

**CITY MANAGER'S REPORT
FEBRUARY 15, 2016 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3G Public Hearing - Consider Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

ITEM NO. 3H Preliminarily approve Replat No. 1 of Block 2, Patton Boyd Addition to the City of McCook, Red Willow County, Nebraska.

BACKGROUND:

These agenda items are an effort to clean up the Patton-Boyd Addition to the City of McCook in anticipation of future development. In conjunction with the prior Item No. **3F**, it is clear to Staff that the Patton-Boyd Addition needs to be replatted to clean up some of the difficulties that could be created with the potential addition of a hotel in this subdivision area. One of the concerns is that, should a hotel be developed on the northern most lot of this subdivision, there would be a lot in the middle of the subdivision that could not be developed due to street frontage concerns. Another concern is that the description of the lots as they currently exist in the Patton-Boyd Addition were becoming overly burdensome due to prior splits and adjustments. Approval of this item is tied into the successful completion of a land contract between the property owners to the north and south. Staff asks that the Council approve this matter contingent on the approval of the redevelopment agreement.

RECOMMENDATIONS:

ITEM NO. 3G Public Hearing - Consider Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

ITEM NO. 3H Preliminarily approve Replat No. 1 of Block 2, Patton Boyd Addition to the City of McCook, Red Willow County, Nebraska.

APPROVALS:



Nathan A. Schneider, City Manager

February 10, 2016



Lea Ann Doak, City Clerk

February 10, 2016

EXHIBIT 1

PAGE 1

NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the preliminary plat on the following described property to be known as Patton-Boyd Addition, Replat No. 1 of Block 2.

A replat of Block Two (2), Patton-Boyd Addition, Lot One (1) is deleted, Lot Two A (2A) and Lot Two B (2B) are deleted; new lots created will be Lot One R (1R), Lot Two R (2R), and Lot Three R (3R), Block Two (2), Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

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

FEBRUARY 8, 2016 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

FEBRUARY 15, 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: January 29, 2016.
Post: January 29, 2016.
Mail: January 29, 2016.

EXHIBIT 2
PAGE 1

Property Owners Notified:

QUALITY REAL ESTATE LLC
PO BOX 420
YUMA CO 80759-0420

TIMMERMAN/RYAN
804 WEST 14TH STREET
MCCOOK NE 69001

PACE/JESSE& KRISTINA BUDKE
805 WEST 14TH
MCCOOK NE 69001

TOP/NICOLAS R & KARA J
1405 WEST H STREET
MCCOOK NE 69001

MAPLEWOOD APARTMENTS L.L.C.
PO BOX 1185
NORTH PLATTE NE 69103-1185

PARKS/GARY L & SANDRA E
38415 RD 719
MCCOOK NE 69001-7502

MASHEK/SARA R
606 WEST 12TH STREET
MCCOOK NE 69001

HARDIN/BENJAMIN R & SUSAN D
602 WEST 12TH
MCCOOK NE 69001

ELLERTON/DALE & GLENDA
1402 WEST H
MCCOOK NE 69001

HAZEN/MATTHEW F & JENNIFER R
1304 WEST H
MCCOOK NE 69001

FELKER-OLSEN/NICOLE
216 PARK AVENUE
MCCOOK NE 69001

SMITH/RON L
PO BOX 446
MCCOOK NE 69001-0446

VONTZ/KRISTOPHER M
#12 12TH STREET COURT

MAHON/MELVIN E & JANET B
806 WEST 14TH
MCCOOK NE 69001-0000

CUELLAR/CHRISTOPHER M
1501 WEST H
MCCOOK NE 69001

CARFIELD/DARIN L
803 WEST 14TH
MCCOOK NE 69001-2957

KIRKUS/DOROTHY JEAN
1401 WEST H
MCCOOK NE 69001

MCCOOK HOUSING AUTHORITY
1307 WEST F STREET
MCCOOK NE 69001

ROSE/THOMAS C& DAWN R
LYTLE-ROSE
608 WEST 12TH STREET
MCCOOK NE 69001

KNOLL/SHAWN A & JOANNA R
604 WEST 12TH STREET
MCCOOK NE 69001

LYNE/STEPHEN G & KAREN L
1404 WEST H
MCCOOK NE 69001

RALSTON/NICHOLAS J & AFTON C
1308 WEST H STREET
MCCOOK NE 69001

WOODS/EDWARD D & SHARON J
12TH STREET COURT #7
MCCOOK NE 69001

URLING/BONNIE L
#9 12TH ST COURT
MCCOOK NE 69001

LAMBERT/DAVID E
#11 12TH STREET CT
MCCOOK NE 69001

MCCOOK NE 69001

EXHIBIT 3

PAGES 2

STATE OF NE DEPT OF ROADS
P O BOX 94759
LINCOLN NE 68509-4759

B & S PROPERTIES LLC
PO BOX 994
MCCOOK NE 69001-0994

HCC LEASING LLC
PO BOX 364
MCCOOK NE 69001-0364

MCCOOK LODGING LLC
PO BOX 3847
OMAHA NE 68103-0847

HIGH PLAINS LAND MANAGEMENT
LLC
% JAMES ALLEN
PO BOX 788
MCCOOK NE 69001-0788

HORSE CREEK LLC
% PERRY STROMBECK
#1 BISON HOLIDAY DRIVE
MCCOOK NE 69001

**MCCOOK PLANNING COMMISSION
REGULAR MEETING**

MINUTES

**Monday - February 8, 2016
5:15 P.M. - City Council Chambers**

Present: Vice Chair Dueland; Commissioners Garey-Vickers, Hilker, Stevens, Wolford; City Manager Schneider; City Attorney Mustion; City Clerk Doak.

