

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, September 9, 2019
5:15 PM - City Council Chambers

Open Meetings Act Announcement.

Rationale:

**A copy of the Open Meetings Act is posted by the entrance to the Council Chambers and is available for public review.*

Items

1. Approve the minutes of the July 8, 2019 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
 - A. Public Hearing - Request for a special exception to allow a professional office in the Residential Medium Density (RM) District.
 1. Adjourn the Public Hearing.
 2. Approve the application for a special exception by Derek Zipperlen for a professional office at property legally described as a Lot 5, East 85' Lot 6, Block 13, First Addition to the City of McCook, Red Willow County, Nebraska (a/k/a 704 East 3rd Street), to allow a professional office in a Residential Medium Density (RM) District, based upon special exception requirements A - I.

Adjournment.

**CITY MANAGER'S REPORT
SEPTEMBER 9, 2019**

ITEM: _____

RECOMMENDATION:

Approve the minutes of the July 8, 2019 regular meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL

IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

August 30, 2019

McCook Planning Commission
Regular Meeting
July 8, 2019
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 Vosburg; Vice Chair Hilker; Commissioners Bradley (arrived 5:21 P.M.), Davidson, Dueland, McDowell.

Absent: Commissioners Lyons, Stevens, Graham; City Attorney Mustion.

City Officials present: City Manager Schneider, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 5, 2019, 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 Vosburg 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 June 10, 2019 regular Planning Commission meeting.

Motion to approve the minutes of the June 10, 2019 regular Planning Commission meeting. This motion, made by McDowell and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Lyons: ABSENT, McDowell: YEA, Stevens: ABSENT, Graham: ABSENT
YEA: 5, NAY: 0, ABSENT: 4

2. Public Hearing - Request for a special exception by Troy and Tammie Bruntz to allow a storage building in the Agricultural District (AG).

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment on the request for a special exception by Troy and Tammie Bruntz to allow a storage building in the Agricultural District (AG) with the City Manager to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Lyons: ABSENT, McDowell: YEA, Stevens: ABSENT, Graham: ABSENT
YEA: 5, NAY: 0, ABSENT: 4

The City Manager received into evidence Exhibit #1 - City Manager's Report prepared for the July 8, 2019 Planning Commission meeting (1 page); Exhibit #2 - Notice of Hearing published, posted, and mailed (1 page); Exhibit #3 - Ownership List for mailing notice (1 page); and Exhibit #4 - Land Use Action Request Form and attachments (7 pages).

City Manager Schneider reviewed the following information included in Exhibit #1: "An application for a special exception has been submitted by Troy and Tammie Bruntz to allow for a storage building in the Agricultural (AG) District. The property is located at 71614 Road 383, north of the intersection of Road 383 and West J Street. It is a parcel that was recently subdivided by the Bishop Family Trust for residential purposes, and subsequently purchased by the Bruntz family. The intent of the Bruntz family is to build their home on the parcel of land at issue. Due to scheduling conflicts, the Bruntz's contractor is unable to begin construction of the residence this calendar year. While construction on the home will not occur this calendar year, Troy and Tammie Bruntz would like to begin construction on a storage building that will ultimately serve as a detached garage for their residence. Due to the fact that a storage facility cannot stand alone without a residence, but can be constructed pursuant to the grant of a special exception, a special exception application has been submitted for the City's consideration. Troy and Tammie Bruntz have provided city staff with plans for their future residence. Staff is comfortable that the storage building is intended to be an ancillary building. However, if by some chance a residence isn't constructed, a storage building can stand alone as an independent structure subject to a special exception grant."

Commissioner discussion including setting a precedent; can a Special Exception be granted with terms/restrictions, and then taken away; special exceptions have been granted for a stand alone storage facility to the north (Walters) and to the south (Friehe, Peters, and Esch) of this property; and all construction will need to be conforming to zoning regulations and building codes.

Troy Bruntz was present to address questions from the Commission. It is their intention to build a home. The original design was too costly, so they are working with Homestead Homes to trim some costs. They have already made a down payment on the storage building and have contracted for its installation. They would like to complete the installation, with the intention of starting construction of the home next spring.

