

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

**ITEM: 3C** Public Hearing - Request for a special exception by McCook Community College to allow a college in the Residential Medium Density District (RM).

**ITEM: 3D** Approve the application for a special exception by McCook Community College to allow for a college at 905 E. 7<sup>th</sup> Street, McCook; located in the Residential Medium District (RM); based upon special exception requirements A - I.

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**BACKGROUND:**

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 E. 7<sup>th</sup> Street, McCook. The building is formerly known as the Republican Valley Event Center and/or Elk's Club. McCook Community College already has its campus in the RM District, with the main campus located to the west of the site at issue. The granting of the application would allow for a continuation of the campus. When reviewing the A-I considerations established for special exceptions, Staff believes the requested use fits the neighborhood. At the February 8, 2016 Planning Commission meeting, the Planning Commission voted 5-0 in favor of recommending approval of the special exception to the McCook City Council.

**FISCAL  
IMPACT:** None.

**RECOMMENDATIONS:**

**ITEM: 3C** Public Hearing - Request for a special exception by McCook Community College to allow a college in the Residential Medium District (RM).

**ITEM: 3D** Approve the application for a special exception by McCook Community College to allow for a college at 905 E. 7<sup>th</sup> Street, McCook; located in the Residential Medium District (RM); based upon special exception requirements A - I.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

February 10, 2016

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

February 10, 2016

**EXHIBIT #1**

**PAGE(S) 1**

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change.

ADDRESS: 905 East 7<sup>th</sup> Street

LEGAL DESCRIPTION: Country Club Addition  
Block 1, all of Lots 1 - 12; AND Block 1, part of Lots 13, 14, 15, 17, 18, 19, 20; AND Block 2, all of Lots 1 - 12; ALL in Country Club Addition to the City of McCook, Red Willow County, Nebraska; AND That portion of Country Club Drive, now vacated, extending from the north line of East "I" Street to the east line of East 7<sup>th</sup> Street platted in Country Club Addition to the City of McCook, Red Willow County, Nebraska.

PROJECT SPONSOR/  
DEVELOPER: McCook Community College,  
Division Mid-Plains Community College

LAND OWNER: Mid-Plains Community College

Public Hearings will be held on the dates, times, and at the places 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 request will be given an opportunity to be heard. Please direct all inquiries to Barry Mooney, City of McCook Building Official at 308-345-2022 ext. 232.

-s- Lea Ann Doak  
City Clerk

Publish/Post/Mail: January 29, 2016.

**EXHIBIT #2**

**PAGE(S) 1**



**TO:** City of McCook Planning Commission  
**FROM:** Darin Morgan, Physical Resources Director  
**DATE:** **November 24, 2015**  
**RE:** Article 24, Section 2401 (5, A-H) Special Exception Criteria

Pursuant to Zoning Ordinance Section 2401 (5). Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:

A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

*COLLEGE: Existing ingress and egress will be maintained to serve current ownership change.*

B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;

*COLLEGE: Parking, loading, economic, noise, glare or odor effects will be consistent with existing use to serve current ownership change.*

C. refuse and service area, with particular reference to the items in A and B above;

*COLLEGE: Refuse and service area will be consistent with existing use to serve current ownership change.*

D. utilities, with reference to locations, availability, and compatibility;

*COLLEGE: Existing utilities will be used to serve current ownership change.*

E. screening and buffering with reference to type, dimensions, and character;

*COLLEGE: Screening and buffering will be maintained to serve current ownership change.*

F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;

*COLLEGE: Existing conditions will serve current ownership change.*

G. required yards and other open space;

*COLLEGE: Existing conditions will serve current ownership change.*

H. general compatibility with adjacent properties and other property in the district.

*COLLEGE: Existing compatibility will serve current ownership change.*

**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: McCook College - Republic River Valley Events Center

Description of Project: Country club Addition, Blk 2, Blk 1 Lot 1-13, Except part of Lot to Olney, part of Lots 14, 15 and part of vacated Country Club Drive

Project sponsor or developer:

