

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, October 13, 2025  
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the September 8, 2025 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - B. Recommend approval to the City Council the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied, and said grant conditioned upon the applicant procuring proper commercial insurance and listing the City of McCook as an additional insured.
  - C. Review and discuss the proposed Highway Commercial District (C-3) Chapter of the proposed City of McCook Zoning Regulations and give input on the amount of detail preferred in the Light Industrial (I-1) and Heavy Industrial (I-2) Districts.

Adjournment.

CITY MANAGER'S REPORT  
OCTOBER 13, 2025 PLANNING COMMISSION MEETING

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ITEM: 1.

RECOMMENDATION:

Approve the minutes of the September 8, 2025 regular McCook Planning Commission meeting.

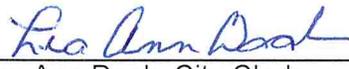
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BACKGROUND:

Receive and approve the minutes.

FISCAL  
IMPACT: None.

APPROVALS:

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

October 8, 2025

McCook Planning Commission  
September 8, 2025  
5:15 PM Central

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, Matt Davidson, Ron Friehe, Bruce McDowell, Jamie Mockry, Jesse Stevens.

Absent: Kurt Vosburg, Bobby Gaulke, City Clerk Lea Ann Doak

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, Deputy City Clerk Tracy Burkey, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on September 4, 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 July 14, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the July 14, 2025 regular Planning Commission meeting. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

2.A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, 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 Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 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 (10 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 Nate Schneider reviewed the information in Exhibit #1.

Applicants Steven L. and Ana Patricia Gillmore Keene were present for questions from the commission members. One question was asked regarding whether Central Elementary School causes any issues. Patricia said that have never had any issues arise from the school being their neighbor.

With no further comment from the public, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Ron Friehe, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, 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 McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

2.C. Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision 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 Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie

Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 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 (1 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 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 Nate Schneider reviewed the information in Exhibit #1.

Mark and Lynn VerSteege were represented by family members Tom and Vicki Campbell. No issues came up regrading this location.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion made by Chad Lyons and seconded by Ron Friehe, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.D. Recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision 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 Matt Davidson, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.E. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II 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 Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 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 (10 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 Nate Schneider reviewed Exhibit #1.

Planning Commission member Jamie Mockry asked the question regarding this home not having egress windows. The entire rental area is in the basement at #2 Gemini Court. Discussion involved getting a hold of the owners and insurance companies regarding this issue.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Jamie Mockry, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.F. Recommended to table this motion before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only.

Motion to table approval before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.G. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest 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 Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 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 (3 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 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 Nate Schneider reviewed Exhibit #1.

Billy Gibson was present to ask questions. This property is listed as a three bedroom rental. One of the bedrooms is in the basement and there is not egress window. Billy said he will list the rental as a two bedroom only. He will also contact his insurance company to find out what they say.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.H. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: NAY, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 7, NAY: 1, ABSENT: 2

2.I. Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

Barry Mooney, Building Inspector was present to answer questions from the Planning Commission.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:49 P.M.

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Tracy Burkey, Deputy City Clerk  
Recording Secretary

**CITY MANAGER'S REPORT  
OCTOBER 13, 2025 MCCOOK PLANNING COMMISSION MEETING**

**2.A.**  
**ITEM:** Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

**2.B.**  
**ITEM:** Recommend approval to the City Council the special exception application by Linda and Lee Maiden to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska., finding that Special Exception considerations A - I are satisfied, and said grant conditioned upon the applicant procuring proper commercial insurance and listing the City of McCook as an additional insured.

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**BACKGROUND:**

The City of McCook has received a special exception request from Linda and Lee Maiden, requesting that the property located at #2 Gemini Court be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure, with the residence at issue being located at the south end of a cul-de-sac.

