.

7.3 Fees. Fees are set by the McCook City Council.

7.4 Scale and Preliminary Plat Contents. Preliminary plats shall be a scale of one (1") inch to one hundred (100') feet, or 1" = 200' if seventy-five (75) percent of the lots are one (1) acre or larger, and shall be prepared with the following information:

- A. Name, location, acreage, owner and designer of subdivision with legal description as shown by land records.
- B. Present zoning.
- C. Date, north arrow and graphic scale.
- D. Location of property lines, roads, existing utilities with size of lines, and other underground installations and easement.
- E. Names of adjoining properties or subdivisions.
- F. Proposed utility system, including water, sewer and paving.
- G. Dimensions, lot lines, except that in industrial type subdivisions, lot lines may be excluded.
- H. Location of proposed drainage.
- I. Contours at five (5') feet intervals at 1" = 200' scale.
- J. Proposed improvements and grading concepts.
- K. Location of existing buildings.
- L. Proposed easements, dedications and reservations of land required.

CITY MANAGER'S REPORT
MARCH 31, 2025 MCCOOK PLANNING COMMISSION MEETING

2.C.

ITEM: Update and discussion regarding the City of McCook's progress on a new Comprehensive Plan, Zoning Regulations, and Subdivision Regulations.

BACKGROUND:

On February 26, 2025, the City of McCook held its final Comprehensive Plan, Zoning Regulations, and Subdivision Regulations steering committee meeting. Like the previous three meetings before, the February 26, 2025 meeting was open to the public and advertised as required by Nebraska law.

At this time, the City of McCook would like to discuss the proposed plan and regulations with the McCook Planning Commission to gain additional input prior to finalizing the documents. Craig Bennett and Jason Combs of Miller & Associates will be present to assist with the discussions.

APPROVALS:



Lea Ann Doak, City Clerk

March 25, 2025



Nathan A. Schneider, City Manager

March 25, 2025