Name: McCook Community College, Div Mid-Plains CC

Address: 1205 E. 3<sup>rd</sup> St. McCook NE 69001

Phone number: 308-345-8113

Fax number: 308-345-8147

E-mail Address: Morgan@mpcc.edu

Land owner or owners:

Name: Mid-Plains Community College

Address: 1101 Halligan Drive, NP, NE 69101

Phone number: 308-345-8113

Fax number: 308-345-8147

E-Mail Address: Morgan@mpcc.edu

**EXHIBIT #4**

**PAGE(S) 5**

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)

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Address and physical location of the Proposed Land Use Action: 905 E. 7th St.  
McCook, NE 69001

Property Description (Of the parent parcel for subdivisions): Country Club Addition  
Blk 1, 2 - Lots 1-13

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

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

**Fee, complete application, and required attachments accepted by:**

Printed name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

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)

McCook Comm. College, Division Mid-Plains CC

Michael D Steele - Business Manager

Printed Name:

Printed Name:

Michael D Steele

Signature:

Signature:

12/24/15

Date:

Address and physical location of the Proposed Land Use Action: 905 E 7th St.

McCook, NE 68901

Property Description (Of the parent parcel for subdivisions): Country Club Addition

Blk 1, 2 - Lots 1-13

**Required Information:**

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

**FEE PAID:** \$ 75.00 (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

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✓ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested; (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)  
Special Exception to allow College/University use in  
(RM) Residential Medium Density Zone district as part  
of ownership change.

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

✓(A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

✓(B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;

✓(C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;

✓(D) utilities, with reference to locations, availability, and compatibility;

✓(E) screening and buffering with reference to type, dimensions, and character;

✓(F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

✓(G) required yards and other open space;

✓(H) general compatibility with adjacent properties and other properties in the district.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recorded November 20, 2015 3:00 P.M.  
Instrument No. 2015-01867

Recording Fees: 16.00 Pages: 2

Jami Ziel  
Register of Deeds Red Willow County, NE

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date November 20, 2015  
\$Exempt 2 By TC

Pederson & Troshynski  
P.O. Box 1625  
North Platte, NE 69103

**QUITCLAIM DEED**

Perry A. Case and Vicky L. Case, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, Mid-Plains Community College Area, a Political Subdivision, quitclaims to GRANTEE, the real estate described on the attached Exhibit "A" (as defined in Neb. Rev. Stat. §76-201).

Executed this 18 day of November, 2015.

Perry A. Case  
Perry A. Case

Vicky L. Case  
Vicky L. Case

STATE OF NEBRASKA     )  
                                          ) ss  
COUNTY OF Red Willow

The foregoing instrument was acknowledged before me on the 18<sup>th</sup> day of November, 2015, by 18<sup>th</sup> day of November, 2015, Perry A. Case and Vicky L. Case, GRANTORS.