The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located in a lightly traveled portion of McCook and a special exception designation should not impact traffic significantly. Additionally, there is adequate off-street parking on the lot to accommodate licensees due to the fact that the property in question has an indoor garage that will park two vehicles and a driveway that will park four vehicles. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

At the September 8, 2025 City of McCook Planning Commission meeting, a question was raised whether the basement living area was equipped with proper ingress/egress windows. The Planning Commission tabled the matter to October to determine whether the property has ingress/egress windows. Staff spoke with Linda Maiden on September 10<sup>th</sup>. Linda Maiden confirmed that the basement windows were ingress/egress windows.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

October 7, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

October 7, 2025

**EXHIBIT #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING CONTINUATION  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on October 6, 2025, at 5:15 P.M. and by the McCook City Council on October 20, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at #2 Gemini Court, Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska. Land Owners, Linda Marie & Lee A. Maiden. Any and all persons desiring to comment on the above-described special exception 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: October 3, 2025.

**EXHIBIT #2**

**PAGE(S) - 1**

**NOTICE OF HEARING CONTINUATION**

**REQUEST FOR**

**SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: #2 Gemini Court

LEGAL DESCRIPTION: Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Linda Marie & Lee A. Maiden

Public Hearings will be held on the dates, times, and at the places listed below:

OCTOBER 13, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

OCTOBER 20, 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 request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: October 3, 2025  
Post: October 3, 2025  
Mail: October 3, 2025

**EXHIBIT #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Emily/Gilbert Rupp  
Shannon Lucas  
401 East 12<sup>th</sup>  
McCook, NE 69001

Debra Smith  
403 E 12<sup>th</sup> Street  
McCook, NE 69001

Gerald and Kristi Novak  
405 East 12<sup>th</sup>  
McCook, NE 69001

Rick and Donna Coulter  
407 East 12<sup>th</sup>  
McCook, NE 69001

Randall and Carmen Eschlman  
501 East 12<sup>th</sup>  
McCook, NE 69001

Cherri Schaffert  
402 South Street  
McCook, NE 69001

Caleb and Jenna Morgan  
503 East 12<sup>th</sup>  
McCook, NE 69001

Dennis and Brenda Liess  
505 East 12<sup>th</sup>  
McCook, NE 69001

Paxton and Rebeka McVicker  
1302 East F  
McCook, NE 69001

Beverly Haag Family Trust  
PO Box 1087  
McCook, NE 69001

Pamela Harsh  
10 Gemini Ct  
McCook, NE 69001

Benjamin and Tera Koetter  
6 Gemini Ct  
McCook, NE 69001

Linda and Lee Maiden  
2 Gemini Ct  
McCook, NE 69001

Matthew Coulter  
402 East 13<sup>th</sup>  
McCook, NE 69001

David and Ondrea McConville  
401 East 13<sup>th</sup>  
McCook, NE 69001

Rex and Lorraine Messersmith  
1 Gemni Ct  
McCook, NE 69001

Cody and Amanda Dame  
PO Box 421  
McCook, NE 69001

Derek and Paula Sheffer  
11 Gemini Ct  
McCook, NE 69001

George and Mona Anderson  
506 East 14<sup>th</sup>  
McCook, NE 69001

Beverley Little  
504 East 14<sup>th</sup>  
McCook, NE 69001

**EXHIBIT #4**

Bernard and Dana Real  
502 East 14<sup>th</sup>  
McCook, NE 69001

Sandra Gallatin  
406 East 14<sup>th</sup>  
McCook, NE 69001

Diane Clark  
405 East 14<sup>th</sup>  
McCook, NE 69001

Joel and Linda Smith  
501 East 14<sup>th</sup>  
McCook, NE 69001

Courtney Pollmann  
507 East 14<sup>th</sup>  
McCook, NE 69001

David and Nicole Siebrandt  
408 East 14<sup>th</sup> St  
McCook, NE 69001

Chelsea Morgan  
402 East 14<sup>th</sup>  
McCook, NE 69001

Dorothy and David Gummere  
409 East 14<sup>th</sup>  
McCook, NE 69001

John and Linda Gull  
503 East 14<sup>th</sup>  
McCook, NE 69001

REC#: 00624547 8/19/2025 9:02 AM  
OPER: pwrTk TERM: 230  
REF#:  
PAID BY:

**CITY OF McCOOK**

**ACTION REQUEST FORM**

TRAN: 10.2100 OTHER PERMITS  
LINDA MAIDEN  
SEPCIAL EXCEPTION  
10 -000-42100  
OTHER PERMITS 75.00CR

- Zone Change
- Special Exception**
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision
- Major Subdivision
- Planned Development(Includes Zone Change)

TENDERED: 75.00 CHECK  
APPLIED: 75.00-  
00

Name of Project: Lee & Linda Maiden

Description of Project: Air BNB

Project sponsor or developer:

Name: Lee & Linda Maiden

Address: 2 Gemini Crt

Phone number: 308-340-6865

Fax number: —

E-mail Address: chaosof8@gpc.com.net

Land owner or owners:

Name: Same

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

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)

Linda Maiden  
Printed Name:

\_\_\_\_\_  
Printed Name:

Linda Maiden  
Signature:

\_\_\_\_\_  
Signature:

8-18-25  
Date:

Address and physical location of the Proposed Land Use Action: 2 Gemini  
Crt McLook NE 49001

Property Description (Of the parent parcel for subdivisions):  
Our Home  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

**FEE PAID:** \$ \_\_\_\_\_ (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
**Printed name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

Air BNB

\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

Air BNB in our Basement

\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EF St

1 St

Apollo Rd

E 14th St

Gemini Ct

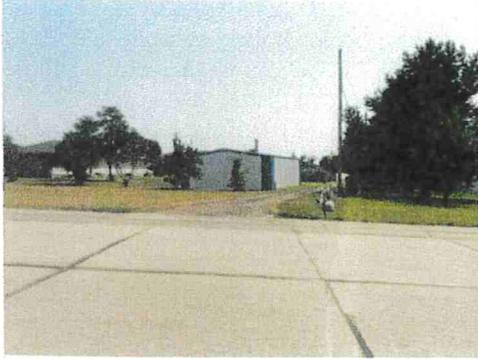
CHRY

ED St

E 12th St

EF St





Turn down the alley on F street right before you get to Gemini Crt.



Drive down alley to this Parking



Stepping stones to basement



Basement door

We have available a complete basement for private use with separate entrance for up to 8 people. It has 4 bedrooms, 3 baths, bar/kitchenette, and a family room. with access to our backyard. We live upstairs.

They drive down the alley and have three parking spaces at the back of our yard off the alley. From there they enter through the back yard and a separate entrance to the basement.

Utilities etc are all part of our home utilities.

Garbage is taken out with our garbage.

We don't allow parties and in the two years or so that we have had guests here we have never had an issue with noise etc. No complaints from our neighbors.

Our home can be found listed on AirBNB.

# Red Willow County, NE

## Summary

Parcel Number 000971000  
 Property Address #2 GEMINI COURT  
 City MCCOOK  
 State NE  
 Zip 69001  
 Legal THIRD CENTURY II ADDITION MCCOOK BLK 2, LOT 8 & 9  
 Acres 0  
 Section 0  
 Township 3  
 Range 29  
 Tax District 80  
 Neighborhood 2305 - 2305 MCCOOK



## Owners

MAIDEN/LINDA MARIE & LEE A  
 2 GEMINI CT  
 MCCOOK, NE 69001-3400

## Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
4/26/2005	\$0	MAIDEN/LINDA MARIE & LEE A	STRITT/LINDA ([MAIDEN]	131 / 969

## Recent Sales in Area

Sale date range:

From:

08/25/21

To:

08/25/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built 1993  
 Building Sq ft 2,193  
 Ground Floor Sq ft 2,193  
 Basement Sq ft 1958  
 Quality Good  
 Total Baths 5  
 Bath Fixtures 17  
 Exterior Walls 100% Frame, Hardboard Sheets  
 Roof Cover Composition Shingle  
 HVAC 100% Warmed & Cooled Air  
 Improvement Description  
 Building Class Code

## Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Attached Garage(SF)	0	25 x 24	600
WOD	Wood Deck	0	24 x 14	336
RPS	Raised Slab Porch with Roof	0	34 x 10	340
S1FP	Single 1-Story Fireplace	0	0x0	1
FLV	Flat Value Wood Shed	0	8 x 7	1,500
OSP	Open Slab Porch	0	11 x 10	110
BOSI	Outside Entrance	0	0x0	1

### Land

Frontage	Depth1	Depth2	Square Feet	Description
0	0	0	26,695	26695 S.F.

### Valuation

Assessed Year	2025	2024	2023	2022	2021
Dwelling/Building	\$376,453.00	\$340,416.00	\$309,342.00	\$286,462.00	\$256,679.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$34,656.00	\$34,656.00	\$34,656.00	\$30,521.00	\$30,521.00
<b>Total</b>	<b>\$411,109.00</b>	<b>\$375,072.00</b>	<b>\$343,998.00</b>	<b>\$316,983.00</b>	<b>\$287,200.00</b>

### Tax History

Tax Year	2024	2023	2022	2021	2020
Value	\$375,072.00	\$343,998.00	\$316,983.00	\$287,200.00	\$236,910.00
Tax	\$6,296.54	\$6,046.42	\$5,878.42	\$5,541.84	\$4,555.30
Exemption	\$1,354.90	\$382.88	\$337.88	\$308.88	\$242.16
Net Tax	\$4,941.64	\$5,663.54	\$5,540.54	\$5,232.96	\$4,313.14

### Tax Levy

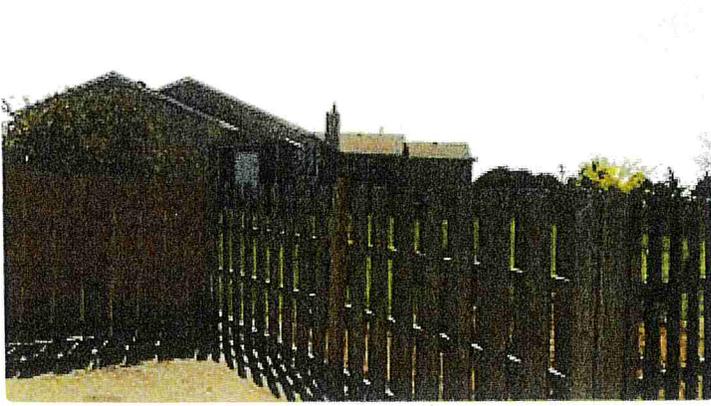
Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

### Photos

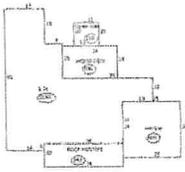


### Other Images





## Sketches



No data available for the following modules: Outbuildings, Property Record Card(s), Sketches.

The public information contained herein is furnished as a public service by Red Willow County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. Red Willow County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, Red Willow County assumes no liability associated with the use or misuse of said information.

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[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

## ARTICLE 9

### RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

**EXHIBIT - #6**

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Acces.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance.

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                      NO

1. The proposed special exception use would satisfactorily provide for:

a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

\_\_\_\_\_

b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

\_\_\_\_\_

c) refuse and service areas, with particular attention to the items in a) and b) above;

\_\_\_\_\_

d) utilities, with reference to locations, availability and compatibility;

\_\_\_\_\_

e) screening and buffering with reference to type, dimensions and character;

\_\_\_\_\_

f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;

\_\_\_\_\_

g) required yard and other open space;

\_\_\_\_\_

h) general compatibility with adjacent properties and other property in the district.

