

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, February 2, 2026
12:00 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the December 8, 2025 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
 - A. Public Hearing - Regarding a request to modify McCook Zoning Ordinance No. 2016-2929, Article 21 - Supplemental Regulations, Section 2112 - Sign Regulations, Subsection 6.A. (Sign Size Regulations), altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial District from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.
 1. Adjourn the Public Hearing.
 - B. Recommend to the McCook City Council the approval of the modifications to McCook Zoning Ordinance No. 2016-2929, Article 21, Section 2112, Subsection 6.A., altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial district from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.

Adjournment.

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 PLANNING COMMISSION MEETING**

ITEM: 1.

RECOMMENDATION:

Approve the minutes of the December 8, 2026 regular McCook Planning Commission meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL

IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

January 28, 2026

McCook Planning Commission
December 8, 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 Kelly Hammerlun, Bruce McDowell, Jesse Stevens, Kurt Vosburg.

Absent: Commissioners Camy Bradley, Matt Davidson, Jamie Mockry, Bobby Gaulke.

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 December 5, 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 November 10, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the November 10, 2025 regular Planning Commission meeting. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding a request from MEDC, W.A.G.S. Properties, L.L.C., and NML, LLC, seeking approval for a vacation and final plat for property located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West S Street and west of West 7th Street).

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 MEDC, W.A.G.S. Properties, L.L.C., and NML, LLC, seeking approval of a vacation and final plat for property located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska

(located north of West S Street and west of West 7th Street), with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed.

Camy Bradley: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 8, 2025 Planning Commission meeting (1 page); Exhibit #2 - Notice of Public Hearing published (1 page); Exhibit #3 - Notice of Public Hearing mailed and posted (1 page); Exhibit #4 - listing of property owners notified of public hearing (1 page); Exhibit #5 - Vacation Application (1 page); Exhibit #6 - letters from property owners approving the vacation (2 pages); Exhibit #7 - Legal Description of the proposed vacation (2 pages); Exhibit #8 - Joint Tenancy Warranty Deeds (16 pages); Exhibit #9 - Utility Confirmations (2 pages); Exhibit #10 - Notice of Public Hearing published (1 page); Exhibit #11 - Notice of Public Hearing mailed and posted (1 page); Exhibit #12 - listing of property owners notified of public hearing (1 page); Exhibit #13 - Second North Pointe Final Plat and proposed and existing utilities (3 pages); Exhibit #14 - legal description of the proposed subdivision (1 page); and Exhibit #15 - Land Use Action Request Form and attachments (10 pages).

City Manager Schneider reviewed the information presented in Exhibit 1.

Amanda Engell, MEDC Housing Director, and Greg Wolford, W Design Associates, were present to address the request and answer questions from the Council.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Kurt Vosburg, passed. Camy Bradley: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

2.B. Recommend to the McCook City Council approval of a vacation of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West S Street and west of West 7th Street).

Motion to recommend to the McCook City Council approval of a vacation of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West S Street and west of West 7th Street). This motion, made by Chad Lyons and seconded by Kurt Vosburg, passed.

Camy Bradley: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

- 2.C. Recommend to the McCook City Council approval of a final plat of land to be known as the Second North Pointe Addition, said land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West S Street and west of West 7th Street).

Motion to recommend to the McCook City Council approval of a final plat of land to be known as the Second North Pointe Addition, said land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West S Street and west of West 7th Street). This motion, made by Chad Lyons and seconded by Kelly Hammerlun, passed.

