

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, April 14, 2025
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the March 31, 2025 special Planning Commission meeting.
2. Public Hearings and Regular Agenda.
 - A. Public Hearing - Regarding a request from the City of McCook to recommend approval of a final plat which serves as a permanent step in the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska.
 1. Adjourn the Public Hearing.
 - B. Recommend the approval of a final plat for the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska.
 - C. Discussion regarding the review of the City of McCook's proposed Zoning Regulations.
 - D. Select new officers for the term of April 2025 through March 2026 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

Adjournment.

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

ITEM: **1.**

RECOMMENDATION:

Approve the minutes of the March 31, 2025 special McCook Planning Commission meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 10, 2025

McCook Planning Commission
Special Meeting
March 31, 2025
5:15 P.M.

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, special, 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, Bruce McDowell, Kurt Vosburg, Mark Currier.

Absent: Commissioners Ron Friehe, Jamie Mockry, Jesse Stevens.

City Officials present: City Manager Schneider, Assistant City Manager Koetter, City Attorney Mustion, City Clerk Doak, and Building Official Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on March 27, 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 February 10, 2025, regular Planning Commission meeting.

Motion to approve the minutes of the February 10, 2025, regular Planning Commission meeting. This motion, made by Lyons and seconded by Vosburg, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding a request from the City of McCook to recommend approval of a preliminary plat which serves as the initial step in the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request from the City of McCook to recommend approval of a preliminary plat which serves as the initial step in the creation of the Walters First Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Lyons and seconded by McDowell, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the March 31, 2025, Planning Commission meeting (2 pages); Exhibit #2 - Notice of Public Hearing mailed and posted (1 page); Exhibit #3 - listing of property owners notified (3 pages); Exhibit #4 - Notice of Public Hearing published (1 page); Exhibit #5 - Walters First Addition Preliminary Plat (1 page); Exhibit #6 - Walters First Addition Proposed Infrastructure Development (1 page); Exhibit #7 - Walters First Addition Infrastructure Feasibility Plan (1 page); Exhibit #8 - Land Use Application and attachments (5 pages); and Exhibit #9 - City of McCook Subdivision Regulations, Section 7. Procedures (1 page).

City Attorney Mustion accepted Exhibits #1 - #9 into evidence, took comment from city staff before opening to the public for comment.

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

Craig Bennett, Miller & Associates, reviewed Exhibit #5 - Preliminary Plat, Exhibit #6 - Proposed Infrastructure Development, and Exhibit #7 - Infrastructure Feasibility Plan with the Commission.

Commissioner discussion included the clarification that there will not be any residential structures within the designated complex area; sound regarding the proposed residential structures in close proximity of the complex; has discussion been held with utilities needed for the project, Mr. Bennett responded not yet, but utility right-of-ways are included in the plat; that the commission is only considering the preliminary plat at this time, that final plats will be approved in phases as development occurs, Walters First Addition will be the first plat considered; and that it is nice to see a planned out development for this city project.

Joan Stewart, 2103 N Highway 83, property owner to the north of the proposed development, expressed concerns with drainage and runoff onto their property. Drainage is already an issue with water coming from the west along the highway.

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

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

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

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

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

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

Discussion was held regarding the proposed Comprehensive Plan, Zoning Regulations, and Subdivision Regulations and how to proceed forward with approval of each.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:25 P.M.

Lea Ann Doak, City Clerk-Treasurer
Recording Secretary

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

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

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

BACKGROUND:

The City of McCook is requesting the McCook Planning Commission to consider recommending the approval a final plat of the Walters First Addition, an Addition to the City of McCook, Red Willow County, Nebraska. A preliminary plat was approved by the McCook City Council at its April 7, 2025 meeting.

Due to the need to maintain flexibility with regard the that portion of the Walters tract of land that will be dedicated to single family residential development, the City of McCook is focusing on finalizing a plat for that portion of the property that will be dedicated to the P.F.C. Gerald L. Walters Youth Complex; commercial lots located west and southwest of the Youth Complex; and mixed-use multi-family/commercial lots located south of the Youth Complex. The final plat contains dedicated streets and provides sufficient space for utility extensions. Care was taken to assure the Final Plat of the Walters First Addition blended with prior subdivisions efforts to the west of the proposed addition, said tract known as Four Corners Addition to the City of McCook.

In all, the Walters First Addition contains 39.4 acres +/- of land for the P.F.C. Gerald L. Walters Youth Complex; 23 acres +/- of land for commercial and/or multi-family development; and ample land for a street system that will tie not only the lots contemplated in the final plat, but additionally, will provide for street infrastructure to the single family residential lots included in the Preliminary Plat.

A copy of the City of McCook's application is included with this report.

APPROVALS:



Nathan A. Schneider, City Manager

April 9, 2025



Lea Ann Doak, City Clerk

April 9, 2025

EXHIBIT - #1

PAGE(S) - 1

**NOTICE OF PUBLIC HEARING
FINAL PLAT APPROVAL**

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

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

APRIL 14, 2025 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

APRIL 21, 2025 - 5:30 P.M.
MCCOOK CITY COUNCIL
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

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

-s- Lea Ann Doak
City Clerk

Mail: April 4, 2025.
Post: April 4, 2025.