\_\_\_\_\_

i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_

2. The specific rules governing special exceptions have been complied with.

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

**CITY MANAGER'S REPORT  
OCTOBER 13, 2025 MCCOOK PLANNING COMMISSION MEETING**

**ITEM: 2.C.** Review and discuss the proposed Highway Commercial District (C-3) Chapter of the proposed City of McCook Zoning Regulations and give input on the amount of detail preferred in the Light Industrial (I-1) and Heavy Industrial (I-2) Districts.

---

**BACKGROUND:**

Staff has reviewed and is ready to present the C-3 District. Staff has begun its review of the Industrial Districts and would like to get input from the Planning Commission on the amount of detail preferred for both districts. There is no attachment necessary for the I-1 or I-2 Districts as direction is needed prior to creating drafts of the proposed Articles.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

October 7, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

October 7, 2025

  
\_\_\_\_\_  
Tera Koetter, Assistant City Manager

October 7, 2025

## ARTICLE 13

### HIGHWAY COMMERCIAL DISTRICT (C-3)

Article 13 - Highway Commercial District (BC)

#### **Section 1301. Intent.**

The intent of the Highway Commercial District (C-3) is to provide commercial areas for those establishments which can function most satisfactorily in an area directly related to a major vehicular circulation route due to the nature of the merchandise handled and the display space required, such as motor vehicles, trailers and farm implements; the method of transport required of the purchaser for the merchandise handled, particularly goods customarily traded in bulk such as lumber or feed requiring access for the customer to the sales area; primarily depends upon vehicular, as opposed to pedestrian, access such as drive-in facilities and all types of automotive and farm implement service; or the clientele toward which the establishment is primarily oriented, particularly travelers on the highway.

#### **Section 1302. Permitted Principal Uses and Structures.**

The following principal uses and structures shall be permitted in Highway Commercial Districts (C-3):

1. Agricultural implement sales and service;
2. Ambulance services;
3. Antique shops;
4. Apparel stores;
5. Appliance stores;
6. Aquariums;
7. Arcades;
8. Art galleries;
9. Athletic club;
10. Auditoriums and community theatres;
11. Automobile parking lots and structures;
12. Automobile rental agency;
13. Automobile and truck sales and rental including accessory repair and painting operations and facilities, provided that such operations or facilities shall comply with all the use limitations in Section 1307 of this Ordinance;
14. Automotive body shop;

15. Automotive dealerships;
16. Automotive repair and service facilities;
17. Automotive parts, wholesale;
18. Automotive sales, service and parts;
19. Bakery;
20. Banks and financial institutions;
21. Barbershops;
22. Beauty shops;
23. Beverage bottling plant;
24. Bicycle shops;
25. Boat sales, service, and rental;
26. Body piercing studios;
27. Bonding agencies;
28. Bookstores;
29. Bowling alleys;
30. Brewery;
31. Brewery, craft;
32. Brewery, micro;
33. Bus garaging and equipment maintenance;
34. Bus passenger terminals and taxicab transportation;
35. Business and professional offices;
36. Cabinet shop;
37. Camera stores;
38. Car wash;
39. Carpet and rug stores;
40. China and glassware stores;

41. Churches;
42. Civic, social and fraternal organizations;
43. Commercial off-street parking as a principal use;
44. Commercial malls;
45. Communication and utility uses;
46. Contract construction services;
47. Convenience stores;
48. Dairy product processing;
49. Dental clinic;
50. Department stores;
51. Detached banking facilities (ATM);
52. Distillery;
53. Distillery, micro;
54. Drive-in restaurant and refreshment stand;
55. Drive-in movies;
56. Dry cleaning establishments;
57. Dry goods stores;
58. Electrical contractors;
59. Electrical appliance repair;
60. Electronic parts and supplies;
61. Equipment sales and rental;
62. Exhibition hall,
63. Existing single-family dwellings;
64. Farm product warehousing and storage, excluding stockyards;
65. Florist shops;
66. Food stores and delicatessens;