Camy Bradley: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

- 2.D. Public Hearing - Regarding a Blight and Substandard Study for Redevelopment Area #7, comprised of a tract of land being part of Lot 2, all Lot 3, Dillman's First Addition, part of 16th Street East, part of Airport Road, part of the Northwest Quarter of Section 28, Township 3 North, Range 29 West of the 6th P.M., Block 7, Block 8, Block 21, part of 14th Street East, Lots 7-12, Block 22, Brown's Park Addition, Part of Vacated 13th Street East, part of 12th Street East, part of 11th Street East and Lot 6, Block 8, Tenth Addition, all located in McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment regarding a Blight and Substandard Study for Redevelopment Area #7, comprised of a tract of land being part of Lot 2, all Lot 3, Dillman's First Addition, part of 16th Street East, part of Airport Road, part of the Northwest Quarter of Section 28, Township 3 North, Range 29 West of the 6th P.M., Block 7, Block 8, Block 21, part of 14th Street East, Lots 7-12, Block 22, Brown's Park Addition, Part of Vacated 13th Street East, part of 12th Street East, part of 11th Street East and Lot 6, Block 8, Tenth Addition, all located in 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: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 8, 2025 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 pages); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (5 pages); Exhibit #5 - Blight & Substandard Study for Redevelopment Area #7 (22 pages); and Exhibit #6 - proposed Resolution No. PC 2025-03 (2 pages).

Amanda Engell, MEDC Housing Director, was present to address questions from the Commission.

Craig Bennett and Jason Combs, Miller and Associates, presented and reviewed with the Commission the Blight and Substandard Study for Redevelopment Area #7.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Kurt Vosburg, passed. Camy Bradley: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

2.E. Approve Resolution No. PC 2025-03 accepting the Blight and Substandard Study for Redevelopment Area #7 and recommending acceptance by the McCook City Council of said Blight and Substandard Study for the creation of Redevelopment Area #7.

Motion to approve Resolution No. PC 2025-03 accepting the Blight and Substandard Study for Redevelopment Area #7 and recommending acceptance by the McCook City Council of said Blight and Substandard Study for the creation of Redevelopment Area #7. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed.

Camy Bradley: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

2.F. Public Hearing - Regarding a Blight and Substandard Study for Redevelopment Area #8, comprised of a tract of land being part of the Northeast Quarter and the Southeast Quarter of Section 24, Township 3 North, Range 30 West of the 6th P.M., Lot 1 and Lot 2, Block 1, Lashley-Tucker Subdivision, and Lot 2 and Lot 3, A.M. Bishop Addition, all in Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment regarding a Blight and Substandard Study for Redevelopment Area #8, comprised of a tract of land being part of the Northeast Quarter and the Southeast Quarter of Section 24, Township 3 North, Range 30 West of the 6th P.M., Lot 1 and Lot 2, Block 1, Lashley-Tucker Subdivision, and Lot 2 and Lot 3, A.M. Bishop Addition, all in 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: ABSENT, Matt Davidson: ABSENT, Bobby Gaulke: ABSENT, Kelly Hammerlun: YEA, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: ABSENT, Jesse Stevens: YEA, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 8, 2025 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 pages); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (5 pages);

Exhibit #5 - Blight & Substandard Study for Redevelopment Area #8 (19 pages); and Exhibit #6 - proposed Resolution No. PC 2025-04 (2 pages).

Amanda Engell, MEDC Housing Director, was present to address questions from the Commission.

Craig Bennett and Jason Combs, Miller and Associates, presented and reviewed with the Commission the Blight and Substandard Study for Redevelopment Area #8.

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

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

YEA: 6, NAY: 0, ABSENT: 4

2.G. Approve Resolution No. PC 2025-04 accepting the Blight and Substandard Study for Redevelopment Area #8 and recommending acceptance by the McCook City Council of said Blight and Substandard Study for the creation of Redevelopment Area #8.

Motion to approve Resolution No. PC 2025-04 accepting the Blight and Substandard Study for Redevelopment Area #8 and recommending acceptance by the McCook City Council of said Blight and Substandard Study for the creation of Redevelopment Area #8. This motion, made by Chad Lyons and seconded by Kurt Vosburg, passed.

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

YEA: 6, NAY: 0, ABSENT: 4

2.H. Review and discuss the proposed Public Use District (P), Floodway Overlay District (FW), and Planned Development District (PD) proposed in the City of McCook's new zoning regulations.

Staff reviewed and discussion was had regarding the Public Use District (P), Floodway Overlay District (FW), and Planned Development District (PD) proposed in the City of McCook's new zoning regulations.

At the January 12 meeting, the commission will review the Supplementary Regulations article through Parking, Storage or Use of Major Recreation Equipment and Enclosed Trailers.

2.I. Update and discussion regarding the City of McCook's progress on a new Comprehensive Plan.

