

MCCOOK PLANNING COMMISSION

REGULAR MEETING

[pc 071116 agenda](#)

Monday - July 11, 2016
5:15 P.M. - City Council Chambers

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

1. Approve the minutes of the May 9, 2016 regular meeting.

[pc071116 minutes](#)

2. Public Hearing - Request from J. L. Construction/Joe Leamon for the creation of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook Red Willow County, Nebraska.

[pc 071116 star lane](#)

3. Recommend to the City Council approval of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook Red Willow County, Nebraska.

- **Adjournment.**

Note: Commissioners, as a courtesy to those making the requests and to others on the Commission, please let us know if you are unable to attend by calling 345-2022, ext. 0. Without a quorum, we are not able to hold a meeting. Thank you.

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2. Public Hearing - Request from J. L. Construction/Joe Leamon for the creation of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook Red Willow County, Nebraska.
3. Recommend to the City Council approval of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook Red Willow County, Nebraska.

- **Adjournment.**

Note: Commissioners, as a courtesy to those making the requests and to others on the Commission, please let us know if you are unable to attend by calling 345-2022, ext. 0. Without a quorum, we are not able to hold a meeting. Thank you.

**CITY MANAGER'S REPORT
JULY 11, 2016**

ITEM: 1

RECOMMENDATION:

Approve the minutes of the May 9, 2016 regular meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

RECOMMENDATION:

Approve the minutes of the May 9, 2016 regular meeting.

APPROVALS:



Lea Ann Doak, City Clerk

July 7, 2016

**MCCOOK PLANNING COMMISSION
REGULAR MEETING**

MINUTES

Monday - May 9, 2016

5:15 P.M. - City Council Chambers

Present: Chair Vosburg; Vice Chair Dueland; Commissioners Harpst, Hilker, Lyons, City Manager Schneider; City Attorney Mustion; City Clerk Doak.

Absent: Commissioners Garey-Vickers, Shipshock, Stevens, Wolford, Siegfried.

Chair Vosburg announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the March 14, 2016 regular meeting.

Upon a motion by Commissioner Dueland, seconded by Commissioner Hilker, the Commission voted to approve the minutes of the March 14, 2016 meeting. The motion passed upon the following roll call vote: YEA: Vosburg, Dueland, Harpst, Hilker, Lyons. NAY: None. ABSENT: Garey-Vickers, Shipshock, Stevens, Wolford, Siegfried.

2. Recommend to the City Council approval of changing the zoning designation of Lots 7 - 12, Block 8, Brown's Park Addition to the City of McCook, (a/k/a 305 East 12th Street), from Business Commercial (BC) to Residential Medium (RM) Density District.

City Manager Schneider reviewed the following information presented in his City Manager's Report: "An application to modify the zoning designation of property located at 305 East 12th Street and legally described as Lots 7-12, Block 8, Brown's Park Addition to the City of McCook, has been received. The applicants, Rob and Barbara Pinkal are requesting to change the zoning designation from Business Commercial to Residential Medium Density. The reason for the request is to allow the applicants to proceed with a building permit for a house and garage. The applicants purchased the property in 2012. Historically, this property did have a residence on it. It was demolished in approximately 2010 or 2011. The real estate at issue currently is flanked to the east and west by Business Commercial zones. The property is adjacent to Residential districts to the north. On review of the area, there is a combination of business and residential structures. A change from Business Commercial to Residential Medium Density District would not negatively impact the layout of the area. Staff recommends approval of the application.

Applicant Barbara Pinkal was present to address any questions from the Commission.

Upon a motion by Commissioner Harpst, seconded by Commissioner Dueland, the Commission voted to recommend to the City Council approval of changing the zoning designation of Lots 7 - 12, Block 8, Brown's Park Addition to the City of McCook, (a/k/a 305 East 12th Street), from Business Commercial (BC) to Residential Medium (RM) Density District. The motion passed upon the following roll call vote: YEA: Vosburg, Dueland, Harpst, Hilker, Lyons. NAY: None. ABSENT: Garey-Vickers, Shipshock, Stevens, Wolford, Siegfried.

