

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, September 14, 2026
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the August 10, 2026 regular 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 preliminary plat which serves as the initial step in the creation of the Walters Second Addition to the City of McCook, Red Willow County, Nebraska.
 1. Adjourn the Public Hearing.
 - B. Recommend the approval of a preliminary plat for the creation of the Walters Second Addition to the City of McCook, Red Willow County, Nebraska.

Adjournment.

CITY MANAGER'S REPORT
SEPTEMBER 14, 2026 PLANNING COMMISSION MEETING

ITEM: 1.

RECOMMENDATION:

Approve the minutes of the August 10, 2026 regular McCook Planning Commission meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL

IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

September 11, 2026

McCook Planning Commission
August 10, 2026
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; Commissioners David Brewster, Matt Davidson, Jamie Mockry, Jesse Stevens.

Absent: Vice Chair Tammie Hilker; Commissioners Camy Bradley, Kelly Hammerlun, Kurt Vosburg, 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 August 10, 2026, 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 is on the information table by the entrance to the Council Chambers and is available for public review.

1. Approve the minutes of the July 13, 2026 regular Planning Commission meeting.

Motion to approve the minutes of the July 13, 2026 regular Planning Commission meeting. This motion, made by Chad Lyons and seconded by Matt Davidson, passed.

Camy Bradley: ABSENT, David Brewster: YEA, Matt Davidson: YEA, Bobby Gaulke: ABSENT, Kelly Hammerlun: ABSENT, Tammie Hilker: ABSENT, Chad Lyons: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT
YEA: 5, NAY: 0, ABSENT: 5

2. Public Hearings and Regular Agenda.

- 2.A. Discussion regarding the Walters Subdivision preliminary plat, focusing on potential adjustments to the platted lots.

Miller & Associates representatives, Craig Bennett and Jason Combs, were present via zoom to review the Walters Subdivision preliminary plat. Possible changes include the location of the eastern cul-de-sac; reportion lots, reducing their width; the name of the addition will be Walters Second Addition; does the commission have preference for lot size.

Discussion was held by the commission. It was their consensus that lot widths be nothing less than 100 feet and that the preliminary plat and proposed zoning be brought back for their review at the September 14 meeting.

- 2.B. Discussion regarding the review of the City of McCook's proposed Zoning Regulations more specifically Article 22 Solar Energy Provisions, Article 23 Wind Energy Conversion Systems and Article 24 Telecommunications towers.

Discussion was held regarding proposed Zoning Ordinance Article 22 Solar Energy Provisions, Article 23 Wind Energy Conversion Systems and Article 24 Telecommunications towers. Miller & Associates representatives, Craig Bennett and Jason Combs, were present via zoom to address questions from the commission regarding these sections.

Mr. Bennett reviewed the highlights of Article 22 and Article 23 noting the proposed language is similar to what is seen in other communities. Article 24 is typical to what is seen in other communities, suggested the possible amendment of Section 2412 to make it more flexible, and maybe the need for more detail regarding the co-location of the towers.

Mr. Bennet gave a brief review of Data Centers and that zoning regulations should be tailored to the City of McCook needs.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:53 P.M.

Lea Ann Doak, City Clerk-Treasurer
and Recording Secretary

**CITY MANAGER'S REPORT
SEPTEMBER 14, 2026 PLANNING COMMISSION MEETING**

2.A.
ITEM NO. ___ 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 Walters Second Addition, an Addition to the City of McCook, Red Willow County, Nebraska.

2.B.
ITEM NO. ___ Recommend the approval of a preliminary plat for the creation of Walters Second 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 of a preliminary plat of the Walters Second Addition, an Addition to the City of McCook, Red Willow County, Nebraska. The tract of land to be considered contains 61.64 acres, more or less. The preliminary plat contemplates the creation of residential lots, with the potential of two additional commercial lots. The property is located north of West Q Street and West 17th Street, just one block east of Highway 83. The tract of land was voluntarily annexed into McCook's corporate limits in October of 2024. Attached to this report, the City of McCook has included the Preliminary Plat for Walters Second Addition.

The Preliminary Plat process is the initial step in subdividing the tract of property at issue. A final plat will be brought back to the Planning Commission and City Council, which can include modifications suggested by the Planning Commission and City Council, if any suggestions are made.

APPROVALS:



Nathan A. Schneider, City Manager

September 10, 2026



Lea Ann Doak, City Clerk

September 10, 2026

EXHIBIT #1

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**NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the preliminary 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 Second Addition. A copy of the proposed preliminary 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:

SEPTEMBER 14, 2026 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

SEPTEMBER 21, 2026 - 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: September 4, 2026.
Post: September 4, 2026.