Staff reviewed and discussion was had regarding the City of McCook's progress on the new Comprehensive Plan.

Adjournment.

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

Lea Ann Doak, City Clerk-Treasurer
and Recording Secretary

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK PLANNING COMMISSION MEETING**

2.A.
ITEM NO. ___ Public Hearing - Regarding a request to modify Article 21 (Supplemental Regulations), Section 2112 (Sign Regulations), Subsection 6.A. (Sign Types), altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial District from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.

2.B.
ITEM NO. ___ Recommend to the McCook City Council the approval of altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial District from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.

BACKGROUND:

The City of McCook has been requested to modify the above stated freestanding, commercial sign ordinance to: 1) allow for an increase in total sign area from 80 square feet to 140 square feet; and 2) increase the maximum sign height from 20 feet to 32 feet. The request is from Crossland Construction Company, who serves as the lead contractor for the new car dealership project. Staff is comfortable with the request at the particular location referenced by Crossland, but would like to limit the proposed sign modifications to properties located in the Highway Commercial District.

Staff has considered increasing the height and size requirements for Highway Commercial District signs over the years. In fact, staff intended to make these specific modifications to its sign ordinance during the current zoning ordinance revision project the City of McCook is working through. Due to time constraints on Crossland's part, it is not feasible to hold off on said alterations until completion of the zoning ordinance project. Crossland has informed staff there is a six month lead time in sign construction that requires immediate action. Without proper legal authority, the car companies cannot permit the signs, which in turn would seriously hamper the project's completion date.

McCook's Building Inspector, Barry Mooney, has reviewed the request and is comfortable with the proposed ordinance modification.

APPROVALS:



Nathan A. Schneider, City Manager

January 28, 2026



Lea Ann Doak, City Clerk

January 28, 2026



Barry Mooney, Building Inspector

January 28, 2026

EXHIBIT #1

PAGE(S) - 1

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on February 2, 2026, at 12:00 P.M. and by the McCook City Council on February 2, 2026, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider proposed changes to Zoning Ordinance No. 2016-2929 , amending Article 21 - Supplementary District Regulations, Subsection 6. Sign Size Regulations, Function of Sign - Commercial use, single or double tenant site: Freestanding sign; increasing the Height (ft.) (Freestanding Sign from 20' to 30'. Any and all persons desiring to comment may attend said public hearing 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: January 22, 2026.

EXHIBIT #2

PAGE(S) - 1

ORDINANCE NO. 2026-3114

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA PROVIDING FOR THE AMENDMENT OF MCCOOK ZONING ORDINANCE NO. 2016-2929, AMENDING ARTICLE 21 - SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 2112 - SIGN REGULATIONS, SUBSECTION 6.A. (SIGN SIZE REGULATIONS) - ALTERING COMMERCIAL USE, SINGLE OR DOUBLE FREESTANDING TENANT SIGN REQUIREMENTS, (1) INCREASE THE TOTAL SIGN AREA IN THE HIGHWAY COMMERCIAL DISTRICT FROM 80 SQUARE FEET TO 140 SQUARE FEET, AND (2) INCREASE THE MAXIMUM SIGN HEIGHT IN THE HIGHWAY COMMERCIAL DISTRICT FROM 20 TO 32 FEET; PROVIDE FOR THE REPEAL OF ANY OTHER CONFLICTING ORDINANCES; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. Article 21 - Supplemental Regulations, Section 2112 - Sign Regulations, Subsection 6.A. Sign Size Regulations, of McCook Zoning Ordinance No. 2016-2929 shall be amended as follows:

6. Sign Size Regulations

- A. Permanent signs include, but are not limited to the following types of signs: wall signs, roof signs, projecting signs, ground and pole signs, multi-tenant signs, awning signs, electronic message centers, and monument signs. Additionally, temporary signs including political signs, garage sale signs, real estate signs, construction signs, and grand opening signs, are all controlled by the following:
1. Number of Signs: Each business is entitled to display two permanent signs.
 2. Sign size shall be determined as follows:

EXHIBIT #3

PAGE(S) - 7

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Residential identification and/or identification of a permitted home occupation in a single-family house or mobile home	permanent	5	1	2/lot	15	15	5	10	no
Residential identification and/or identification of a permitted home occupation in a duplex (2-family) house	permanent	2	1/dwelling unit, 2/building	2/sign	15	15	6	10	no
Apartment complex or mobile home park identification sign, 3-12 units	permanent	12	1/complex	12	15	15	6	10	yes
Apartment complex or mobile home park identification sign, over 12 units	permanent	32	1/entrance, maximum of 2/parcel	64	15	15	6	10	yes
Public or private schools, houses of worship, meeting halls, fire stations, private clubs or other similar uses	permanent	32	2, 1 on which may be freestanding	32	15	15	15	10	yes
Cemetery identification	permanent	32	1/entrance	32	15	15	6	not permitted	yes
Not-for-profit organizations (fundraising events, such as bazaars)	temporary, not to exceed 30 days	32	1	32	15	15	6	10	no
Political signs (must be removed within 20 days after election):									
Campaign headquarters	temporary, must be removed with 30 days after election	80	1/political party, plus 1/candidate	80	15	15	20	15	yes
Lawn signs	temporary	4.5	Unlimited	4.5	private property	private property	3	10	no

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Political signs continued: Vehicle and trailer signs	temporary, must be removed within 30 days after election	32	unlimited	NA	30		NA	NA	no
Garage sales signs	temporary	4	1	4	15	15	4	not permitted	no
Real estate for sales or for rent signs:									
Residential use, 1- and 2-family homes	temporary, must be removed 5 days after property transfer or no longer for sale	6	1/parcel	6	10	15	6	10	no
Commercial property, including apartment complexes	temporary, same as above	32	1/parcel	16	15	15	6	10	yes
Construction project identification	temporary, 1 year, renewable	48	2/parcel	48	15	15	10	10	yes
Grand opening identification	temporary, 30 days maximum	32	1	32	15	15	6	10	yes
Commercial use, single or double tenant site:									
Freestanding sign	permanent	80	1 freestanding/site	80	15	15	20	-	yes
Highway Commercial District Freestanding sign	permanent	140	1 freestanding/site	80	15	15	32	-	yes
Wall sign	permanent	80	1 wall/tenant	80	-	-	-	20	yes
Projecting sign	permanent	12	1 projecting/site	6	-	-	-	-	yes
Awning sign	permanent	80	1 awning sign/business	80	-	-	-	-	yes
Roof sign	permanent	80	1 roof sign/building	80	-	-	6 foot above room	-	yes

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Commercial complex, 1 or more parcels occupied by more than 2 tenants or at least 2 tenants and the owner or any combination thereof:									
Freestanding sign, primary complex	permanent	80	1	80	15	15	20	-	yes
Freestanding sign, secondary complex	permanent	20	1/each secondary frontage, provided that 600 feet exists between signs, measured in a straight line, and frontage on which sign is located includes direct vehicle access from the complex to the street	20	15	15	20	-	yes
Wall sign	permanent	80	1/tenant having direct customer access to the out of doors, must be placed on storefront of the tenant identified by the sign	80	NA	NA	NA	20	yes
Awning sign	permanent	80	1 awning sign/business	80	-	-	-	-	yes
Roof sign	permanent	80	1 roof sign/building	80	-	-	6 foot above roof	-	yes
Gas station or vehicle service station:									
Freestanding sign, single or double tenant site	permanent	80	1 freestanding/site	80	15	15	20	-	yes
Wall sign, single or double tenant site	permanent	80	1 wall/tenant	80	-	-	-	20	yes
Wall sign, in complex	permanent	80	1	80	-	-	-	20	yes
Awning sign	permanent	80	1 awning sign/business	80	-	-	-	-	yes

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Farm stand:									
Freestanding sign	permanent	16	1 freestanding sign or 1 wall sign, or both, provided that the total sign area or	16	15	15	20	-	yes
Wall sign	permanent	16			-	-	-	10	yes
Sports and recreation center:									
Freestanding sign, single or double tenant	permanent	80	1 freestanding/site	80	15	15	20	-	yes
Wall sign, single or double tenant	permanent	80	1 wall/tenant	80	-	-	-	20	yes
Awning sign	permanent	80	1 awning sign, business	80	-	-	-	-	yes
On site directional signs	permanent	2	per Planning Commission approval	NA	per administrative approval	per administrative approval	per administrative approval	per administrative approval	yes

SECTION 2. Any and all other ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed.

