

## **MCCOOK PLANNING COMMISSION**

### **REGULAR MEETING**

**Monday, September 8, 2025  
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

1. Approve the minutes of the July 14, 2025 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - B. Recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
  - C. Public Hearing - Request for a special exception by Mark and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - D. Recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
  - E. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.

- F. Recommend approval to the City Council the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
- G. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.
  - 1. Adjourn the Public Hearing.
- H. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
- I. Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

Adjournment.