EXHIBIT #2

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Property Owners Notified:

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

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

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

DAVID & CHRISTINE CARFIELD
2205 PONDEROSA DRIVE
MCCOOK, NE 69001

CRAIG & CHERYL CHRISTNER
808 SPRUCE
MCCOOK, NE 69001

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

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

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

RACHEL MCMAINS
1518 W 10TH
MCCOOK, NE 69001

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

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

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

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

BRIAN & JESSICA LUKE
2202 PONDEROSA DRIVE
MCCOOK, NE 69001

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

QUILLAN COURTS, LLC
402 NORRIS AVE
MCCOOK, NE 69001

MCCOOK ECONOMIC DEVELOPMENT
402 NORRIS AVE
MCCOOK, NE 69001

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

LONNIE BONAR
811 E H
MCCOOK, NE 69001

JERRY & KALYN RUZICKA
1517 EAST FAIRACRES
MCCOOK, NE 69001

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

NOTHNAGEL HOLDINGS, LLC
PO BOX 217
MCCOOK, NE 69001

NEBRASKA PUBLIC POWER DISTRICT
PO BOX 499
COLUMBUS, NE 68602

JOHN WALTERS
71822 OLD HWY 17
CULBERTSON, NE 69024

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

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

**NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 14, 2026, at 5:15 P.M. and by the McCook City Council on September 21, 2026, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider the preliminary 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 Second Addition. A copy of the proposed preliminary 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 preliminary 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: September 4, 2026.

EXHIBIT #4

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PRELIMINARY PLAT
-WALTERS SECOND 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.

EXCEPTING THEREFROM:
all of Walters First Addition, an Addition to the City of McCook, Red Willow County, Nebraska.
Containing 52.85 Acres, more or less.

APPROVAL
OF MCCOOK, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, Chad Lyons, Chairperson and Camy Bradley, Secretary of the City Planning Commission of the City of McCook, Red Willow County, Nebraska, does hereby certify that the foregoing plat of "WALTERS SECOND ADDITION", 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., Red Willow County, Nebraska, was submitted to the McCook, Nebraska, Planning Commission for a public meeting and review and that recommendation by the McCook, Nebraska, Planning Commission was made to the City Council on the ____ day of _____, 20____.

Chad Lyons Chairperson (signature)

Camy Bradley Secretary (signature)

APPROVAL
OF MCCOOK, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of McCook, Red Willow County, Nebraska, and duly considered by this Council at its regular meeting assembled on the ____ day of _____, 20____, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Section 19-916, Nebraska Revised Statutes of 1943 (as amended) as a suburban development, not a part of the City, in all respects by a majority vote of the members of said council.

Dated this ____ day of _____, 20____.

Linda Taylor (signature)

ATTEST:

Lea Ann Doak
CITY CLERK

(SEAL)

BASIS OF BEARINGS:

All bearings are based on Red Willow County Low
Distortion Projection from Nebraska State Survey's
Office.
Projection = Transverse Mercator
Scale Factor = 1.0001155
Central Meridian = 100°20'00" West
Standard Parallel = 40°10'00" North
False N/E = 2500/(40000 meters)
Spheroid = Datum = GRS80 - NAD83

SECTION CORNER TIES

- (A) NW COR., SEC. 19-3-29
FOUND "X" W/ BENT NAIL IN SOUTH
BOUND OF HWY 83
1. "X" ON NW 1/4 47.40' W
2. TOP NUT FH 53.50' SE
3. "X" ON NW 1/4 83.11' E
4. SE COR. OF CATCH BASIN 83.30' SW
- (C) N 1/4 COR., SEC. 19-3-29
FOUND 3" BRASS CAP & FENCE CORNER
1. NTP 13.50' E
2. NTP 19.42' N
3. NTP 21.70' W
4. NTP 30.50' S
- (D) W 1/4 COR., SEC. 19-3-29
FOUND CONIC. NAIL & "X" IN LEFT NORTH
BOUND LANE OF HWY 83
1. NE BOLT OF LIGHT POLE 64.35' SE
2. NE COR. CONIC. VAULT PAD 104.85' SW
3. FACE COR. POST AT BASE 102.80' NW
4. B.C. WC 3" 64.78' W
- (E) C 1/4 COR., SEC. 19-3-29
FOUND WORN ILLEGIBLE ALUM. CAP
IN "O" STREET
1. "X" MH RIM 38.25' NE
2. "X" MH RIM 38.25' SE
3. N & BC IN PP 31.75' S
4. 2" BC WC 32.85' N

Legend

- ▲ = FOUND SECTION & 1/4 CORNER AS NOTED
○ = SET 1/2" REBAR & RLS CAP 647 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) = DISTANCE LS 514 SURVEYS DISTANCE, 7/30/12 & 4/7/16
(A) = ADJOINER'S DECKED DISTANCE
(T) = TANGE LS 323 SURVEY DISTANCE, 4/8/88
(R) = RECORDED LEGAL OR PLATTED DISTANCE
(M) = MEASURED DISTANCE
(C) = COMPUTED DISTANCE
--- = SECTION LINE
--- = PARCEL LINE
--- = LOT LINE
P.O.C. = POINT OF BEGINNING
P.O.B. = POINT OF COMMENCEMENT

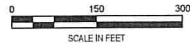


EXHIBIT #5
PAGE(S) - 1

M&A
Miller & Associates
Consulting Engineers, P.C.
RED WILLOW CO-MCCOOK-WALTERS 1st ADD.