67. Funeral homes and chapels; including crematories, providing that such facility is completely enclosed and that no odor or noise is discernible outside the structure;
68. Furniture stores;
69. Furrier shops;
70. Garden stores;
71. Gift shops;
72. Government buildings and services;
73. Greenhouses;
74. Group day-care centers provided that such use shall be separated from any commercial or industrial use in accordance with the requirements of the city's adopted building code;
75. Gunsmith;
76. Hardware stores;
77. Hobby shops;
78. Hotels;
79. Insurance services;
80. Interior decorating shops, including upholstering, making of draperies, slipcovers and other similar articles;
81. Jewelry stores;
82. Labor unions and similar organizations;
83. Laboratory, medical, dental, and optical;
84. Laundromats;
85. Leather and luggage stores;
86. Libraries;
87. Lumber yards;
88. Machine shop;
89. Mail-order houses;
90. Mechanical contractors;

91. Medical clinic;
92. Mini-malls;
93. Mini-warehouses;
94. Miniature golf;
95. Mobile home and trailer sales and rental but not including the use of any mobile home as a residence;
96. Monument sales;
97. Motels;
98. Mortuaries; including crematories, providing that such facility is completely enclosed and that no odor or noise is discernible outside the structure;
99. Motorcycle repair;
100. Motor freight terminals;
101. Motor freight garaging and equipment maintenance;
102. Museum, historic and monument sites;
103. Music stores and musical instrument sales;
104. Newspaper offices and printing;
105. Newsstands;
106. Non-profit institutions of a religious, educational, eleemosynary or philanthropic nature;
107. Nurseries;
108. Office equipment and supply store;
109. Offices for religious personnel;
110. Optical sales;
111. Package liquor stores;
112. Paint and wallpaper stores;
113. Parks and playgrounds;
114. Pawnshops;
115. Personal and professional offices or services;

116. Pest control and exterminators;
117. Pet grooming shops;
118. Pet stores;
119. Pharmacies;
120. Physical and health services;
121. Planetarium;
122. Printing plants;
123. Private schools, including but not limited to business or commercial schools, dance or music academies;
124. Public buildings and grounds;
125. Public uses of an administrative, public service or cultural type including city, county, state, or federal administrative centers and courts, libraries, parks, police and fire stations and other public buildings, structures and facilities;
126. Radio and television broadcasting stations;
127. Radio and television repair shops;
128. Re-upholstery services;
129. Real estate services;
130. Recording studios;
131. Recreation Facility;
132. Recreational vehicle rental, sales and service;
133. Refrigerated warehousing;
134. Restaurants;
135. Retail and wholesale stores;
136. Sales and showrooms, including service facilities and rental of equipment;
137. Shoe repair shops;
138. Sporting goods stores;
139. Strip malls;

140. Studios or offices for artists;
141. Swimming pools;
142. Tailor shops;
143. Tattoo parlors;
144. Taverns;
145. Telephone exchanges and telephone transmission equipment structures;
146. tennis courts;
147. Theatres, indoor only;
148. Tire repair shop;
149. Truck stops and travel centers;
150. Warehousing and storage;
151. Welfare and charitable services;

**Section 1303. Permitted Accessory Uses and Structures.**

Highway Commercial Districts (C-3) accessory uses shall be in conformance with the provisions of Section 2105 and temporary uses shall be in conformance with the provisions of Section 2122 of this ordinance.

The following accessory uses and structures shall be permitted in Highway Commercial Districts (C-3):

1. Accessory uses and structures normally appurtenant to the permitted principal uses and structures when established in conformance within the space limits of this district;
2. Cargo containers following the prescribed conditions of Section 2115 of this Ordinance.