SECTION 3. This ordinance shall be in full force and take effect from and after its passage, approval, and publication as required by law in its entirety or in pamphlet form, as the case may be.

PASSED AND APPROVED THIS _____ day of _____, 2026.

Linda Taylor, Ex-Officio Mayor
and President of the Council

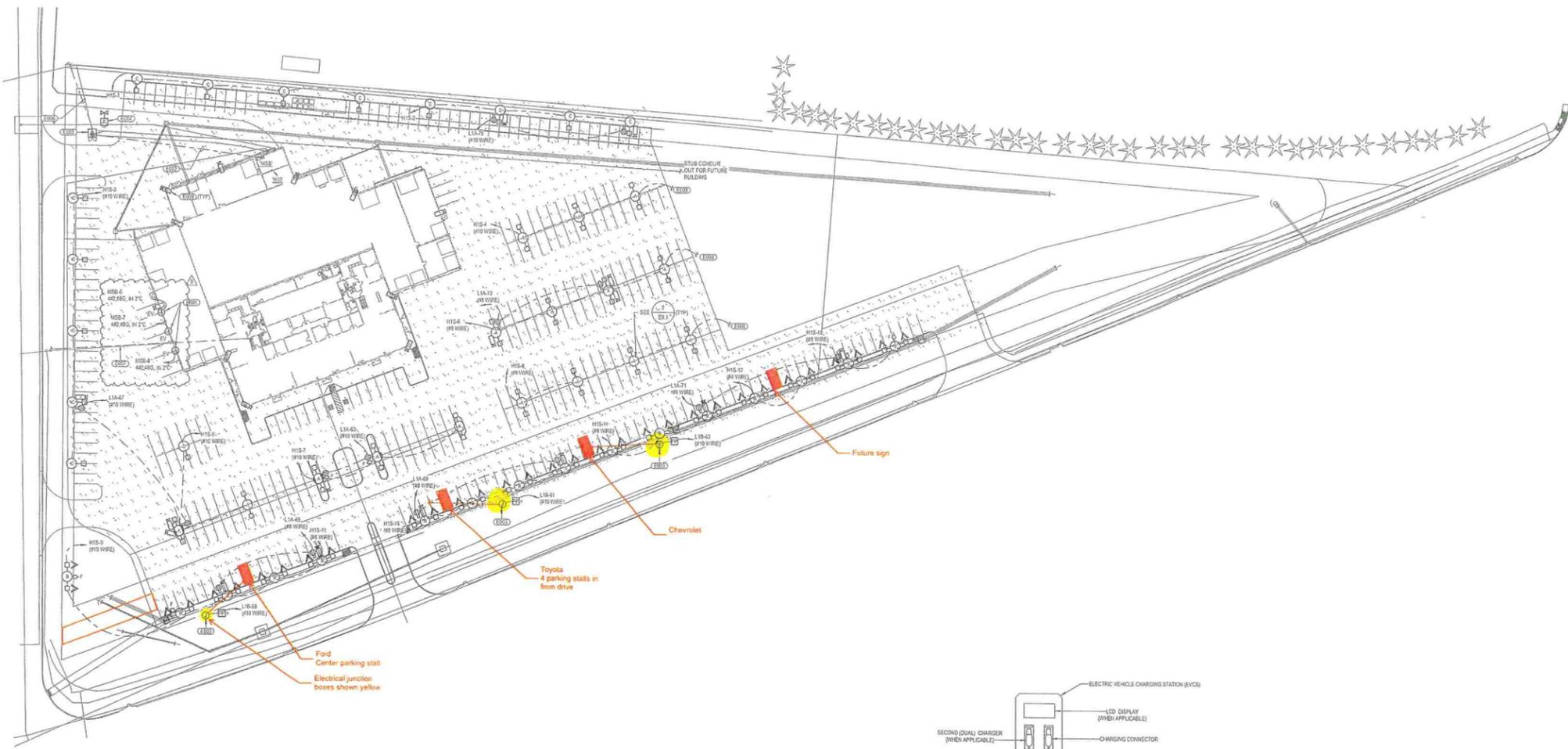
ATTEST:

