

City of Cambridge  
Planning Commission Meeting  
Wednesday January 10, 2018

Pursuant to notice posted in the Cambridge City Office and published in the Cambridge Clarion, Thursday December 28, 2017, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Present were Planning Commission Members David Gunderson, Larry Maatsch, Dexter Dodson, Jason Cobb and Debbi Runner. Also present were Kandra Kinne, City Clerk/Treasurer, Mayor Mark Harpst, City Council Member Jeff Ommert and Doak Raulston for Vaquero Ventures.

Appointments: Dexter Dodson agreed to be re-appointed to the Planning Commission. Debbi Runner stated the motion, seconded by Jason Cobb, to approve the re-appointment of Dexter Dodson to the Planning Commission Board. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously.

Dollar General – Site plan and land use permit application for 120 Nasby St and 122 Nasby St. Doak Raulston was present to discuss the zoning codes and compliance to build a Dollar General on highway 6/34. The Board discussed setbacks, fencing, parking, landscaping, sidewalks, off street parking, loading dock space, handicapped stalls. Planning Commission noted in Section 4-101 does not require off street parking and loading dock requirements in a "C-1" Commercial Zone. Motion to approve the site plan and land use permit application of Dollar General with stipulations to eliminate outside parking spaces on Payne Street due to the swimming pool, fire and rescue for public safety, require a landscape buffer on Payne Street and the highway made by Larry Maatsch, seconded by Jason Cobb. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously. Doak Raulston will submit a full set of plans for the review of the Planning Commission and City Utilities.

Public Hearing 6:00 P.M. The Planning Commission received a Resolution to make a recommendation to the Community Development Agency to amend the City of Cambridge Redevelopment Plan to include the Pinpoint building project. Chairman David Gunderson opened the public hearing at 6:00 P.M. Kandra explained the Tax Increment Financing captured from the development will be used to help pay for infrastructure improvements in the Down Town Revitalization Grant. There were no other public comments and the public hearing closed. Larry Maatsch stated the motion, seconded by Debbi Runner to approve Resolution 2018-01-01. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously for Resolution 2018-01-01 as follows:

**PLANNING COMMISSION  
CITY OF CAMBRIDGE, NEBRASKA**

**RESOLUTION # 2018-01-01**

(Amendment to Redevelopment Plan – Cambridge Telephone Company Project)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
CAMBRIDGE, NEBRASKA, MAKING A RECOMMENDATION TO THE COMMUNITY  
DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE AND THE CITY COUNCIL**

**OF THE CITY OF CAMBRIDGE, NEBRASKA, WITH RESPECT TO THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF CAMBRIDGE, NEBRASKA, INCLUDING A SPECIFIC REDEVELOPMENT PROJECT.**

RECITALS

A. The Community Development Agency of the City of Cambridge, Nebraska (“CDA”) has submitted the question of whether the Redevelopment Plan for Redevelopment Area #2, a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”), should be amended to include a project for the redevelopment of certain real property in the Redevelopment Area and the Downtown Area identified in the said amendment (“Project Site”). A copy of said amendment is on file and available for public inspection with the Cambridge City Clerk (the “Amendment”).

B. On January 10, 2018, the Planning Commission held a public hearing relating to the question of whether the Amendment to the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

C. The Planning Commission has reviewed the Amendment to the Redevelopment Plan and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found and recommended by the Planning Commission of the City of Cambridge, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.
2. The Amendment to the Redevelopment Plan will, in accordance with the present and future needs of the City of Cambridge, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Amendment to the Redevelopment Plan is in conformance with the general plan for development of the City of Cambridge as a whole, as set forth in the City of Cambridge Comprehensive Plan, as amended.
4. The proposed project in the Amendment shall be part of the Downtown Revitalization Project.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby

recommend: (i) recommendation of the Amendment to the Redevelopment Plan by the CDA to the City Council; and (ii) approval of the Amendment to the Redevelopment Plan by the City Council as the governing body for the City of Cambridge.

Cambridge Supermarket – Sign, Jason Cobb stated the motion, seconded by Debbi Runner to approve the site plan and land use permit application of the Cambridge Super Market for a sign. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously.

JABR, LLC – Office. Motion to approve made by David Gunderson, seconded by Dexter Dodson. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously.

Chamber for a storage building. The Planning Commission asked for a more complete application and stated the Chamber may need to request a variance since the property is zoned residential. Dexter Dodson stated the motion, seconded by Larry Maatsch, to deny the site plan and land use permit application of the Cambridge Chamber for a storage building. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously.

Steve Chitwood – Bowling Alley upgrade AC/Furnace/carpet and interior walls. Dave Gunderson stated the motion seconded by Jason Cobb, to approve the site plan and land use permit application of Steve Chitwood for bowling alley improvements. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously.

Planning Commission reviewed the plans submitted by Michael Karatsonyi for duplexes and asked for a completed application.

Motion to adjourn at 6:40 P.M. made by Dexter Dodson, seconded by Debbi Runner. Voting yes: David Gunderson, Jason Cobb, Debbi Runner, Larry Maatsch and Dexter Dodson, none voted no. Motion carried unanimously.

Submitted by

Kandra J. Kinne,  
City Clerk/Treasurer