PROJECT: SCOTT CLIFFORD
DRAWN: SCOTT CLIFFORD & LAR
JOB NUMBER: 2024-031
REVISIONS & REASON

110 EAST 2ND STREET
MCCOOK, NE 68801
Tel: 308-345-3719
Fax: 308-345-3710
www.miller-engineers.com



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 second subdivision in 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: nschneider@cityofmccook.com

Landowner or owners:

Name: City of McCook
Address: 505 West C
Phone number: 308-345-2022
Fax number: _____
E-Mail Address: nschneider@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:

Printed Name:

[Signature]
Signature:

Signature:

Sept. 10, 2026
Date:

EXHIBIT #6

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Address and physical location of the Proposed Subdivision: No address assigned,
please see attachment for legal.

Property Description (Of the parent parcel for subdivisions): please see attachment.

Application Fee: \$ Prelim #500.
Final

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

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 & multi-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*
- (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 opportunities*
- (5) Is it the intent to use Deed Restrictions or any other method of controlling the character and/or the quality of the area? *recently commercial & residential development*
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.

**CITY MANAGER'S REPORT
SEPTEMBER 14, 2026 PLANNING COMMISSION MEETING**

2.A.
ITEM NO. ___ 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 Walters Second Addition, an Addition to the City of McCook, Red Willow County, Nebraska.

2.B.
ITEM NO. ___ Recommend the approval of a preliminary plat for the creation of Walters Second 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 of a preliminary plat of the Walters Second Addition, an Addition to the City of McCook, Red Willow County, Nebraska. The tract of land to be considered contains 61.64 acres, more or less. The preliminary plat contemplates the creation of residential lots, with the potential of two additional commercial lots. The property is located north of West Q Street and West 17th Street, just one block east of Highway 83. The tract of land was voluntarily annexed into McCook's corporate limits in October of 2024. Attached to this report, the City of McCook has included the Preliminary Plat for Walters Second Addition.

The Preliminary Plat process is the initial step in subdividing the tract of property at issue. A final plat will be brought back to the Planning Commission and City Council, which can include modifications suggested by the Planning Commission and City Council, if any suggestions are made.

APPROVALS:



Nathan A. Schneider, City Manager

September 10, 2026



Lea Ann Doak, City Clerk

September 10, 2026

EXHIBIT #1

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**NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the preliminary 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 Second Addition. A copy of the proposed preliminary 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:

SEPTEMBER 14, 2026 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

SEPTEMBER 21, 2026 - 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: September 4, 2026.
Post: September 4, 2026.

EXHIBIT #2

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Property Owners Notified:

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

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

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

DAVID & CHRISTINE CARFIELD
2205 PONDEROSA DRIVE
MCCOOK, NE 69001

CRAIG & CHERYL CHRISTNER
808 SPRUCE
MCCOOK, NE 69001

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

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

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

RACHEL MCMAINS
1518 W 10TH
MCCOOK, NE 69001

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

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

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

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

BRIAN & JESSICA LUKE
2202 PONDEROSA DRIVE
MCCOOK, NE 69001

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

QUILLAN COURTS, LLC
402 NORRIS AVE
MCCOOK, NE 69001

MCCOOK ECONOMIC DEVELOPMENT
402 NORRIS AVE
MCCOOK, NE 69001

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

LONNIE BONAR
811 E H
MCCOOK, NE 69001

JERRY & KALYN RUZICKA
1517 EAST FAIRACRES
MCCOOK, NE 69001

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

NOTHNAGEL HOLDINGS, LLC
PO BOX 217
MCCOOK, NE 69001

NEBRASKA PUBLIC POWER DISTRICT
PO BOX 499
COLUMBUS, NE 68602

JOHN WALTERS
71822 OLD HWY 17
CULBERTSON, NE 69024

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

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

**NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 14, 2026, at 5:15 P.M. and by the McCook City Council on September 21, 2026, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider the preliminary 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 Second Addition. A copy of the proposed preliminary 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 preliminary 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: September 4, 2026.

EXHIBIT #4

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PRELIMINARY PLAT
-WALTERS SECOND 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.