**Section 1304. Special Exceptions.**

After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Highway Commercial Districts (C-3):

1. TALK TO CRAIG AND JASON Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Neb. Rev. Stat. 70-2001 to 70-2005. Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 21, Div. 3 of this Ordinance;
2. Amphitheaters, stadiums; arenas and field houses; race tracks; fairgrounds; amusement parks; golf driving ranges; go-cart tracks; golf courses and country clubs; playfields and athletic fields;

3. Animal hospitals and veterinarian facilities;
4. Armories;
5. Campgrounds and RV parks;
6. Educational institutions as follows;
  - (a) Boarding schools and academies;
  - (b) Colleges and universities;
  - (c) Primary, intermediate, nursery and secondary schools;
  - (d) Public, private, and parochial schools.
7. Food lockers, provided, that any slaughtering, killing, eviscerating, skinning or plucking be done indoors.
8. Hospitals, sanitariums, rest homes and nursing homes;
9. Other trade, service and light industrial uses which are similar to the permitted principal uses and which are in harmony with the intent of this district;
10. Outdoor theatres;
11. Public service and public utility uses (except City of McCook public service and public utility uses) as follows;
  - (a) Ambulance service;
  - (b) Electric and telephone substations and distribution centers;
  - (c) Gas regulator stations;
  - (d) Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves and other similar equipment for the transmission, as distinguished from distribution to consumers, of telephone or other communications, electricity, gas or water, operated or maintained by a public utility, as defined in this Ordinance;
  - (e) Police and fire stations;
  - (f) Pumping stations;
  - (g) Radio, television and microwave transmitting or relay stations and towers;
  - (h) Telephone exchanges;
  - (i) Transformer stations;
  - (j) Water reservoirs and standpipes;

12. Recycling center;
13. Restricted production and repair limited to the following: Alteration and custom tailoring of clothing for retail sale only; jewelry from precious metals; watches; dentures; optical lenses; and other similar activities;
14. Telecommunication towers under the prescribed conditions in Article 21, Div. 4 of this Ordinance;
15. Winery and vineyards.

**Section 1305. Prohibited Uses and Structures.**

All other uses and structures which are not specifically permitted or not permissible as special exceptions shall be prohibited from Highway Commercial Districts (C-3).

**Section 1306. Height, Lot and Yard Requirements.**

Uses	Lot Area (Sq. Ft.)	Lot Width (ft.)*	Front Yard (ft.)	Side Yard (ft.)**	Rear Yard (ft.)	Max Height (ft.)***	Max. Lot Coverage (%)
Permitted Uses	7,500	75' Interior lot/ 85' Corner lot	40	10	20	75	50
Existing Single-family Dwelling	5,000	40' Interior lot/ 50' Corner lot	20	6	10	35	50
Accessory Buildings	--	--	--	--	--	35	--

\* Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of seventy five (75) feet or less, as long as the lot meets the front, side and rear yard setback requirements.

\*\* Side yards on corner lots, wherein the side yard facing the street shall be one-half (1/2) of the front yard setback minimum requirements. Where common walls are existing between properties a zero (0) foot setback is allowed.

\*\*\* Height of buildings within one hundred (100) feet of the R-1, R-2, or R-4 residential districts, the maximum height shall be thirty-five (35) feet.

**Section 1307. Use Limitations.**

Use limitations in the Highway Commercial Districts (C-3) are as follows:

1. All lighting shall be so located to avoid casting direct light upon any property located in a residential district.

**Section 1308. Parking and Loading Regulations.**

Parking within Highway Commercial Districts (C-3) shall be in conformance with the provisions of Article 23 of this Ordinance.

**Section 1309. Fence Regulations.**

Fences, walls and hedges within Highway Commercial Districts (C-3) shall be in conformance with the provisions of Section 2104 of this Ordinance.

**Section 1310. Sign Regulations.**

Signs within Highway Commercial Districts (C-3) shall be in conformance with the provisions of Section 2217 of this Ordinance.