Ron Friehe spoke against the request. What happens if things change and the residence is not built; what are the effects on property values, and would we be setting a precedent.

Lloyd Benjamin, John Palic, and Carl Koenig, expressed concerns with what might happen if they don't build; the need to make sure that the home comes to fruition; would like to have a house, not just a building; and if they decide to live in it during construction, does that change anything.

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

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Lyons: ABSENT, McDowell: YEA, Stevens: ABSENT, Graham: ABSENT

YEA: 6, NAY: 0, ABSENT: 3

3. Recommend approval of a special exception request by Troy and Tammie Bruntz for a storage building at property legally described as a tract of land being part of the Southwest Quarter of Section 24, Township 3, Range 30, West of the 6th P.M., 71614 Road 383, to allow a storage building in an Agricultural District (AG), based upon special exception requirements A - I.

Motion to recommend to the McCook City Council approval of a special exception request by Troy and Tammie Bruntz for a storage building at property legally described as a tract of land being part of the Southwest Quarter of Section 24, Township 3, Range 30, West of the 6th P.M., 71614 Road 383, to allow a storage building in an Agricultural District (AG), based upon special exception requirements A - I, conditional to construction of the home commencing within two years, with completion in three years. This motion, made by Dueland and seconded by Bradley, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Lyons: ABSENT, McDowell: YEA, Stevens: ABSENT, Graham: ABSENT

YEA: 6, NAY: 0, ABSENT: 3

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:53 P.M.

Recording Secretary

**CITY MANAGER'S REPORT
SEPTEMBER 9, 2019 MCCOOK PLANNING COMMISSION MEETING**

ITEM: ___ Public Hearing - Request for a special exception to allow a professional office in the Residential Medium District (RM).

ITEM: ___ Approve the application for a special exception by Derek Zipperlen for a professional office at property legally described as Lot 5, East 85' Lot 6, Blk 13, First Addition to the City of McCook (a/k/a 704 East 3rd Street), to allow a professional office in a Residential Medium (RM) District, based upon special exception requirements A - I.

BACKGROUND:

An application for a special exception has been submitted by Derek Zipperlen requesting a special exception for the allowance of a professional office in the RM District. The property is located at 704 East 3rd Street. Specifically, Mr. Zipperlen would like to utilize the property for an HVAC shop and office. The building that sits on the property is not a residential structure. Instead, it is a commercial property that has sat vacant for a number of years. The property has a parking lot located on the southern portion of the lot. It also has inset on-street parking located on the eastern side of the lot.

Mr. Zipperlen's application explains the changes and improvements he would like to make if the special exception application is approved. Upon review of the special exception requirements, most of the considerations are met without much concern. The two considerations that might require attention are considerations H and I. Staff believes both of the considerations are met in the application request. Specifically, staff noted that the commercial building has been a part of the neighborhood for decades. Mr. Zipperlen's proposed use appears to take into consideration the neighboring properties. Staff doesn't believe Mr. Zipperlin's operation would negatively impact the neighborhood.

APPROVALS:



Lea Ann Doak, City Clerk

August 29, 2019



Nathan A. Schneider, City Manager

August 29, 2019

EXHIBIT #1

PAGE(S) - 1

**NOTICE OF HEARING
REQUEST FOR
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a special exception to allow a professional office in a Residential Medium Density (RM) District.

ADDRESS: 704 East 3rd Street

LEGAL DESCRIPTION: Block 13, all of Lot 5 and East 85' of Lot 6, First Addition to The City of McCook, Red Willow County, Nebraska

PROJECT SPONSOR/
DEVELOPER: Derek Zipperlen

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

SEPTEMBER 9, 2019 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

SEPTEMBER 16, 2019 - 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.