EXHIBIT - #2

PAGE(S) - 1

Property Owners Notified:

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

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

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

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

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

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

DAVID & CHRISTINE CARFIELD
2205 PONDEROSA DRIVE
MCCOOK, NE 69001

BRIAN & JESSICA LUKE
2202 PONDEROSA DRIVE
MCCOOK, NE 69001

CRAIG & CHERYL CHRISTNER
808 SPRUCE
MCCOOK, NE 69001

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

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

QUILLAN COURTS, LLC
402 NORRIS AVE
MCCOOK, NE 69001

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

MCCOOK ECONOMIC DEVELOPMENT
402 NORRIS AVE
MCCOOK, NE 69001

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

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

RACHEL MCMAINS
1518 W 10TH
MCCOOK, NE 69001

LONNIE BONAR
811 E H
MCCOOK, NE 69001

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

JERRY & KALYN RUZICKA
1517 EAST FAIRACRES
MCCOOK, NE 69001

EXHIBIT - #3

PAGE(S) - 3

JOHN ALLEN
1203 WEST Q STREET
MCCOOK, NE 69001

ANGELA LAMPMAN
PO BOX 266
CHEYENNE WELLS, CO 80810

GREGORY & DEBORAH CROUCH
1514 EAST FAIRACRES
MCCOOK, NE 69001

MIKE & DIANNE KUGLER
13 SANDPIPER STREET
MCCOOK, NE 69001

JOHN & JENNIFER KUGLER
807 SPRUCE ROAD
MCCOOK, NE 69001

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

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

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

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

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

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

RICHARD LAMPMAN
1301 WEST Q
MCCOOK, NE 69001

MARGARITA DECAMPOS
1311 WEST Q STREET
MCCOOK, NE 69001

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

MARK & ELIZABETH WILCOX
PO BOX 26
MCCOOK, NE 69001

MICHAEL & SALLY DAFFER
70354 ROAD 395
DANBURY, NE 69026

BILLY & MICHELLE WITT
2105 BLAKE DRIVE
MCCOOK, NE 69001

KATHLEEN BIEKER
1608 W Q STREET
MCCOOK, NE 69001

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

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

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

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

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

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

NEBRASKA PUBLIC POWER DISTRICT
PO BOX 499
COLUMBUS, NE 68602

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

**NOTICE OF PUBLIC HEARING
FINAL PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on April 14, 2025, at 5:15 P.M. and by the McCook City Council on April 21, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider the final plat on a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M. in the City of McCook, Red Willow County, Nebraska, to be known as Walters First Addition. A copy of the proposed final plat and legal description are available for public inspection at the office of the City Clerk. Any and all persons desiring to comment on the proposed final plat may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

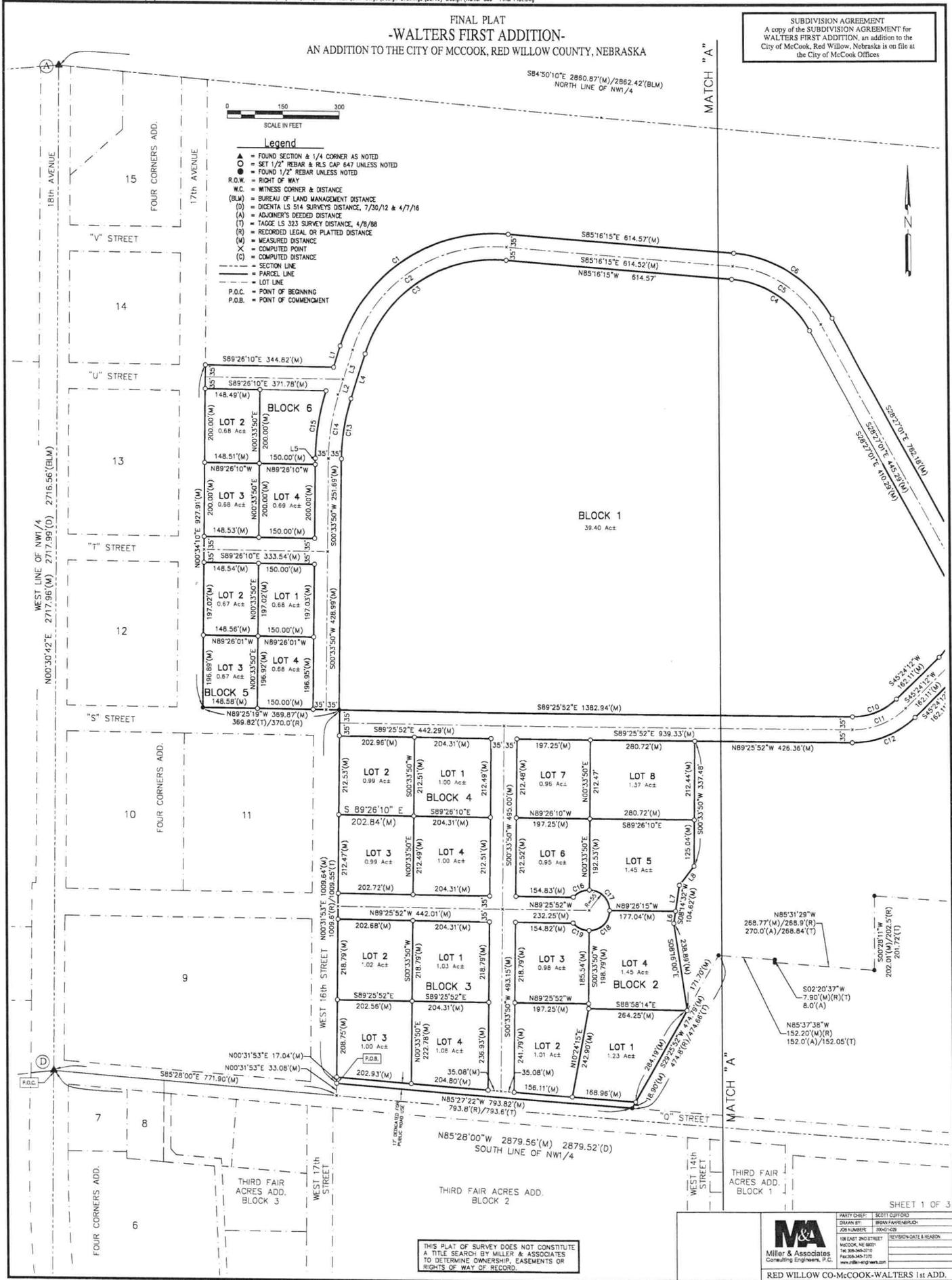
Publish: April 4, 2025.