Lea Ann Doak, City Clerk-Treasurer

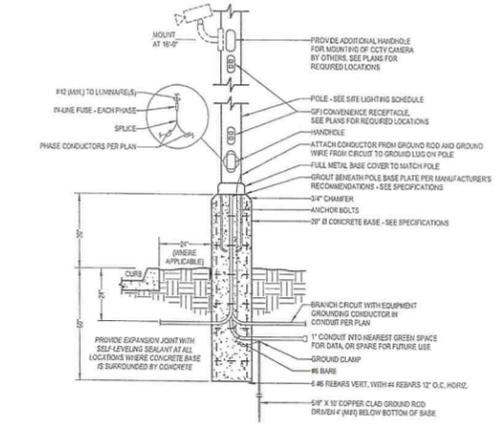
PARKING LOT LIGHTING CALCULATION STATISTICS	
AVERAGE FOOTCANDLES	13.48
MAXIMUM FOOTCANDLES	79.6
MINIMUM FOOTCANDLES	5.4
MAXIMUM TO MINIMUM RATIO	1761
AVERAGE TO MINIMUM RATIO	331

NOTES:

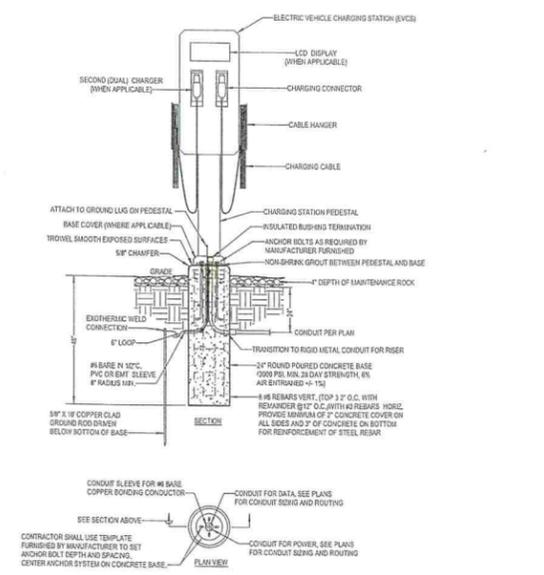
1. CALCULATIONS ARE BASED ON FUTURE TYPE SCHEDULES. IF FUTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL, STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.



SITE PLAN - ELECTRICAL
1"=80'



2 30\"/>



3 ELECTRIC VEHICLE PEDESTAL CHARGING STATION MOUNTING DETAIL
1\"/>

- KEYNOTES**
- E001 PROVIDE HARDWIRED CONNECTION TO ELECTRIC VEHICLE CHARGING STATION. AWAY FROM THREE PHASE WITH NEUTRAL. SEE DETAIL 303. COORDINATE FINAL CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER.
 - E002 PROVIDE NEW UNDERGROUND RECONDUIT CONDUIT - SEE REED DRAWING FOR ADDITIONAL INFORMATION. COORDINATE CONDUIT ROUTING WITH CIVIL DRAWINGS AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. CLEARLY MARK ALL STUB-UP LOCATIONS.
 - E003 PROVIDE FINAL CONNECTION TO OWNER FURNISHED INTERNALLY ILLUMINATED MOUNTING SIGNAGE. COORDINATE REQUIREMENTS WITH GENERAL CONTRACTOR, CIVIL DRAWINGS AND REVERSE SUPPLIER PRIOR TO REVIEW. PROVIDE DOUBLE SWITCH DISCONNECT CONCEALED WITHIN OR BEHIND STORAGE FOR POWER CONNECTIONS.
 - E004 FIELD VERIFY LOCATION OF POST INDICATOR VALVE. PROVIDE 1\"/>



WAGNER CHEVROLET - WAGNER FORD TOYOTA
1201 North HWY 83



Project Number: 10316494
Drawn by: KJO

REV	DESCRIPTION	DATE
1	ISSUE SET	07/12/2025
2	ACCORD 03.01.11	07/29/2025
3	ACCORD 03.01.12	07/29/2025
4	ASB 16	09/29/2025