-s- Lea Ann Doak
City Clerk

Publish: August 30, 2019
Post: August 30, 2019
Mail: August 30, 2019

EXHIBIT #2

PAGE(S) - 1

OWNERSHIP LIST FOR MAILING:

Tom Bredvick, President
McCook Public Schools
700 West 7th Street
McCook, NE 69001

Red Willow County
% Tami Teel
502 Norris Ave
McCook, NE 69001

Scott Repass
Margaret Repass
71358 US Hwy 83
McCook, NE 69001

Clint Bryant
Danae Bryant
710 E 2
McCook, NE 69001

Lorraine Sughroue
706 E 2
McCook, NE 69001

Scott Malleck
Debra Malleck
612 E 2
McCook, NE 69001

Lance Korte
608 E 2
McCook, NE 69001

Heather Shaw
601 E 2
McCook, NE 69001

Shawn Lemburg
Emalee Lemburg
605 E 2
McCook, NE 69001

Michael Cuellar
Mildred Cuellar
PO Box 179
Indianola, NE 69034

Colyn Suda
Lisa Suda
611 E 2
McCook, NE 69001

Cathy Hauder
486-210th Rd
Milford, NE 68405

Red Willow County Planning
Commission
502 Norris Ave
McCook, NE 69001

Diane Cobb
804 E 2
McCook, NE 69001

Janice Waddell
712 E 2
McCook, NE 69001

Cody Doubet
708 E 2
McCook, NE 69001

Paul Sutton
Esther Marie Sutton
702 E 2
McCook, NE 69001

Colleen Walter
610 E 2
McCook, NE 69001

Matthew Farrell
Rebecca Farrell
13488 Raritan St.
Westminster, CO 80234

Louis Jones
305 E F
McCook, NE 69001

Jerome Biegler
Michelle Biegler
603 E 2
McCook, NE 69001

Karen VanKooten
609 E 2
McCook, NE 69001

Laurie Sutton
1523 Sarratov St., Apt B
Pfeifer, KS 67660

Andrea McCormick
703 E 2
McCook, NE 69001

EXHIBIT #3

PAGE(S) - 3

Stephanie Carman
707 E 2
McCook, NE 69001

Jesse Ray
711 E 2
McCook, NE 69001

Alisha Beenblossom
1809 SW 37th St.
Lincoln, NE 68522

Mint Digs, LLC
37289 Rd 719
Culbertson, NE 69024

JAZMAT Enterprises, LLC
38453 Dr. 722
McCook, NE 69001

Elias Solorzano
1410 W Fairacres
McCook, NE 69001

Saint Patrick's Catholic Church
612 E 4
McCook, NE 69001

Stephen Guthrie
Vanessa Guthrie
701 E 3
McCook, NE 69001

Brandon Drullinger
Rebecca Drullinger
705 E 3
McCook, NE 69001

Johnathan Weintz
Katlyn Weintz
709 E 3
McCook, NE 69001

Tommie Mitchem, Jr.
801 E 3
McCook, NE 69001

Don Felker
Lisa Felker
#25 Wedgewood
McCook, NE 69001

Carlos Dominguez
Josie Dominguez
38875 US Hwy 6
McCook, NE 69001

Elmer Longberry
Donna Longberry
709 E 2
McCook, NE 69001

Courtney Cruse
Robert Wagner
801 E 2
McCook, NE 69001

Staci Jording
804 E 3
McCook, NE 69001

Mary Propp
712 E 3
McCook, NE 69001

Aaron Felker
311 Lakeview Rd.
Hutchingson, KS 67502

Larry Pollmann
38692 Dr. 718
McCook, NE 69001

Jeremy Latimer
606 E 3
McCook, NE 69001

Scott Snyder
Lesa Snyder
PO Box 11
Elwood, NE 68937

Diane Wieser
707 E 3
McCook, NE 69001

Kim Parde
Alisa Parde
404 W O
McCook, NE 69001

Ray Bonar
Pearl Bonar
405 E H
McCook, NE 69001

Jay Ruzicka
Erica Einsaphr
804 E 4
McCook, NE 69001

Marlin Springer
110 West Decatur St.
Danbury, NE 69026

Jeffrey Adams
710 E 4
McCook, NE 69001

Craig Bartruff
531 E Frankfort
Lebanon, NE 69036

Lloyd Lapp
Karen Lapp
35585 Rd 733A
Palisade, NE 69040

Tracy Hixon
702 E 4
McCook, NE 69001

Derek Zipperlien
712 W 1
McCook, NE 69001

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

This request is for a:
(Check all that apply)