EXHIBIT - #4

PAGE(S) - 1

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

SUBDIVISION AGREEMENT
 A copy of the SUBDIVISION AGREEMENT for
 WALTERS FIRST ADDITION, an addition to the
 City of McCook, Red Willow, Nebraska is on file at
 the City of McCook Offices



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

SHEET 1 OF 3

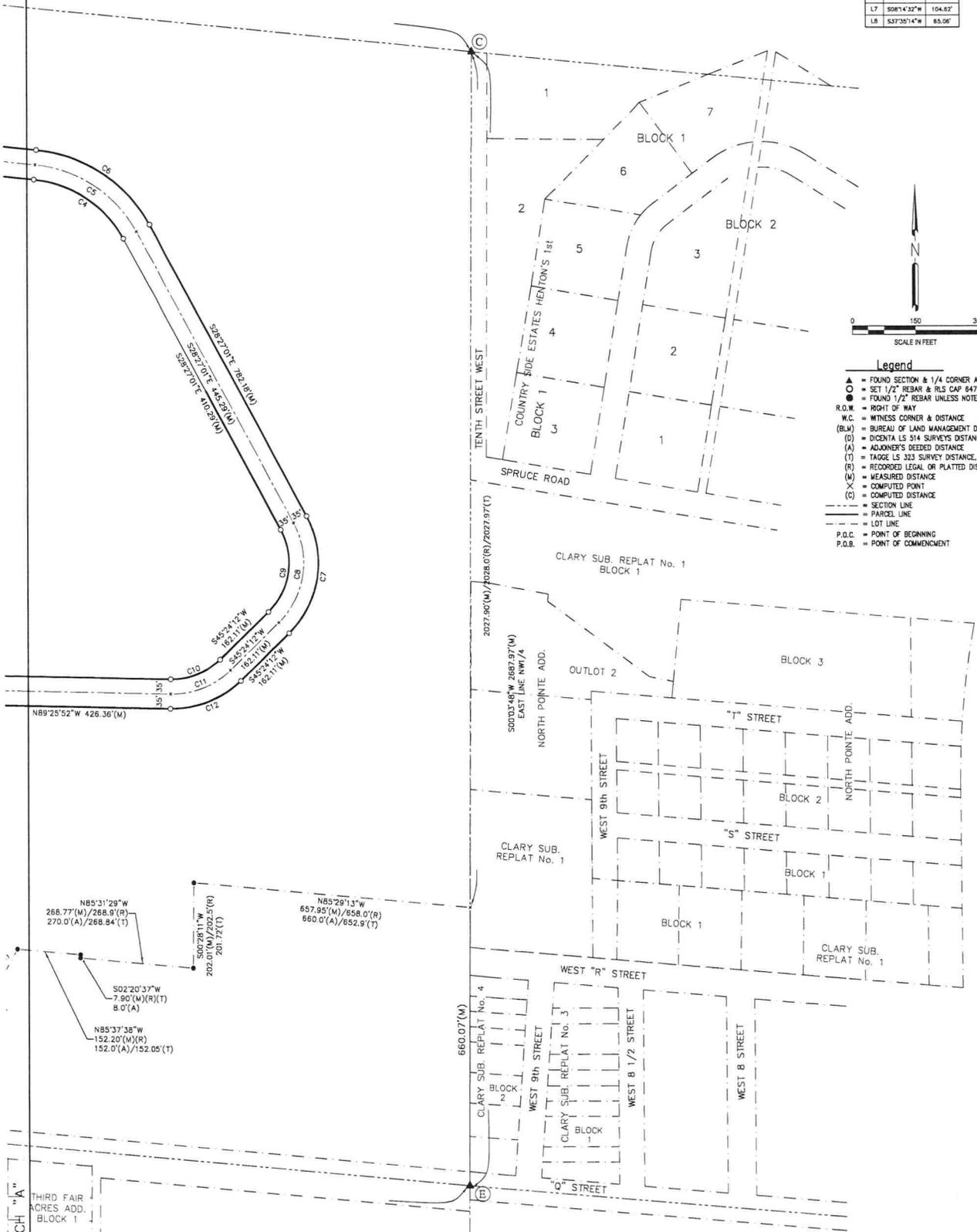
RED WILLOW CO-MCCOOK-WALTERS 1st ADD.

PLATTY CHIEF:	SCOTT CLYDE
DRAWN BY:	BRAND FAHRENBERG
JOB NUMBER:	2024-028
DATE EAST 2ND STREET MCCOOK, NE 68011 TEL: 308-343-2110 FAX: 308-343-1710 WWW.MILLER-ASSOCIATES.COM	REVISION/DATE/REASON

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

L1	S17°25'32"W	60.35'
L2	N17°20'32"E	43.99'
L3	N17°20'32"E	83.16'
L4	N17°20'32"E	127.17'
L5	S00°33'50"W	16.66'
L6	S08°4'32"W	33.43'
L7	S08°4'32"W	104.67'
L8	S37°25'14"W	65.06'

MATCH "A"



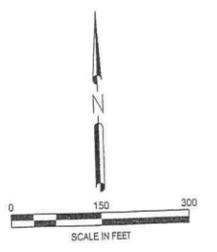
- Legend**
- ▲ = FOUND SECTION & 1/4 CORNER AS NOTED
 - = SET 1/2" REBAR & RLS CAP 847 UNLESS NOTED
 - = FOUND 1/2" REBAR UNLESS NOTED
 - = RIGHT OF WAY
 - R.S.W. = WITNESS CORNER & DISTANCE
 - (BLM) = BUREAU OF LAND MANAGEMENT DISTANCE
 - (D) = DICENTA LS 514 SURVEYS DISTANCE, 7/30/12 & 4/7/16
 - (A) = ADJOINER'S DEEDED DISTANCE
 - (T) = TARGE LS 323 SURVEY DISTANCE, 4/8/88
 - (R) = RECORDED LEGAL OR PLATTED DISTANCE
 - (M) = MEASURED DISTANCE
 - (C) = COMPUTED POINT
 - (G) = COMPUTED DISTANCE
 - = SECTION LINE
 - - - = PARCEL LINE
 - = LOT LINE
 - P.O.C. = POINT OF BEGINNING
 - P.O.B. = POINT OF COMMENCEMENT

