

Cambridge Planning Commission
Regular Meeting
Wednesday April 11, 2018
5:00 P.M.

Pursuant to notice posted in the city office and published in the Cambridge Clarion, Thursday March 29, 2018, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Present were Planning Commission Members Debbi Runner, Dave Gunderson, Dexter Dodson and Larry Maatsch. Absent was Planning Commission Member Jason Cobb. Present for the meeting were City Clerk/Treasurer Kandra Kinne, Marc Ingram, Gwen Hilker and Kevin Gufford. Chairman Dave Gunderson opened the meeting and announced the open meeting law poster is posted on the east wall of the meeting room and available for public inspection.

Minutes of March 14, 2018. The Planning Commission Members received a copy of the minutes of March 14, 2018 prior to this meeting. Debbi Runner stated the motion, seconded by Dexter Dodson, to approve the minutes of March 14, 2018. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Public Hearing to Amend the Redevelopment plan for the City of Cambridge to add First Central Bank improvement to the redevelopment plan for the benefit of the downtown revitalization plan. Chairman Dave Gunderson opened the public hearing at 5:03 P.M. City Clerk Kinne provided affidavit of publication of this public hearing. City Clerk Kinne explained the reason for the redevelopment contract with First Central Bank would be the benefit of added Tax Increment Financing for the downtown revitalization project. There were no members of the public present to speak in favor of or opposition to the proposed project. Chairman Gunderson closed the public hearing at 5:07 P.M. Debbi Runner stated the motion, seconded by Dave Gunderson to approve Resolution 2018-04-01. . On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present for the following Resolution No. 2018-04-01.

**PLANNING COMMISSION
CITY OF CAMBRIDGE, NEBRASKA**

RESOLUTION #2018-04-01

(Amendment to Redevelopment Plan – First Central Bank 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 April 11, 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.

Site plan and land use permit applications/Flood Plain Development Permit:

Lockenour Jones – Paint exterior of mortuary bldg. – Debbi Runner stated the motion, seconded by Larry Maatsch, to approve the site plan and land use permit application of Lockenour Jones Mortuary to paint the exterior of the mortuary building. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Thrift Shop – Remove fire escape, replace 2 windows, basement exit door. Larry Maatsch stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit application of the Cambridge Thrift Shop to Remove fire escape, replace 2 windows, basement exit door. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Scott tenBensel – Fence. Scott tenBensel was contacted for more information about type of material and height of fence. After the information was provided Deter Dodson stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit application of Scott tenBensel for a fence. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Norm Trosper – shed. Larry Maatsch stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit application of Norm Trosper for a fence. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Kevin Gufford – new residential construction. Kevin Gufford presented an application for new construction. Larry Maatsch stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit application of Kevin Gufford for new residential construction. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Stan Hilker – New Residential Construction. Gwen Hilker was present to answer questions of the Planning Commission. Debbi Runner stated the motion, seconded by Dexter Dodson, to approve the site plan and land use permit application of Stan Hilker for new residential construction. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Mark Ingram was present to discuss a request of a person interested in 204 Nasby Street. Marc explained that the person is interested in purchasing the property at 204 Nasby Street to remodel the house and build a garage. The person interested would like to build a garage to live in while he is remodeling the house. The Planning Commission reviewed the property square footage and discussed the size of garage. After review the Planning Commission spoke in favor of the plan and asked to have the person interested provide a site plan and land use permit application.

Kandra explained Angela Cunningham has not provided an application for a fence. The Planning Commission requested a certified letter should be sent.

Adjournment – Larry Maatsch stated the motion, seconded by Dexter Dodson, to adjourn at 6:00 P. M. On roll call vote Dave Gunderson, Debbi Runner, Larry Maatsch and Dexter Dodson voted yes, none voted no and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Submitted by Kandra Kinne, City Clerk/Treasurer