

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, May 12, 2025
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the April 14, 2025 regular Planning Commission meeting.
2. Review and discuss the first three chapters of the proposed City of McCook Zoning Regulations.

Adjournment.

**CITY MANAGER'S REPORT
APRIL 14, 2025 PLANNING COMMISSION MEETING**

ITEM: _____

RECOMMENDATION:

Approve the minutes of the April 14, 2025 regular McCook Planning Commission meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL

IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

May 8, 2025

McCook Planning Commission
April 14, 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 Chad Lyons; Vice Chair Tammie Hilker; Commissioners Camy Bradley, Ron Friehe, Bruce McDowell, Jamie Mockry, Jesse Stevens, Kurt Vosburg.

Absent: Commissioners Matt Davidson, Mark Currier.

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 10, 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 March 31, 2025 special Planning Commission meeting.

Motion to approve the minutes of the March 31, 2025 special Planning Commission meeting. This motion, made by Lyons and seconded by Vosburg, passed.

Bradley: YEA, Currier: ABSENT, Davidson: ABSENT, Friehe: YEA, Hilker: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA, Vosburg: YEA
YEA: 8, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

- 2.A Public Hearing - Regarding a request from the City of McCook to recommend approval of a final plat which serves as a permanent step in the creation of the Walters 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 from the City of McCook to recommend approval of a final plat which serves as a permanent step in the creation of the Walters 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 Mockry, passed.

Bradley: YEA, Currier: ABSENT, Davidson: ABSENT, Friehe: YEA, Hilker: YEA, Lyons: YEA,

McDowell: YEA, Mockry: YEA, Stevens: YEA, Vosburg: YEA
YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the April 14, 2025, Planning Commission meeting (1 page); Exhibit #2 - Notice of Public Hearing mailed and posted (1 page); Exhibit #3 - listing of property owners notified (3 pages); Exhibit #4 - Notice of Public Hearing published (1 page); Exhibit #5 - Walters First Addition Final Plat (3 pages); Exhibit # 6 - Walters First Addition Preliminary Plat (1 page); Exhibit #7 - Walters First Addition Proposed Infrastructure Development (1 page); Exhibit #8 - Phase I Walters First Addition Infrastructure Feasibility Plan (1 page); and Exhibit #9 - Land Use Application and attachments (5 pages).

Exhibit #1 through Exhibit #9 were accepted into evidence, comments were taken from city staff and Planning Commission, before opening to the public.

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

Craig Bennett, Miller & Associates, reviewed Exhibit #5 - Exhibit #9 and answered questions from the commission and public.

Joan and Dale Stewart, 2103 N Highway 83; Maureen and Lonnie Wood, 71749 Road 385; John Allen, 1203 West "Q" Street; and Susan Campos, had questions regarding drainage around the area.

Discussion included how the sizes of the detention ponds were determined, the ponds will retain the water for a 24 hour period and will have a slow release system; explaining the difference between a retention and a detention pond; the water lines are sized large enough to serve the proposed addition; and the depth of the sewer line will be 30 feet, which will allow it to serve the addition and further west to properties along the west side of Highway 83;

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

Bradley: YEA, Currier: ABSENT, Davidson: ABSENT, Friehe: YEA, Hilker: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA, Vosburg: YEA
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend the approval of a final plat for the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recommend the approval of a final plat for the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska. This motion, made by Lyons and seconded by McDowell, passed.

Bradley: YEA, Currier: ABSENT, Davidson: ABSENT, Friehe: YEA, Hilker: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA, Vosburg: YEA
YEA: 8, NAY: 0, ABSENT: 2

2.C. Discussion regarding the review of the City of McCook's proposed Zoning Regulations.

Discussion was held regarding the City of McCook's proposed Zoning Regulations.

It was the consensus of the Commission to have review of the first three chapters at the May 12, 2025 meeting.

2.D. Select new officers for the term of April 2025 through March 2026 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

Motion to retain Chad Lyons as Chair, Tammie Hilker as Vice Chair, and Camy Bradley as Secretary of the Commission. This motion, made by Vosburg and seconded by Friehe, passed.

Bradley: YEA, Currier: ABSENT, Davidson: ABSENT, Friehe: YEA, Hilker: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA, Vosburg: YEA

YEA: 8, NAY: 0, ABSENT: 2

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 7:00 P.M.

Lea Ann Doak, City Clerk-Treasurer
Recording Secretary

**CITY MANAGER'S REPORT
MAY 12, 2025 MCCOOK PLANNING COMMISSION MEETING**

ITEM:___ Review and discuss the first three chapters of the proposed City of McCook Zoning Regulations.

BACKGROUND:

As decided at the April 14, 2025 McCook Planning Commission meeting, the proposed City of McCook Zoning Regulations will be discussed monthly until all of the proposed language is vetted by the Planning Commission. It was determined that the May Planning Commission meeting would focus on the first 3 chapters of the proposed McCook Zoning Regulations. Hard copies of electronic copies have been provided by staff. If there is need for City staff to redistribute any materials, please contact Lea Ann Doak or Tera Koetter, and a new copy can be resent.

APPROVALS:



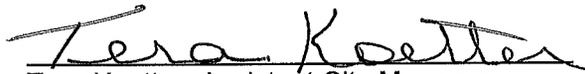
Lea Ann Doak, City Clerk

May 7, 2025



Nathan A. Schneider, City Manager

May 7, 2025



Tera Koetter, Assistant City Manager

May 7, 2025