MATCH "A"

THIRD FAIR ACRES ADD. BLOCK 1

MA	
Miller & Associates Consulting Engineers, P.C.	
108 EAST 2ND STREET MCCOOK, NE 68001 Tel: 308-346-2110 Fax: 308-346-2170 www.miller-engineers.com	PARTY CHIEF: SCOTT CLIFTON DRAWN BY: BRIAN FAYRENEBUSH JOB NUMBER: 200-028 REVISION DATE & REASON:

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



WARRANTY DEED DESCRIPTION

INSTRUMENT NO. 2024-00824
 RECORDED JUNE 21, 2024

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

Legend

- ▲ = FOUND SECTION & 1/4 CORNER AS NOTED
- = SET 1/2" REBAR & RLS CAP #47 UNLESS NOTED
- = FOUND 1/2" REBAR UNLESS NOTED
- R.O.W. = RIGHT OF WAY
- W.C. = WITNESS CORNER & DISTANCE
- (BLM) = BUREAU OF LAND MANAGEMENT DISTANCE
- (D) = DISSENTA LS 514 SURVEY'S DISTANCE, 7/30/12 & 4/7/16
- (A) = ADJOINER'S DEEDED DISTANCE
- (T) = TAGGE LS 323 SURVEY DISTANCE, 4/8/88
- (R) = RECORDED LEGAL OR PLATTED DISTANCE
- (C) = MEASURED DISTANCE
- (X) = COMPUTED POINT
- (O) = COMPUTED DISTANCE
- = SECTION LINE
- = PARCEL LINE
- = LOT LINE
- P.O.C. = POINT OF BEGINNING
- P.O.B. = POINT OF COMMENCEMENT

SECTION CORNER TIES

- (A) NW COR. SEC. 19-3-29 FOUND "X" W/ BENT NAIL IN SOUTH BOUND OF HWY 83
 1. "X" ON ROW MKR 47.40' W
 2. TOP NUT IN 93.50' SE
 3. "X" ON ROW MKR 93.11' E
 4. SE COR OF CATCH BASIN 63.38' SW
- (C) N 1/4 COR. SEC. 19-3-29 FOUND 3" BRASS CAP @ FENCE CORNER
 1. NFP 17.52' E
 2. NFP 18.42' N
 3. NFP 21.70' W
 4. NFP 30.50' S
- (D) W 1/4 COR. SEC. 19-3-29 FOUND CONC. NAIL & "X" IN LEFT N. BOUND LAND OF HWY 83
 1. NE BOLT OF LIGHT POLE 64.35' SE
 2. NE COR. CONC. VAULT PAD 104.85' SW
 3. FACE COR. POST AT BASE 102.80' N
 4. B.C. WC 3" 64.76' W
- (E) C 1/4 COR. SEC. 19-3-29 FOUND NORTH SLEIGHT ALUM. CAP IN 'O' STREET
 1. "X" MKR RM 38.25' NE
 2. "X" MKR RM 38.25' SE
 3. N & BC IN PP 31.75' S
 4. 2" BC WC 32.55' N

EXHIBIT - #6
 PAGE(S) - 1

PREPARED BY

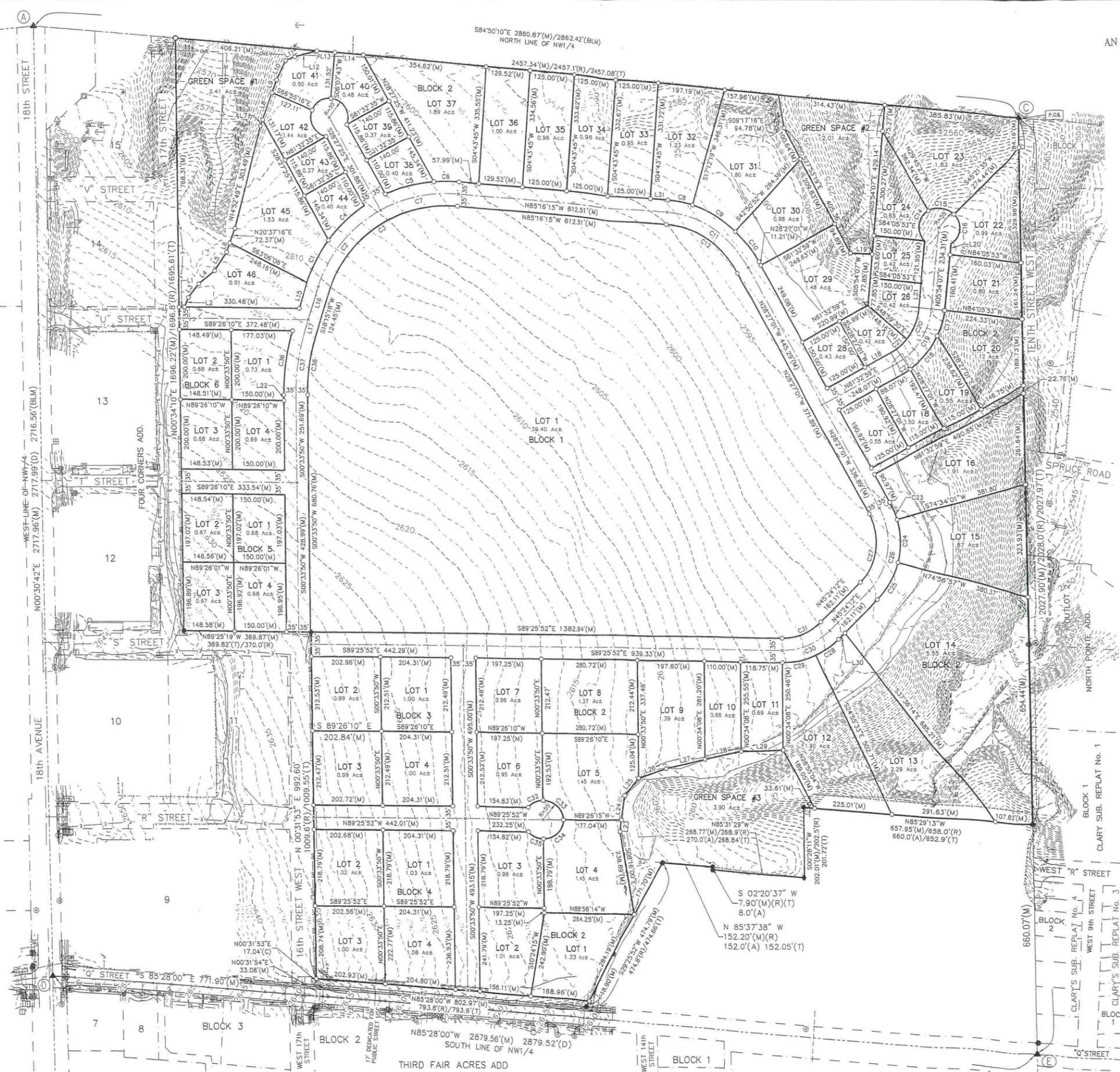
 MILLER & ASSOCIATES
 CONSULTING ENGINEERS, P.C.
 1111 CENTRAL AVENUE
 KEARNEY, NE 68847