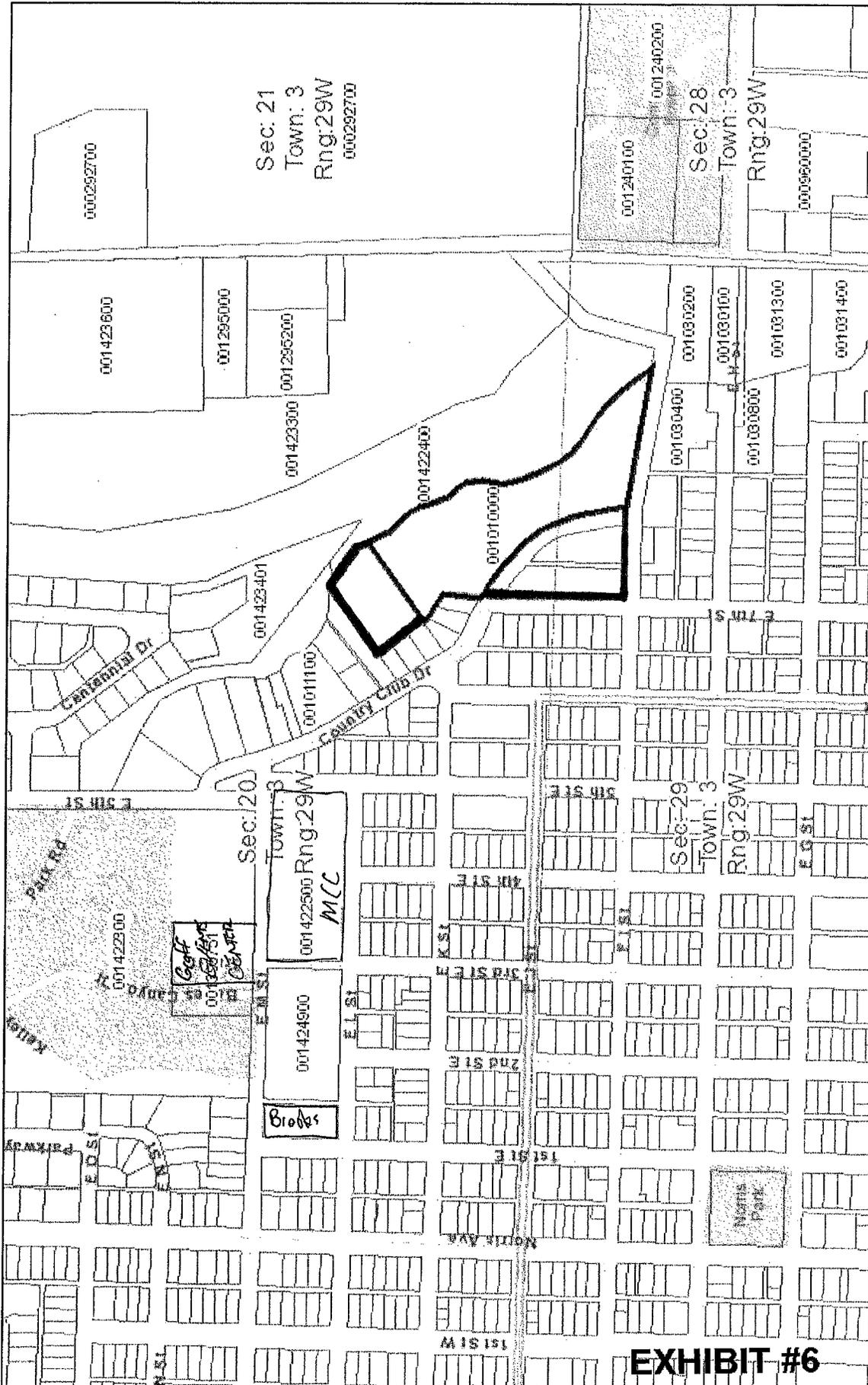
GENERAL NOTARY - State of Nebraska  
TIM R WIEBE  
My Comm. Exp. March 12, 2018

[Signature]  
Notary Public

### EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 1; AND Lot 13, Block 1, EXCEPT beginning at the southwest corner of Lot 13, thence bearing North 20 degrees 12 minutes East along the west line of Lot 13, a distance of 140.00 feet to a point on the south line of an existing 20 feet utility easement; thence southeasterly, a distance of 141.20 feet to a point on the north right-of-way line of Country Club Drive; thence bearing North 68 degrees 23 minutes West, a chord distance of 22.2 feet to the P.T. of a horizontal curve; thence bearing North 69 degrees 48 minutes West, a distance of 35 feet to the point of beginning; AND Lot 14, Block 1, EXCEPT beginning at the southeast corner of Lot 14; said southeast corner being on the northeasterly property line of the Country Club Drive; thence 140 feet northeasterly on the southerly line of said lot to a point on the easement line; thence northwesterly 60 feet along the easement line to the northerly line of said lot; thence southwesterly 140 feet on the easterly property line of Country Club Drive; thence 60 feet southeasterly to the place of beginning; AND Lot 15, Block 1, EXCEPT beginning at the southeast corner of Lot 15; said southeast corner being on the northeasterly property line of the Country Club Drive; thence 140 feet northeasterly on the southerly line of said lot to a point on the easement line; thence northwesterly 60 feet along the easement line to the northerly line of said lot; thence southwesterly 140 feet on the northerly line of said lot to the northwesterly corner thereof, which is on the northeasterly property line of Country Club Drive; thence 60 feet southeasterly to the place of beginning; AND Lot 17, Block 1, EXCEPT the West 140 feet thereof; AND Lot 18, Block 1, EXCEPT the West 140 feet thereof; AND Lot 19, Block 1, EXCEPT the West 140 feet thereof; AND Lot 20, Block 1, EXCEPT the West 140 feet thereof; AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 2; ALL in Country Club Addition to the City of McCook, Red Willow County, Nebraska, AND That portion of Country Club Drive, now vacated, extending from the north line of East I Street to the east line of East 7th Street platted in Country Club Addition to the City of McCook, Red Willow County, Nebraska.