3. Select new officers for the term of April 2016 through March 2017 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

Upon a motion by Commissioner Dueland, seconded by Commissioner Hilker, the Commission nominated Kurt Vosburg as Chair of the Commission. Vosburg was elected as Chair upon the following roll call vote: YEA: Vosburg, Dueland, Harpst, Hilker, Lyons. NAY: None. ABSENT: Garey-Vickers, Shipshock, Stevens, Wolford, Siegfried.

Upon a motion by Commissioner Dueland, seconded by Commissioner Lyons, the Commission nominated Tammie Hilker as Vice-Chair of the Commission. Hilker was elected as Vice-Chair upon the following roll call vote: YEA: Vosburg, Dueland, Harpst, Hilker, Lyons. NAY: None. ABSENT: Garey-Vickers, Shipshock, Stevens, Wolford, Siegfried.

Upon a motion by Commissioner Dueland, seconded by Commissioner Vosburg, the Commission nominated Chad Lyons as Secretary of the Commission. Lyons was elected as Secretary upon the following roll call vote: YEA: Vosburg, Dueland, Harpst, Hilker, Lyons. NAY: None. ABSENT: Garey-Vickers, Shipshock, Stevens, Wolford, Siegfried.

The annexation process and the redevelopment contract for Quillan Courts were discussed as future commission meeting topics.

▪ **Adjournment.**

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:45 P.M.

Lea Ann Doak
Recording Secretary

**CITY MANAGER'S REPORT
JULY 11, 2016 CITY OF MCCOOK PLANNING COMMISSION MEETING**

ITEM 2 Public Hearing - Request from J.L. Construction/Joe Leamon for the creation of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook, Red Willow County, Nebraska.

ITEM 3 Recommend the approval of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook, Red Willow County, Nebraska.

BACKGROUND:

J.L. Construction/Joe Leamon is requesting the creation of a minor subdivision, physically located at the intersection of West 'Q' Street and West 17th Street and currently described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook, Red Willow County, Nebraska. The area at issue is zoned Business Commercial. The applicant is requesting that the current lot be divided into three separate lots for business/commercial use. Staff has reviewed the subdivision regulations, and this request can be accomplished through the minor subdivision process. The size and scope of the lots comply with the zoning and subdivision regulation. In addition to the request, J.L. Construction/Joe Leamon and City staff, are working out the terms of a subdivision agreement. The agreement has not been completed at this time, but Staff plans on presenting it at the Planning Commission meeting.

RECOMMENDATION:

ITEM 2 Public Hearing - Request from J.L. Construction/Joe Leamon for the creation of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook, Red Willow County, Nebraska.

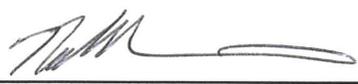
ITEM 3 Recommend the approval of a minor subdivision, prospectively named Star Lane Addition, described as the North 150 Feet of Lot 2, Block 2, Third Fair Acres Addition to the City of McCook, Red Willow County, Nebraska.

APPROVALS:



Lea Ann Doak, City Clerk

July 6, 2016



Nathan A. Schneider, City Manager

July 6, 2016

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 the following described property to be known as Star Lane Addition:

A replat of the north 150 feet (150') of Lot Two (2), Block Two (2), Third Fair Acres Addition to the City of McCook, Red Willow County, Nebraska.

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

JULY 11, 2016 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

JULY 18, 2016 - 6:30 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 hearing and will be given an opportunity to be heard. For additional information regarding this notice please contact Barry Mooney, City of McCook Building Official, at 345-2022 ext. 232.

-s- Lea Ann Doak
City Clerk

Publish: July 1, 2016.
Post: July 1, 2016.
Mail: July 1, 2016.