WALTERS FIRST ADDITION
 McCook, Nebraska

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	181°2'09"	435.00'	138.20'	N 28°43'12" E	137.62'
C2	41°55'28"	400.00'	292.69'	S 40°34'51" W	286.20'
C3	76°28'27"	365.00'	487.17'	S 56°29'32" W	451.91'
C4	19°06'25"	435.00'	145.06'	S 47°22'23" W	144.39'
C5	19°06'25"	435.00'	145.06'	S 75°42'42" W	144.39'
C6	9°27'51"	435.00'	71.65'	S 89°59'59" W	71.77'
C7	33°11'10"	400.00'	231.68'	S 78°06'10" W	228.46'
C8	12°28'33"	335.00'	72.94'	N 79°01'58" W	72.80'
C9	25°38'34"	335.00'	149.53'	N 59°58'24" W	148.66'
C10	18°42'06"	335.00'	109.35'	N 37°48'04" W	109.86'
C11	56°49'14"	300.00'	297.51'	N 56°51'38" W	285.47'
C12	56°49'14"	265.00'	262.80'	N 56°51'38" W	252.16'
C14	104°49'10"	55.00'	100.62'	S 07°49'58" W	87.16'
C15	75°07'02"	55.00'	72.11'	N 82°11'58" W	67.05'
C16	101°01'15"	55.00'	96.97'	N 05°52'13" E	84.99'
C17	18°29'38"	235.00'	75.85'	S 15°08'58" W	75.92'
C18	30°24'25"	235.00'	125.40'	N 39°40'58" E	123.92'
C19	59°38'52"	200.00'	194.25'	N 33°43'33" E	186.70'
C20	34°21'35"	165.00'	98.95'	S 23°04'55" W	97.47'
C21	21°17'17"	165.00'	81.30'	S 50°54'21" W	60.95'
C22	6°34'49"	235.00'	26.99'	N 58°19'35" E	26.97'
C23	13°01'02"	235.00'	53.39'	N 21°56'30" W	53.28'
C24	30°29'02"	235.00'	125.03'	N 00°11'28" W	123.56'
C25	30°21'08"	235.00'	124.49'	S 30°13'37" W	123.04'
C26	73°51'13"	200.00'	257.80'	N 08°28'35" E	240.32'
C27	73°51'13"	165.00'	212.68'	N 08°28'35" E	198.28'
C28	19°40'16"	235.00'	80.68'	S 59°14'19" W	80.29'
C29	29°29'41"	235.00'	104.57'	N 77°48'16" E	103.71'
C30	45°09'56"	200.00'	197.66'	N 67°59'10" E	153.61'
C31	45°09'56"	165.00'	130.07'	N 67°59'10" E	126.73'
C32	50°28'23"	55.00'	48.45'	S 65°19'37" W	46.80'
C33	90°00'00"	55.00'	36.38'	N 44°26'10" W	77.78'
C34	90°00'00"	55.00'	36.38'	N 45°33'50" E	77.78'
C36	16°46'43"	635.00'	185.95'	S 08°57'11" W	185.29'
C37	16°46'43"	600.00'	175.70'	S 08°57'11" W	175.08'
C38	17°41'29"	565.00'	174.46'	S 09°24'34" W	173.76'

LINE NUMBER	BEARING	DISTANCE
L1	S89°26'10"E	15.37'
L2	N24°01'39"E	29.91'
L3	N38°05'48"E	49.69'
L4	N51°28'31"E	59.74'
L5	N32°44'56"E	63.46'
L6	N20°37'16"E	72.37'
L7	N20°26'29"E	101.30'
L8	N20°26'29"E	101.30'
L9	N20°26'29"E	39.46'
L10	N26°13'12"E	61.54'
L11	N68°35'44"E	28.88'
L12	N76°17'38"E	68.19'
L13	S84°50'10"E	53.56'
L14	S84°50'10"E	83.01'
L15	S18°51'18"W	67.42'
L16	S18°16'12"W	99.33'
L17	S18°16'12"W	44.20'
L18	S61°32'59"W	88.07'
L19	S87°00'45"W	64.21'
L20	N05°54'07"E	31.48'
L21	S05°54'07"W	69.94'
L22	S00°33'50"W	16.69'
L23	S08°14'32"W	33.43'
L24	S08°14'32"W	71.19'
L25	S37°35'14"W	65.06'
L26	S70°48'22"W	85.35'
L27	S77°25'51"W	120.37'
L28	S77°26'33"W	112.95'
L29	S88°06'49"W	118.86'
L30	S45°24'12"W	26.00'
L31	N85°16'15"W	50.00'