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7-12-2025

ELECTRICAL SITE PLAN

E0.1

ME/PROJECT NO. 24598

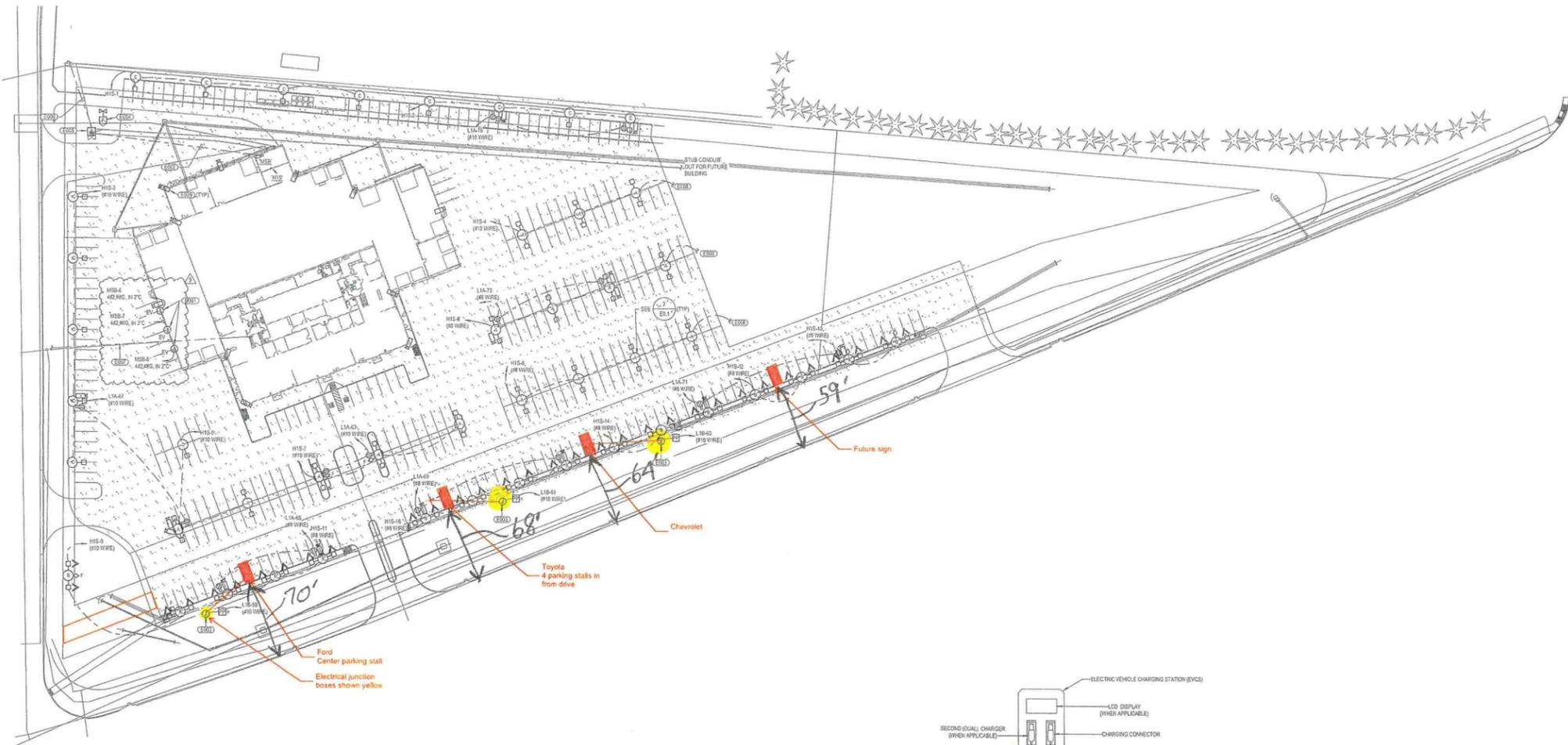
1900 North 118th Street
Omaha, NE 68164
P: 402.451.4144
Nebaska COA Number: CA-2835
www.morrisseyengineering.com