EXHIBIT #2

PAGE(S) 1

Property Owners Notified:

J L CONSTRUCTION
% JOE LEAMON
1112 WEST 10TH
MCCOOK NE 69001

LAVERN & KATHLEEN BIEKER
1608 WEST Q
MCCOOK NE 69001

BIEKER'S QUALITY COLLISION
REPAIR & SERVICE INC
1604 WEST Q STREET
MCCOOK NE 69001

HARVEY E & PAMELA J ESSLINGER
P O BOX 487
MCCOOK NE 69001-0487

THERESA R LEAMON
1112 WEST 10TH
MCCOOK NE 69001

DEALER SITES LLC
644 EAST BEATON DRIVE
WEST FARGO ND 58078

JOHN D WALTERS
71822 OLD HWY 17
CULBERTSON NE 69024-8283

TOM BREDVICK, PRESIDENT
MCCOOK SCHOOL BOARD
302 ELIZABETH LANE
MCCOOK, NE 69001

EXHIBIT #3

PAGE(S) 1

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

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

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

Name of Project: STAR LANE ADDITION

Description of Project: CREATE THREE LOTS FOR BUSINESS AND/OR COMMERCIAL USES.

Project sponsor or developer:

Name: J.L. CONSTRUCTION JOE LEAMON
Address: 1112 WEST 10TH STREET McCOOK, NE.
Phone number: 308-340-6682
Fax number: _____
E-mail Address: _____

Land owner or owners:

Name: J.L. CONSTRUCTION JOE LEAMON
Address: 1112 WEST 10TH STREET McCOOK, NE.
Phone number: 308-340-6682
Fax number: _____
E-Mail Address: _____

EXHIBIT #4

Authorization of the land use action by land owner:

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

JOE LEAMON
Printed Name:

Joe L. Leamon
Signature:

6-23-16
Date:

Printed Name:

Signature:

Address and physical location of the Proposed Land Use Action: NO ADDRESS
GIVEN YET. AT THE INTERSECTION OF WEST 17TH & Q STREETS

Property Description (Of the parent parcel for subdivisions):

REPLAT of The North 150 feet of Lot 2 Block
2, THIRD FAIR ACRES ADDITION TO McCOOK

Required Information:

See Attached sheets for required information for:

- Subdivisions
 Zone Changes and special exceptions
 Planned developments

FEE PAID: \$ 600⁰⁰ (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

J. L. CONSTRUCTION, INC.
JOE LEAMON
1112 W 10th St PH. (308) 345-4373
MC COOK, NEBRASKA 69001

City of McCook

120' X 150' LOT

WEST LOT TO BE USED FOR SHOP & OFFICE
FOR GREAT PLAINS CO. INC.

MIDDLE LOT 100' X 150' FOR
70' X 100' STORAGE BLDG.

EAST LOT 80' X 150' FOR
30' X 80' STORAGE BLDG.

Thank you
Joe L. Leamon



June 23, 2016
McCook, Nebraska

Mr. Nate Schneider
City Manager
City of McCook
Post Office Box 1059
McCook, NE 69001

Re: Star Lane Addition
M&A Project No. 200-LS-558-16

Dear Mr. Schneider:

I have enclosed the following items for your review:

- 1) 24" x 34" Star Lane Addition Plat (1 Copy)
- 2) 24" x 34" Star Lane Addition Utilities Plat (1 Copy)
- 3) 11" x 17" Star Addition Plat (5 Copies)
- 4) 11" x 17" Start Lane Addition Utilities Plat (5 Copies)
- 5) Letter Stating Land Use
- 6) Check No. 19961 for \$600.00

Please submit this Subdivision Proposal to the Planning Commission.

If you have any questions please do not hesitate to contact me.

Very truly yours,

MILLER & ASSOCIATES
CONSULTING ENGINEERS, P.C.

A handwritten signature in blue ink that reads "Gary H. Dicenta".

Gary H. Dicenta

GHD/kjw

Enclosures

cc: Joe Leamon