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

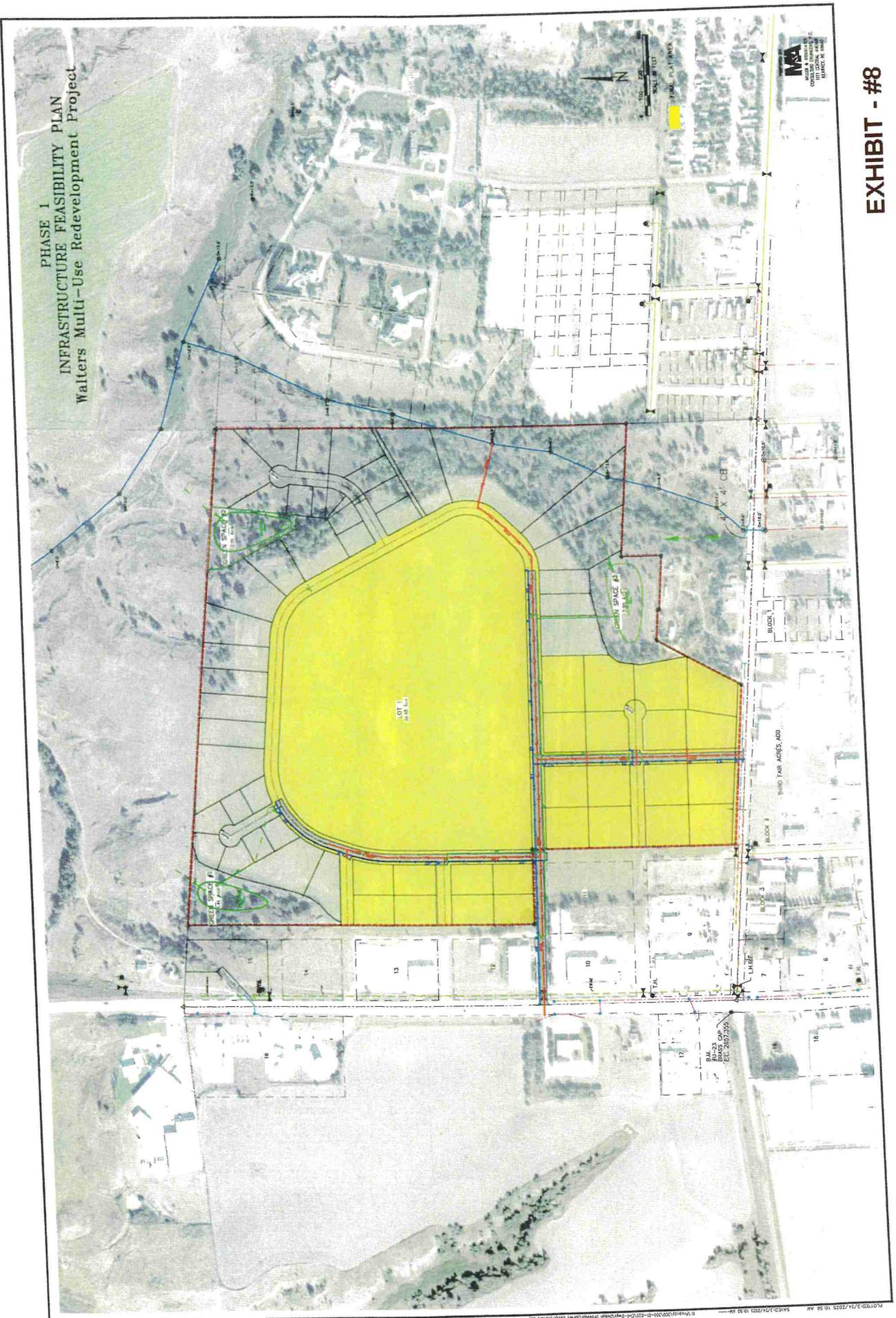


PLOTTED: 3/24/2025 8:22 AM
 SAVED: 3/21/2025 3:54 PM
 G:\Projects\2025\00-01-029\City-Eng-Design-Drawings\Survey-Design\Walters-Sub-Plat.dwg

PROPOSED INFRASTRUCTURE DEVELOPMENT
Walters Multi-Use Redevelopment Project



PHASE 1
 INFRASTRUCTURE FEASIBILITY PLAN
 Walters Multi-Use Redevelopment Project





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

MINOR & MAJOR SUBDIVISION APPLICATION

Name of Project (If applicable): Walters First Addition to the City of McCook

Description of Project: The City requests a preliminary & final plat approval for a tract of land located in the NW 1/4 of 19-3-29, West of the 6th P.M.

Project sponsor or developer:

Name: City of McCook

Address: 505 West C

Phone number: 308-345-2022

Fax number: _____

E-mail Address: n.schneider@cityofmccook.com

Landowner or owners:

Name: City of McCook

Address: 505 West C

Phone number: 308-345-2022

Fax number: _____

E-Mail Address: n.schneider@cityofmccook.com

Authorization of the land use action by landowner:

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

Nathan A. Schneider

Printed Name:



Signature:

3-25-25

Date:

Printed Name:

Signature:

EXHIBIT - #9

PAGE(S) - 5

Subdivisions:

Sketch Plan:

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

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

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

To Be Determined

If so, briefly explain what they might consist of:

(Attach explanation)

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

To be completed upon approval of final plat

Preliminary Plat Submission:

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

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

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

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

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

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

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

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

✓ (5) Date of preparation and north point.

✓ (6) Present zoning.

✓ (7) Existing conditions:

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

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

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

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

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

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

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

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

SECTION 7. PROCEDURES

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

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

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

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

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

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

EXHIBIT - #10

7.5 Notification of Initial Improvement Schedule and Subdivision Financing Process. Subdivider shall indicate by a letter when improvements as required will be provided; any proposed restrictive covenants for the land involved shall accompany the letter. The options for financing subdivision improvements shall be in conformance with the provisions of Sections 10 and 11 of this Ordinance and the subdivider shall indicate in a letter what financing options are planned to be used for the proposed subdivision.