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

Name of Project: Special exception for Residential office
 Description of Project: Convert commercial building in residential zone into HVAC shop/office space

Project sponsor or developer:

Name: _____
 Address: _____
 Phone number: _____
 Fax number: _____
 E-mail Address: _____

Land owner or owners:

Name: Derek Zipperlen To Closcon purchase
 Address: 702 W. 1st St August 30, 2019
 Phone number: 308-250-0952
 Fax number: N/A
 E-Mail Address: derek@veteranhwac

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)

Derek Zipperlen
Printed Name:

Printed Name:

[Signature]
Signature:

Signature:

26 Aug 19
Date:

Address and physical location of the Proposed Land Use Action: 704 E 3rd St

Property Description (Of the parent parcel for subdivisions): former grocery store location w/ off street parking lot

Required Information:

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

FEE PAID: \$ 75⁰⁰ (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Derek Zipperlen
Printed name

[Signature]
Signature

26 Aug 19
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:

Property is a commercial building zoned for medium density Residential. I would like to have a low traffic HVAC business in the building and need a special exception to do so

_____ 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.)

NO changes to existing property layout or easements. Will put a sign on the building itself. All exterior lighting will remain the same, but updated to energy efficient LED. Exterior will be painted a neutral color

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

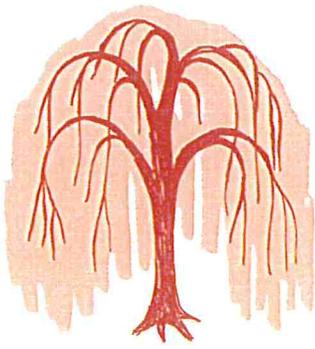
- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention 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: _____



RED WILLOW COUNTY TREASURER

NORRIS AVENUE & E STREET • P.O. BOX 490
McCOOK, NEBRASKA 69001
<http://www.co.red-willow.ne.us>

TELEPHONE
(308) 345-6515

Ref: Derek Zipperlen

8/26/2019

To whom it may concern:

This letter is to inform you that the taxes on the property for Charles R & Cynthia Dugger with the following legal description are paid in full.

First Addition McCook Blk 13, ALL of Lot 5, East 85' Lot 6

Respectfully,

A handwritten signature in black ink that reads "Crystal Dack".

Crystal Dack

Red Willow County Deputy Treasurer

Date Created
11/07/2018

RED WILLOW COUNTY TREASURER'S OFFICE
TAX STATEMENT FILE

Last Update
11/07/2018

Statement: 2018-000754200RP	Ag Land Val: 0	Roll Year : 2018/2018
Parcel # : 000754200	Land Value : 16,875	Source : REAL
Mortgage#:	GB Loss : 0	Gross Tax : 701.38
Owners ID: 68835	Imp Value : 20,625	Greenbelt : 0.00
District : 80	Outbldgs : 0	Exempt Tax : 0.00
Tax Rate : 1.870361	Tot Value : 37,500	Tax Credit : 32.44
UU Tax Cr: 0.00	Exempt Val : 0	Ag Tax CR : 0.00
	Taxable : 37,500	Taxes Due : 668.94
DUGGER/CHARLES R & CYNTHIA	Delinquent Year: 0	Drainage : 0.00
1602 NORRIS AVENUE		Penalty Tax: 0.00
MCCOOK NE	69001-	Cert Fees : 0.00
		Advertising: 0.00
		Total Due : 668.94
Map # : 4281-00-0-00000-000-0000		Tax Paid : 668.94
Legal : FIRST ADDITION TO MCCOOK BLK 13, ALL OF LO		Tax Due : 0.00
Situs : 704 EAST 3RD STREET		Int Due : 0.00
Notes :		Total Due : 0.00