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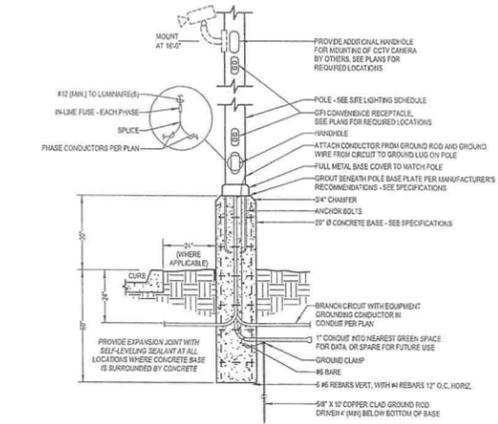
EXHIBIT #4
PAGE(S) - 2

PARKING LOT LIGHTING CALCULATION STATISTICS	
AVERAGE FOOTCANDLES	13.46
MINIMUM FOOTCANDLES	76.6
MAXIMUM FOOTCANDLES	0.4
MAXIMUM TO MINIMUM RATIO	1161
AVERAGE TO MINIMUM RATIO	22.1

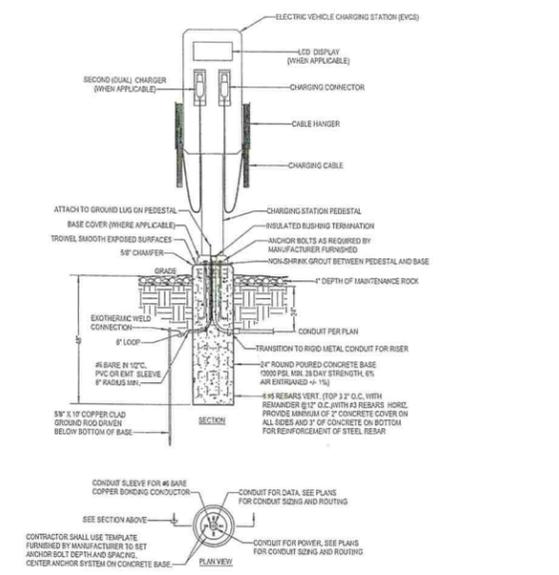
- NOTES:**
1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED. IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-TO-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
 2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATION AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.



SITE PLAN - ELECTRICAL



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ELECTRIC VEHICLE PEDESTAL CHARGING STATION MOUNTING DETAIL

- KEYNOTES:**
- 0001 PROVIDE HARDWIRED CONNECTION TO ELECTRIC VEHICLE CHARGING STATION. WEDY THREE PHASE WITH NEUTRAL. SEE DETAIL 3.EB.1. COORDINATE FINAL CONNECTIONS REQUIREMENTS WITH EQUIPMENT PROVIDER.
 - 0002 PROVIDE NEW UNDERGROUND SECONDARY CONDUIT - SEE SHEET 030101 FOR ADDITIONAL INFORMATION. COORDINATE CONDUIT ROUTING WITH CIVIL DRAWINGS AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. CLEARLY MARK ALL STUB UP LOCATIONS.
 - 0003 PROVIDE FINAL CONNECTION TO OWNER FURNISHED INTERNALLY ILLUMINATED MOUNTING SIGNAGE. COORDINATE REQUIREMENTS WITH GENERAL CONTRACTOR. CALL DRAWINGS AND SERVICE SUPPLIER PRIOR TO INSTALLATION. PROVIDE TOGGLE SWITCH DISCONNECT CONDUIT WITHIN OR BEHIND SIGNAGE FOR POWER CONNECTIONS.
 - 0004 FIELD VERIFY LOCATION OF POST INDICATOR VALVE. PROVIDE 1\"/>

PROJECT NO. 2450

MEI **morrissey**
engineering

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WAGNER CHEVROLET - WAGNER FORD TOYOTA
1201 North HWY 83

CHEVROLET
TOYOTA



Project Number	2019044
Drawn by	KJD
Scale	
1. DESCRIPTION	DATE
2. ACCURACY	01/20/2019
3. APPROVAL	01/20/2019
4. REVISION	01/20/2019
5. ADDITIONAL	01/20/2019
6. APPROVAL	01/20/2019

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**ELECTRICAL
SITE PLAN**

E0.1