EXCEPTING THEREFROM:
all of Walters First Addition, an Addition to the City of McCook, Red Willow County, Nebraska.
Containing 52.85 Acres, more or less.

APPROVAL
OF MCCOOK, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, Chad Lyons, Chairperson and Camy Bradley, Secretary of the City Planning Commission of the City of McCook, Red Willow County, Nebraska, does hereby certify that the foregoing plat of "WALTERS SECOND ADDITION", 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., Red Willow County, Nebraska, was submitted to the McCook, Nebraska, Planning Commission for a public meeting and review and that recommendation by the McCook, Nebraska, Planning Commission was made to the City Council on the ____ day of _____, 20____.

Chad Lyons Chairperson (signature)

Camy Bradley Secretary (signature)

APPROVAL
OF MCCOOK, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of McCook, Red Willow County, Nebraska, and duly considered by this Council at its regular meeting assembled on the ____ day of _____, 20____, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Section 19-916, Nebraska Revised Statutes of 1943 (as amended) as a suburban development, not a part of the City, in all respects by a majority vote of the members of said council.

Dated this ____ day of _____, 20____.

Linda Taylor (signature)

ATTEST:

Lea Ann Doak
CITY CLERK

(SEAL)

BASIS OF BEARINGS:

All bearings are based on Red Willow County Low
Distortion Projection from Nebraska State Surveyor's
Office.
Projection = Transverse Mercator
Scale Factor = 1.0001155
Central Meridian = 100°20'00" West
Standard Parallel = 40°10'00" North
False N.T.E. = 2500000.000 (meters)
Spheroid = Datum = GRS80 - NAD83

SECTION CORNER TIES

- (A) NW COR., SEC. 19-3-29
FOUND "X" W/ BENT NAIL IN SOUTH
BOUND OF HWY 83
1. "X" ON NW 1/4 47.40' W
2. TOP NUT FH 53.50' SE
3. "X" ON NW 1/4 83.11' E
4. SE COR. OF CATCH BASIN 83.30' SW
- (C) N 1/4 COR., SEC. 19-3-29
FOUND 3" BRASS CAP & FENCE CORNER
1. NIP 13.50' E
2. NIP 19.42' N
3. NIP 21.70' W
4. NIP 30.50' S
- (D) W 1/4 COR., SEC. 19-3-29
FOUND CONC. NAIL & "X" IN LEFT NORTH
BOUND LANE 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' NW
4. B.C. WC 3" 64.78' W
- (E) C 1/4 COR., SEC. 19-3-29
FOUND WORN ILLEGIBLE ALUM. CAP
IN "O" STREET
1. "X" MH RIM 38.25' NE
2. "X" MH RIM 38.25' SE
3. N & BC IN PP 31.75' S
4. 2" BC WC 32.85' N

Legend

- ▲ = FOUND SECTION & 1/4 CORNER AS NOTED
○ = SET 1/2" REBAR & RLS CAP 647 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) = DISTANCE LS 514 SURVEYS DISTANCE, 7/30/12 & 4/7/16
(A) = ADJOINER'S DECKED DISTANCE
(T) = TANGE LS 323 SURVEY DISTANCE, 4/8/88
(R) = RECORDED LEGAL OR PLATTED DISTANCE
(M) = MEASURED DISTANCE
(C) = COMPUTED DISTANCE
--- = SECTION LINE
--- = PARCEL LINE
--- = LOT LINE
P.O.C. = POINT OF BEGINNING
P.O.B. = POINT OF COMMENCEMENT

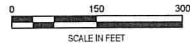


EXHIBIT #5
PAGE(S) - 1

M&A
Miller & Associates
Consulting Engineers, P.C.
RED WILLOW CO-MCCOOK-WALTERS 1st ADD.

PARTY CHECKED: SCOTT CLIFFORD
DRAWN: SCOTT CLIFFORD
JOB NUMBER: 2024-031
110 EAST 2ND STREET
MCCOOK, NE 68801
Tel: 308-345-3719
www.miller-engineers.com

REVISIONS & REASON
1. REVISIONS & REASON

SHEET 1 OF 1



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 second subdivision in 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: nschneider@cityofmccook.com

Landowner or owners:

Name: City of McCook
Address: 505 West C
Phone number: 308-345-2022
Fax number: _____
E-Mail Address: nschneider@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]
Signature:

Sept. 10, 2026
Date:

Printed Name:

Signature:

EXHIBIT #6

PAGE(S) - 5

Address and physical location of the Proposed Subdivision: No address assigned,
please see attachment for legal.

Property Description (Of the parent parcel for subdivisions): please see attachment.

Application Fee: \$ Prelim #500.
Final

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

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 & multi-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*
- (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 opportunities*
- (5) Is it the intent to use Deed Restrictions or any other method of controlling the character and/or the quality of the area? *recently commercial & residential development*
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.