Page 1 of 3

000754200 2018 / 2018 DUGGER/CHARLES R & CYNTHIA

2

Mortgage Information 0

Loan Number :	Tax Sale #/Date :
	Delinquent Report :
	Bankruptcy # :
	Foreclosure Date :
	Resolution Date :
	PA&T Class Codes : 01 03 00 01 04 02

Tax Sale Certificate Data

Certificate # :	Filing Fees :
Purchasers ID # :	Interest Due :
Date Purchased :	Total Amount :
Certificate Type :	Redemption Date :
Maturity Date :	Redemption # :
Principle :	Redemption Amount :

Page 2 of 3

Receipt #	Code	Pay Date	Tax Payment	Interest	Drainage	Total Pay
2018-0001046	3	03/05/2019	668.94	0.00		668.94

000754200 2018 / 2018 DUGGER/CHARLES R & CYNTHIA

TIF Fund # : Tax Credit Rate 0.000865 0.00

	Gross Taxes	Taxes after HS	Tax Credit	Net Taxes
Base 0	701.38	701.38	0.00	701.38
Excess	0.00	0.00	0.00	0.00

Change Date	Change Code	Prev Value	New Value	Value Change	Tax Change

SID	PRINCIPAL	Interest Due	PENALTY	Ad Due	Total Due \$

RED WILLOW COUNTY
2018 Real Estate Breakdown Report

Parcel ID 000754200		Legal FIRST ADDITION TO MCCOOK BLK 13, ALL OF LOT 5, EAST 85' LOT 6		Card File Situs 704 EAST 3RD STREET						
Owner DUGGER/CHARLES R & CYNTHIA 1602 NORRIS AVENUE MCCOOK, NE 69001-0000										
County Area 0	ENTIRE COUNTY	Class Code 01-03-00-01-04-02		Value	Previous	Current				
Neighborhood 9000	COMMERCIAL	State GEO 4281-00-0-00000-000-0000		Buildings	20,625	20,625				
Location / Group 1	MCCOOK (1)	Cadastral C1000-00061-00061		Improvement	0	0				
District 80	17M	Book / Page 2016 / 01757		Land / Lot	16,875	16,875				
School 73-0017		Sale Date 11/08/2016		Total	37,500	37,500				
Sale Amount	30,000									
Model 102 9001	Method 05 Build	Description	Lot Size 16,875.000	Frontage 0.000 N	Spot Code	Cutoff 999,999	Value 1.000	Add (+/-) 0.000	Lot Value 16,875	Appr ID 0
Sale Date 11/08/2016	Book 2016	Page 01757	Extend		Ownership History		Amount			
08/20/2002	129	825			DUGGER/CHARLES R & CYNTHIA		30,000			
04/08/2002	129	353			SAWYER/RODNEY D		0			
					SAWYER/DOROTHY G		33,000			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	754200	80	20,625	0	16,875	37,500	0	37,500	668.94	0
2017	754200	80	20,625	0	16,875	37,500	0	37,500	648.48	0
2016	754200	80	10,075	0	16,875	26,950	0	26,950	464.66	0
2015	754200	80	10,075	0	16,875	26,950	0	26,950	452.32	0
2014	754200	80	10,075	0	16,875	26,950	0	26,950	474.72	0
Primary Image			Sketch			Site Plan				