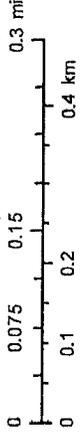
# McCook Community College



November 18, 2015

- Parcels
- Sections

1:9,028



**EXHIBIT #6**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                  NO

1. The proposed special exception use would satisfactorily provide for:
  - a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
  - c) refuse and service areas, with particular attention to the items in a) and b) above;
  - d) utilities, with reference to locations, availability and compatibility;
  - e) screening and buffering with reference to type, dimensions and character;
  - f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;
  - g) required yard and other open space;
  - h) general compatibility with adjacent properties and other property in the district.
  - i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.
  
2. The specific rules governing special exceptions have been complied with.

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

**OWNERSHIP LIST FOR MAILING NOTICE OF HEARING:**

CITY OF MCCOOK  
P.O. BOX 1059  
MCCOOK, NE 69001-1059

WEBER/ANDREW J & SARAH H  
1109 COUNTRY CLUB DRIVE  
MCCOOK NE 69001

BERNARD J & JOANN A SMOLCZYK  
BERNARD A & PATRICIA A JOHNSON  
511 WEST 5TH STREET  
MCCOOK NE 69001

WARD/MICHAEL R & BRIANNA C  
WARD  
1107 COUNTRY CLUB DR.  
MCCOOK NE 69001

BROZ/THOMAS F & CATHY L  
1105 COUNTRY CLUB DRIVE  
MCCOOK NE 69001-2723

JUNKER/DAVID A & CARRIE L  
1103 COUNTRY CLUB DRIVE  
MCCOOK NE 69001

BAUMFALK/PAUL E & ADRIENNE N  
1101 COUNTRY CLUB DRIVE  
MCCOOK NE 69001

FRANK/MARVIN L & ELAINE L  
1019 COUNTRY CLUB DR  
MCCOOK NE 69001

FRIEHE/MARK A & DEE ANN  
1017 COUNTRY CLUB DR  
MCCOOK NE 69001

BRIGGS/GEORGE D & JUDITH G  
1015 COUNTRY CLUB DR  
MCCOOK NE 69001

CROCKER/RICHIE L & JODY B  
1011 EAST 6<sup>TH</sup>  
MCCOOK NE 69001

MILLER/LINDA J  
1009 EAST 6TH STREET  
MCCOOK NE 69001

KOHL/BARRY S & GLORIA  
1007 EAST 6<sup>TH</sup>  
MCCOOK NE 69001

MEYERLE/ANDREW F  
911 EAST 6<sup>TH</sup>  
MCCOOK NE 69001

KINKADE/DANIEL A  
909 EAST 6TH STREET  
MCCOOK NE 69001

KEHLER/EDWARD K & SANDRA L  
907 EAST 6<sup>TH</sup>  
MCCOOK NE 69001

BEIDECK/GERALD E & BARBARA  
J"CO-TRUSTEES"  
905 EAST 6TH STREET  
MCCOOK NE 69001

HIATT/DOUGLAS J & BARBARA J  
903 EAST 6<sup>TH</sup>  
MCCOOK NE 69001

CALVIN/LOIS  
901 EAST 6<sup>TH</sup>  
MCCOOK NE 69001

MCDONALD/COLT & SARAH  
1016 COUNTRY CLUB DRIVE  
MCCOOK NE 69001

SUITER/TIMOTHY J  
7425 PLUM CREEK DR  