7.6 Notification of County Planning Commission. The City shall notify the Red Willow County Planning Commission of any proposed subdivision plat and provide the Commission with all available materials on the proposed plat, when such proposed plat lies partially or totally within the extraterritorial subdivision jurisdiction being exercised by that Municipality in such County. The Commission shall be given four (4) weeks to officially comment on the appropriateness of the design and improvements proposed in the plat. The review period shall run concurrently with subdivision review activities of the City after the Commission receives all available material for a proposed subdivision plat.

7.7 Notification of School Board. At least ten (10) days prior to the McCook Planning Commission meeting at which the preliminary plat is to be considered for approval, the Planning Commission shall submit a copy of the proposal to the School Board of each School District which the proposed development affects, and shall notify the School Board of the meeting date. Copies of the plat may be submitted to any other agency which may be affected.

7.8 Approval or Rejection. After review of the preliminary plat and negotiations with the subdivider, and before the City Council reviews and acts on the Preliminary Plat, the McCook Planning Commission shall reject or conditionally approve the preliminary plat, within thirty (30) days after the official meeting at which the plat was considered.

7.9 Recording of Action. The action of the McCook Planning Commission shall be noted on three (3) copies of the preliminary plat, referenced and attached to any conditions determined. One (1) copy shall be returned to the subdivider, one (1) copy relayed to the City Council and one (1) copy retained by the Planning Commission.

7.10 Approval is Conditional. Approval of a preliminary plat shall not constitute approval of the final plat; it shall be deemed an expression of approval or conditional approval of the submitted plat, as a guide for the preparation of the final plat, which will be subject to further consideration by the McCook Planning Commission and the McCook City Council. Any conditional approval of the preliminary plat shall be effective for a period of one (1) year unless an extension is granted by the Planning Commission.

7.11 Installation of Improvements for Final Plat Approval. The subdivision design standards contained in this ordinance and hereinafter referred to as Subdivision Regulations are formulated to assure that the style, character, and form of new developments will conform to minimum requirements promoting the health, safety, and general welfare of the public. In addition to these regulations and to insure that future developments are consistent with the growth objectives and goals of the City and its Two-Mile Planning Jurisdiction, subdivisions shall conform to the Comprehensive Plan of the City of McCook, to the Zoning and Subdivision Ordinances and to any other applicable ordinances of the City of McCook. Following approval of the preliminary plat, the subdivider shall:

- (1) Agree to install the required improvements or;
- (2) Sign an agreement, which shall be entered into only at the option of the City, thereby guaranteeing the installation of improvements; or
- (3) Furnish a bond or enter into an escrow or security agreement approved by the City Attorney in an amount sufficient to guarantee the installation of the required improvements.

7.12 FINAL PLAT SUBMISSION REQUIREMENTS. The Subdivider of Major Subdivisions shall submit a Final Plat, showing entire concept, to the City Clerk within twelve (12) months of approval of the preliminary plat, unless an extension is granted by the Planning Commission. The final plat shall conform to the preliminary plat as approved and to the requirements of all applicable ordinances and State statutes; and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these Regulations.

A Subdivider of a Minor Subdivision can submit the final plat to the City Clerk after review and approval of the City Manager.

7.13 Scale and Final Plat Contents. One (1) original and two (2) original ink copies of the final plat and other exhibits required for approval shall be submitted. The final plat shall be drawn in ink on mylar and shall be at a scale of one (1") inch to one hundred (100') feet or larger. The final plat shall show the following:

- A. Date, title, name and location of subdivision.
- B. Streets and street names, lots, setback lines, lot numbers, etc, except that in industrial type subdivision lot designation may be excluded.
- C. Graphic scale and north arrow.
- D. Monuments (ferrous) minimum one-half (1/2) inch diameter, maximum, Twenty-Four (24) inches in length with surveyor's cap and number.
- E. Dimensions, angles and bearings, and complete legal description of the property.
- F. Sufficient survey data to reproduce any line on the ground.
- G. Names of adjoining subdivisions.
- H. Location and dimensions of any easements.

- I. Purpose for which sites are dedicated or reserved, and the transfer of ownership of the same.
- J. Certification by surveyor as to accuracy of survey and plat.
- K. Certification signed and acknowledged by all parties holding title or having any title interest in the land subdivided and consenting to the preparation and recording of the plat as submitted.
- L. Certification recording the approval by the Planning Commission.
- M. Certification recording the approval by the City Council and the acceptance of any dedications.

7.14 Supplementary Data Required. The final plat shall be accompanied with Construction plans of all required public improvements, and a Drainage Study approved and sealed by a Nebraska Professional Engineer and any State Offices requiring review and approval.

7.15 Professional Assistance. The City Council or the Planning Commission may request such professional assistance as it deems necessary to properly evaluate the plats submitted.

7.16 Planning Commission Recommendations. The Planning Commission shall reject or approve the final plat and have prepared a recommendation to the City Council recommending rejection or approval. All reasons for recommending rejection shall be clearly stated. Notification of approval or rejection by the Planning Commission or City Council shall be given the subdivider within sixty (60) days after submission of the final plat to the Planning Commission.

7.17 ADMINISTRATIVE SUBDIVISION. An owner may file application with the Zoning Administrator of the City for approval of a proposed administrative subdivision plat as provided in this section. As used herein, the term "administrative subdivision" shall mean the re-subdivision of existing subdivided lots and blocks, involving the adjustment of existing lot boundaries or the consolidation of lots, in a manner consistent with the Zoning Ordinance concerning minimum area and dimensions of lots, but not necessitating the dedication of additional public right-of-way or easements or the installation of required public improvements.