-- Water removed

Proposed Shop location

Legend
📍 704 E 3rd St



*1 Cargo trailer Parking on Rock Bed

*2 Loading/unloading area for deliveries

*3 Wall mounted Signs

*4 River Rock w/ Weed Removal

*5 tree stumps to be removed

*6 Replace existing Door w/ All metal Double door

*7 Install overhead door for equipment Delivery

* Building will be repainted a neutral color

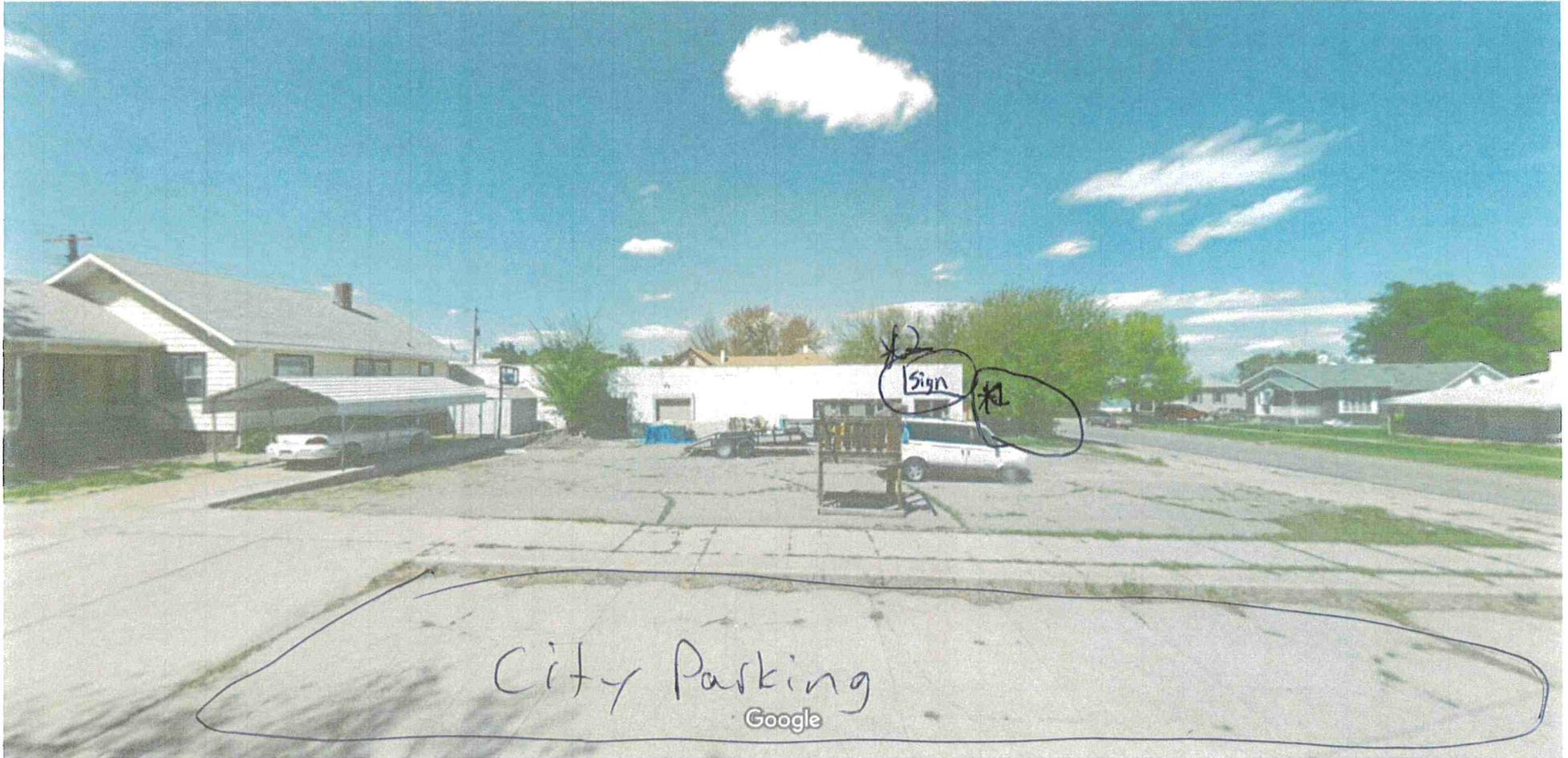


Image capture: Apr 2012 © 2019 Google