LINCOLN NE 68516

SKILES/DOUGLAS L & LORRAINE D  
26649 KINGSWOOD ROAD  
MURRIETA CA 92563

CURL/JACOB W & KALI K  
912 EAST 7TH STREET  
MCCOOK NE 69001

ECKHARDT/DARCY D  
910 EAST 7TH STREET  
MCCOOK NE 69001

FELKER/DONALD W & LISA M  
908 EAST 7<sup>TH</sup>  
MCCOOK NE 69001

BUHR/BRYCE K  
906 EAST 7TH STREET  
MCCOOK NE 69001

ANDERSON/CHRISTOPHER J& BETH A  
ANDERSON  
904 EAST 7TH STREET  
MCCOOK NE 69001

MEISSNER/SHARON  
501 APOLLO ROAD  
MCCOOK NE 69001

BLAISDELL/VICKIE  
P O BOX 343  
MCCOOK NE 69001-0343

HAUXWELL/BRENT C & LORETTA K  
1501 PARKWAY DR  
MCCOOK NE 69001

SALTZ/LONNIE N & RUTH M  
4505 WEST DAVEY RD  
RAYMOND NE 68428

LAUER/KEVIN L  
805 EAST 6<sup>TH</sup>  
MCCOOK NE 69001

LYTLE/JAMES J & ANITA K  
1605 EAST H  
MCCOOK NE 69001

BEIBER/MICHAEL WILLIAM  
801 EAST 6TH STREET  
MCCOOK NE 69001

O'BYRNE/ALANNA B  
112 WEST C  
MCCOOK NE 69001

LOGHRY/WILLIAM K & JUDITH K  
810 EAST 7<sup>TH</sup>  
MCCOOK NE 69001

GRANT/MARSHALL D & E JEAN  
806 1/2 EAST 7<sup>TH</sup>  
MCCOOK NE 69001

MARSH/PATRICIA A ([BREW])  
1600 BROADWAY SUITE 1050  
DENVER CO 80202

HALLER/MARY A  
804 1/2 EAST 7TH STREET  
MCCOOK NE 69001

HALL/JANINE L  
804 EAST 7TH STREET  
MCCOOK NE 69001

STARK/JUDITH V  
P O BOX 1122  
MCCOOK NE 69001-1122

BRADLEY/DONALD H & GLENDA  
811 EAST 7<sup>TH</sup>  
MCCOOK NE 69001

HOOK/JACOB G & EVELYN F  
809 EAST 7TH STREET  
MCCOOK NE 69001

MLDRED M WESKAMP TRUST  
805 EAST 7<sup>TH</sup>  
MCCOOK NE 69001

KEMPER/VEDA M  
803 EAST 7<sup>TH</sup>  
MCCOOK NE 69001

METCALF/RICHARD D & JULIE A  
PO BOX 1023  
MCCOOK, NE 69001-1023

BONAR/LONNIE  
811 EAST H  
MCCOOK NE 69001

GEILENKIRCHEN/EVAN J & JANE M  
805 EAST H STREET  
MCCOOK NE 69001

SCHENCK/WILLIAM R  
723 WEST 14TH STREET  
MCCOOK NE 69001

BENTLEY/ROGER D & RITA S  
813 EAST H  
MCCOOK NE 69001

VLASIN/MARK EDWARD &  
KIMBERLEY ANN VLASIN  
912 EAST I  
MCCOOK NE 69001

SABIN/RONALD L & CINDY  
P O BOX 1016  
MCCOOK NE 69001-1016

NEBRASKA PUBLIC POWER DISTRICT  
P.O. BOX 499  
COLUMBUS, NE 68602-0499

HERSHBERGER FAMILY LIMITED  
PARTNERSHIP  
2112 NORRIS AVENUE  
MCCOOK NE 69001

MID-PLAINS COMMUNITY COLLEGE  
AREA  
601 WEST STATE FARM  
NORTH PLATTE NE 69101

**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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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.

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Lea Ann Doak  
Recording Secretary