

Cambridge Planning Commission Meeting  
Wednesday November 11, 2020  
5:00 P.M.  
722 Patterson St, Cambridge, NE

Pursuant to notice posted in the City office, and published in the Valley Voice Thursday October 29, 2020, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Present were Planning Commission Members Jason Cobb, Mike Smith, Jason Weiss, Vicki Brown and Debbi Runner. City Staff present were City Clerk/Treasurer Kandra Kinne, City Attorney Lisa Shifflet, Economic Development Director Melissa Jackson, Mayor David Gunderson, and City Council Member Derek Raburn. Visitors present were Morgan and Sally Farquhar, Darren Mowry, Alan Koerperich. Chairman Jason Cobb announced the open meeting act is available for public inspection on the table on the east wall of the community room.

Public Hearing – Alan Koerperich – Lot 1, Block 3, Harvest Meadows Third Addition, 41503 Harvest Drive for a Seed business. Chairman Cobb opened the public hearing and asked visitors to use the podium and limit their discussion to allow time for other comments.

Sally Farquhar of 40105 Prairie View Drive stated: There was an application in August but the application was ultimately pulled. She encouraged the Planning Commission to know all the conditional use requirements; the points are to protect the citizens in the community.

Morgan Farquhar of 40105 Prairie View Drive asked: Will the City require a new petition and require residents to sign if in opposition? Also, he asked for the minimum assessed value in the TIF Contract for the property.

Kandra Kinne, Planning Clerk advised that the minimum TIF value is \$260,000.00. The Planning Commission recommended a new petition and signatures. Morgan Farquhar stated that all requirements in the conditional use permit have to be met to approve and that is the rules.

Chairman Jason Cobb asked for comments from the Cambridge Planning Commission Members. There were no comments, and he closed the public hearing at 6:10 P.M.

The Planning Commission reviewed the minimum requirements for a conditional use permit. Alan Koerperich, the applicant, had included written answers to the minimum requirements as well as a site plan.

Sally Farquhar expressed concerns about minimum requirements: #2 The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public. Sally stated that neighbors will be adversely affected by trucks whether there are three or 12. #3 The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. Sally expressed concern that the use will adversely affect property values. #5 and #7 Sally concerns for off street parking and adequate

access for semi-trucks and asked if fork lift will be used to unload trucks parked on Harvest Drive.

Morgan Farquhar asked about a drainage plan and if it would affect properties owned by Jeff Springer and Andrew Carpenter.

Alan Koerperich addressed truck traffic and said trucks will pull up and back into unload. They will not need to use a fork lift on the street to unload trucks. Typically a driver will be able to pull in or back in. Drivers will be able to pull around the building. Some trucks will stop on the street and back into the building.

Morgan Farquhar said none of the businesses in Harvest Meadows have a situation of backing into the property; Harvest Drive has a lot of traffic and having a truck back in is unrealistic. He sees issues with a fork lift on an asphalt parking lot. He asked who authorized the start of dirt work and drainage work and stated some of the work was not done on the lot. Alan Koerperich responded: The City has built a berm to stop storm drainage onto the Anew property, and he had met with City representatives to develop a drainage plan. He had the lot surveyed and the work that was done was needed. No one authorized him but he had the work done to address drainage.

Jason Cobb said some things get started before the Planning Commission sees the plan and it is the risk that the applicants take. The Planning Commission is not the enforcer. Sally Farquhar stated that the actions do not obligate the Planning Commission to approve the application.

Morgan Farquhar stated: He does not feel the dirt work fixed the problem, and that property owner Jeff Springer will have a pond when it rains. He also stated that dirt work was done when the street is platted and asked who would pay for the extra work when the street is constructed. Jason Cobb advised the City does not have an inspector to inspect the work that is done.

Morgan Farquhar asked when final elevations will be determined before street is constructed. Alan Koerperich responded: the drainage plan was prepared by the company's engineer that will be building his building and the drainage work did not touch the platted street; dirt work was done to grade and will drain to the storm drains. Morgan Farquhar asked why the drainage plan was not included in the permit. Alan Koerperich responded that it could be provided.

Sally Farquhar asked about a screening plan between residential and commercial. Jason Cobb said the Municipal Zoning Code does not require screening since there is a street between commercial and residential properties.

Morgan said that allowing this project will negatively affect property values. Sally advised that the trucks turn into Anew by GTA Insurance and that is different than trucks turning into the proposed property near a residence. Alan said he expects two or three trucks a week for about three months of the year. This project is not a main street warehouse and is not a big enough facility. This will be a seed barn and is not different than the other two seed businesses existing.

Morgan explained this business will be 150 feet from residences; the big picture is that there are other areas to put in the building, and it should be separated from the residential.

Daren Mowry addressed the Planning Commission: This will be an asset to the Cambridge and Alan Koerperich will go above and beyond to make a better building -- something like the community building where residents live across the street from the community building. Daren said that at his business a wrecker may stop in the street to back into his property and cars may have to wait while he backs into his building. Daren said when the property was developed originally it was proposed to a business as a diesel repair shop.

Sally Farquhar asked the Planning Commission to consider that there is no enforcement agency and no recourse except the Sheriff to enforce the Municipal Code. Morgan advised the Governing Body has to enforce the rules and if they find anything does not match, then they have to deny the application.

Jason Weiss stated the motion, seconded by Mike Smith, to approve the conditional use application of Alan Koerperich for a seed shed at Lot 1, Block 3, Harvest Meadows Third, address 41053 Harvest Drive. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

Minutes of October 14, 2020 – The Planning Commission received a copy of the Planning Commission minutes. Debbi Runner stated the motion, seconded by Jason Weiss, to approve the minutes of October 14, 2020. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

Site Plan and Land Use Permit Applications. :

Alan Koerperich – Commercial Building – 41503 Harvest Drive. Jason Weiss stated the motion, seconded by Debbi Runner to approve the site plan and land use permit application of Alan Koerperich for a commercial building at 41503 Harvest Drive. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

Dean Cope – 60 X 80 shed for personal use. Jason Cobb reported he has contacted Dean about the setbacks and he will meet the setback requirements on the east side of his building. Jason Weiss stated the motion, seconded by Debbi Runner to approve the site plan and land use permit application of Dean Cope 40890 West Highway 6/34 for a 60 X 80 Shed for personal use. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

Jeff Sherwood – house moving permit. Planning Commission clarified that the application will need a plan to take care of the basement. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the house moving permit at 504 Patterson St. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

Jerrel Alexander – 814 Dolan Ave – remodeling. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Jerrel Alexander, 814 Dolan Ave, for remodeling. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

The forms for accessory buildings and definitions for barriers have been discussed at the previous meeting and no action taken at this meeting.

The next regular meeting is scheduled for December 9, 2020.

Adjournment. Jason Weiss stated the motion, seconded by Mike Smith to adjourn at 6:18 P.M. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

Submitted by

Kandra J. Kinne  
City Clerk/Treasurer