McCook, Nebraska



Street View - Apr 2012

*1 Proposed Cargo trailer Parking
 *2 wall mounted sign



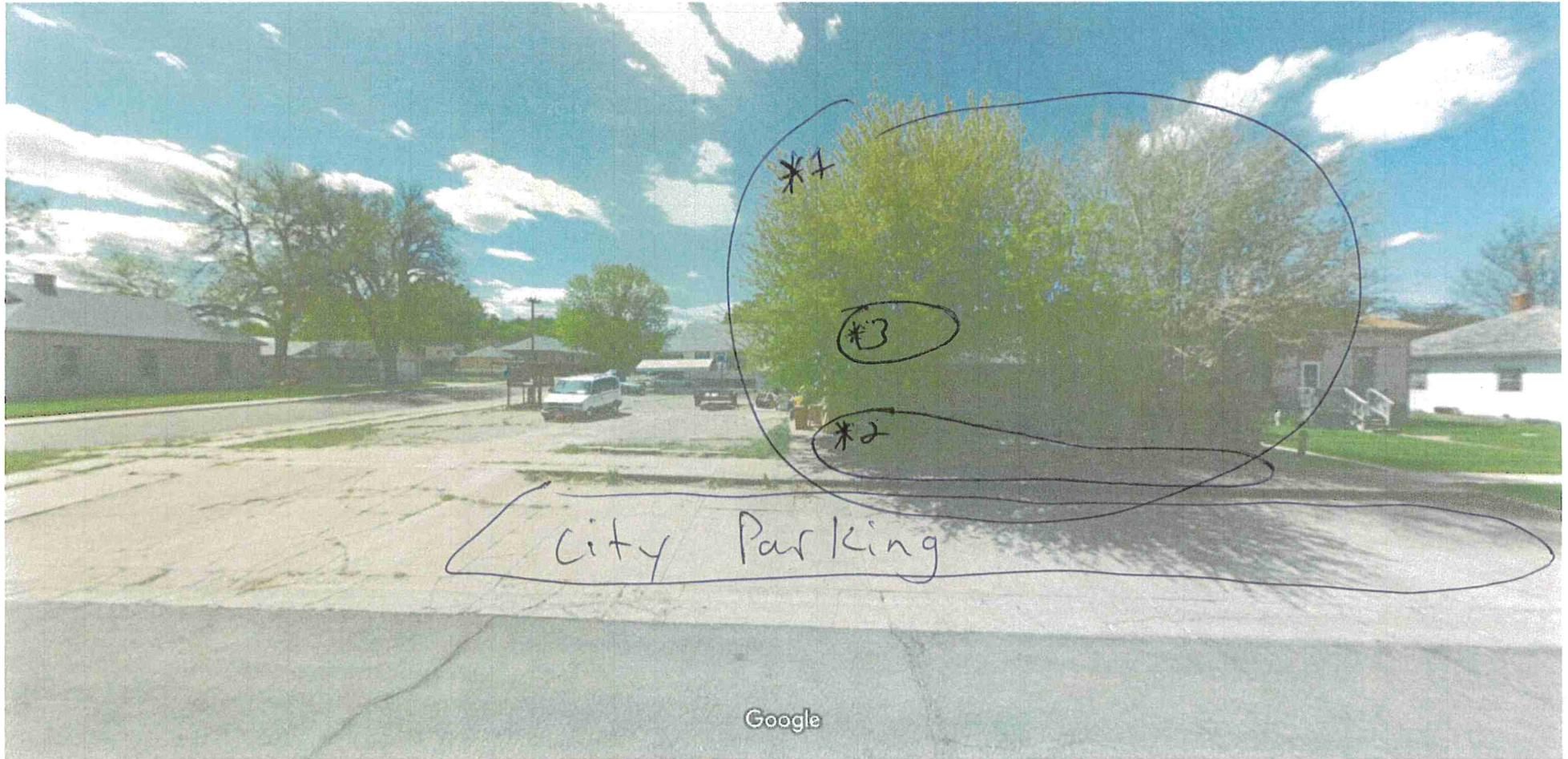


Image capture: Apr 2012 © 2019 Google

McCook, Nebraska



Street View - Apr 2012

*1 Trees are no longer there, Stumps will be removed

*2 Rock Bed where 2 trailers will be parked off of sidewalk

*3 Wall mounted sign



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 _____, 2018.