Absent: Chair Vosburg; Commissioners Harpst, Lyons, Shipshock, Siegfried.

Vice-Chair Dueland 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 December 14, 2015 regular meeting.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Hilker, the Commission voted to approve the minutes of the December 14, 2015 meeting. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

2. Public Hearing - request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College, with the City Attorney to act as Hearing Officer.

Upon a motion by Commissioner Dueland, seconded by Commissioner Wolford, the Commission voted to recess as the Planning Commission and convene as a Hearing Board for the purpose of receiving public comment on the request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College, with the City Attorney to act as Hearing Officer. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the February 8, 2016 Planning Commission meeting (1 page); Exhibit #2 - Notice of Hearing (1 page); Exhibit #3 - Letter from Darin Morgan, Physical Resources Director, McCook Community College (1 page); Exhibit #4 - Land Use Application (5 pages); Exhibit #5 - Quitclaim Deed (2 pages); and Exhibit #6 - Area map (1 page).

City Manager Schneider reviewed the information presented in the City Manager's Report; "An application for a special exception has been submitted by McCook Community College to allow for a college in the RM District. The location of the building is 905 East 7th Street, McCook. The building is formerly known as the Republican Valley Event Center and Elk's Club. McCook

Community College already has its campus in the RM District. This would be a continuation of its campus. When reviewing the A-I considerations established for special exception, Staff believes the requested use fits the neighborhood."

Darin Morgan, McCook Community College Physical Resources Director, addressed the Commission regarding the request. At this time there are no definite plans for the property, the property is vacated, and they have been in contact with the City so that maintenance of the area will continue to meet city standards. Taking care of the special exception now, will allow them to be ready for the necessary permitting, as they move forward.

No one else was present to comment.

Upon a motion by Commissioner Hilker, seconded by Commissioner Wolford, the Commission voted to close the public hearing and reconvene as a Planning Commission. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

3. Recommend to the City Council approval of the request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College; that the granting of the special exception will not adversely affect the public interest; and that satisfactory provisions and arrangements have been made by the applicant concerning Special Exception Considerations a - i.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Hilker, the Commission voted to recommend to the City Council approval of the request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College; that the granting of the special exception will not adversely affect the public interest; and that satisfactory provisions and arrangements have been made by the applicant concerning Special Exception Considerations a - i. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

4. Review the Redevelopment Plan for the Holiday Inn and Suites Redevelopment Project Area 2016 as to its conformity with the general plan for the development of the City as a whole.

City Manger Schneider reviewed the proposed Redevelopment Plan in its entirety with the Commission.

5. Adopt Resolution No. PC2016-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the 2016 Holiday Inn and Suites Hotel Project Area.

Commissioner Wolford introduced a motion to adopt Resolution No. PC2016-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the

development of the 2016 Holiday Inn and Suites Hotel Project Area. Commissioner Garey-Vickers seconded the motion.

Dr. Deepak Gangahar, Developer, addressed the Commission regarding their proposal. They have a commitment to purchase additional property to the south which will give them about a one acre parcel, the structure will be a 4 story, brick and wood frame structure for 70 - 80 rooms, a pool, a boardroom; they will construct a detention pond on the property; parking will be one stall per room; they will have a national franchise; and no funding will be coming from the City, they will be securing their own loan.

City Manager Schneider stated that at this time only the Redevelopment Plan is being considered as to its conformity to the general plan for development of the City as a whole and that it meets state requirements. The Redevelopment Contract will be brought back to the Community Development Authority and City Council for approval.

Vice-Chair Dueland then stated, "Should the motion on the floor be approved as stated?" The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

6. Public Hearing - Consider Preliminary Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

Upon a motion by Commissioner Dueland, seconded by Commissioner Garey-Vickers, the Commission voted to recess as the Planning Commission and convene as a Hearing Board for the purpose of receiving public comment on the proposed Preliminary Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

The Commission received into evidence Exhibit #1 - City Manager's Report prepared for the December 14, 2015 Planning Commission meeting (1 page); Exhibit #2 - Notice of Hearing published (1 page); and Exhibit #3 - map of Replat No. 1 of Block 1, Patton-Boyd Addition (2 pages).

City Manager Schneider reviewed the information presented in the City Manager's Report; "These items are an effort to clean up the Patton-Boyd Addition to the City of McCook in anticipation of future development. In conjunction with Item No. 5, it has become clear that the Patton-Boyd Addition needs to be adjusted to clean up some of the difficulties that could be created with the addition of a hotel. Some of the concerns are that there would be one lot in the middle of this area that could not be developed due to street frontage concerns and that the description of the lots as they currently exist in the Patton-Boyd Addition were becoming overly burdensome due to prior splits and adjustments. This is just a preliminary approval. It is tied into the successful culmination of a land contract between the property owners to the north and south. If no agreement is reached, this matter will be pulled. If the developer to the north does not develop the hotel/the redevelopment agreement is not approved, this matter will be pulled.

No one else was present to comment.

Upon a motion by Commissioner Dueland, seconded by Commissioner Wolford, the Commission voted to close the public hearing and reconvene as a Planning Commission. The motion passed upon

the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

7. Recommend approval to the McCook City Council of Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

Upon a motion by Commissioner Wolford, seconded by Commissioner Garey-Vickers, the Commission voted to recommend approval to the McCook City Council of Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska pending approval of the Redevelopment Contract for the 2016 Holiday Inn and Suites Hotel Project Area. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

▪ **Adjournment.**

With no further business, Vice-Chair Dueland declared the Planning Commission meeting adjourned at 6:07 P.M.

Lea Ann Doak
Recording Secretary