1. **Plat.** The property owner shall submit an accurately drawn plat showing the proposed lots including all pertinent dimension lines. The plat shall be on eight and one-half (8½) by eleven (11) inch sheet(s) of paper; be drawn to a scale of not less than one (1) inch equals one hundred (100) feet; show the direction north by an arrow; reflect all adjoining public streets and alleys and public easements; and show any existing buildings or structures on the tract of land being changed. Except in the case of the consolidation of lots or the re-subdivision of two lots where a portion of a lot is added to the other lot, attached to the plat shall be a certificate signed by a registered land surveyor licensed in the State of Nebraska certifying that each proposed lot has been accurately surveyed and that each lot corner has been well and accurately staked and marked.

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

ITEM: 2.C. Discussion – Regarding the review of the City of McCook’s proposed Zoning Regulations.

BACKGROUND:

City staff has been reviewing and revising proposed Zoning Regulations with the assistance of Miller & Associates. Over the past several months, many discussions have occurred to create a cohesive set of Zoning Regulations that fit the City of McCook in a better fashion. This meeting will be one of many to have discussion between the Planning Commission, city staff as well as Miller & Associates.

FISCAL

IMPACT: None.

APPROVALS:



Barry Mooney, Building Inspector

April 10, 2025



Lea Ann Doak, City Clerk

April 10, 2025



Tera Koetter, Assistant City Manager

April 10, 2025



Nathan A. Schneider, City Manager

April 10, 2025

**CITY MANAGER'S REPORT
APRIL 14, 2024 PLANNING COMMISSION MEETING**

ITEM: 2.D.

RECOMMENDATION:

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

BACKGROUND:

Current officers are Chad Lyons, Chair; Tammie Hilker, Vice-Chair; and Camy Bradley, Secretary. They were elected at the April 8, 2024 meeting.

**FISCAL
IMPACT:**

None.

APPROVALS:



Lea Ann Doak, City Clerk

April 10, 2025

§ 35.001 PLANNING COMMISSION.

(A) The Planning Commission shall consist of nine regular members who shall represent, insofar as is possible, the different professions or occupations in the city and shall be appointed by the Mayor, by and with the approval of a majority vote of the members elected to the City Council. Two of the regular members may be residents of the area over which the city is authorized to exercise extraterritorial zoning and subdivision regulation. When there is a sufficient number of residents in the area over which the city exercises extraterritorial zoning and subdivision regulation, one regular member of the Commission shall be a resident from such area. If it is determined by the City Council that a sufficient number of residents reside in the area subject to extraterritorial zoning and subdivision regulation, and no such resident is a regular member of the Commission, the first available vacancy on the Commission shall be filled by the appointment of such an individual.

(B) For purposes of this section, a sufficient number of residents shall mean 1,000 residents. The term of each regular member shall be three years, except that three regular members of the first Commission shall serve for terms of one year, three for terms of two years, and three for terms of three years. All regular members shall hold office until their successors are appointed. Any member may, after a public hearing before the City Council, be removed by the Mayor, with the consent of a majority vote of the members elected to the City Council, for inefficiency, neglect of duty or malfeasance in office, or other good and sufficient cause. Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired portion of the term by the Mayor.

(C) All regular members of the Commission shall serve without compensation and shall hold no other city office except when appointed to serve on the Board of Adjustment as provided in Neb. RS 19-908. All members of the Commission may be required, in the discretion of the City Council, to give bond in a sum set by resolution of the Council, and conditioned upon the faithful performance of their duties. The Commission shall elect its Chairperson and a Secretary from its members and create and fill other offices as it may determine. The term of the Chairperson and the Secretary shall be one year, and they shall be eligible for reelection. No member of the Commission shall serve in the capacity of both the Chairperson and Secretary of the Commission. It shall be the duty of the Secretary to keep the full and correct minutes and records of all meetings and to file the same with the City Clerk where they shall be available for public inspection during office hours. The Commission shall be funded by the City Council from time to time out of the General Fund. The expenditures of the Commission, exclusive of gifts, shall be within the amounts appropriated for that purpose by the City Council, and no expenditures nor agreements for expenditures shall be valid in excess of those amounts.

(D) A number of Commissioners equal to a majority of the number of regular members appointed to the Commission shall constitute a quorum for the transaction of any business. The Commission shall hold at least one regular meeting in each calendar quarter, except the City Council may require the Commission to meet more frequently and the Chairperson of the Commission may call for a meeting when necessary to deal with business pending before the Commission. Special meetings may also be held upon the call of any three members of the Commission. The Commission shall adopt rules and regulations for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which shall be a public record. The Commission shall make and adopt plans for the physical development of the city, including any areas outside its boundaries which, in the Commission's judgment, bear relation to the planning of the city, and shall carry out the other duties and exercise the powers specified in Neb. RS 19-929.

(E) All actions by the Commission shall be subject to the review and supervision of the Mayor and City Council. The Commission shall make its recommendations to the City Council so that they are received by the City Council within 30 days after the Commission begins consideration of a matter relating to the comprehensive development plan, capital improvements, building codes, subdivision development, the annexation of territory, or zoning. The Commission shall be responsible for making such reports and performing such other duties as the City Council may, from time to time, designate.

(F) The Mayor, with the approval of a majority vote of the elected members of the City Council, shall appoint one alternate member to the Commission. The alternate member shall serve without compensation and shall hold no other city office. The term of the alternate member shall be three years, and he or she shall hold office until his or her successor is appointed and approved. The alternate member may be removed from office in the same manner as a regular member. If the alternate member position becomes vacant other than through the expiration of the term, the vacancy shall be filled for the unexpired portion of the term by the Mayor with the approval of a majority vote of the elected members of the City Council. The alternate member may attend any meeting and may serve as a voting and participating member of the Commission at any time when less than the full number of regular Commission members is present and capable of voting.

(Prior Code, § 2-101) (Ord. 99-2514, passed 4-15-1999)

Statutory reference:

Similar state law provisions, see Neb. RS 19-924 through 19-929