

City of Cambridge
Cambridge Planning Commission
Regular Meeting
Wednesday November 14, 2018
5:00 P.M.

Pursuant to notice published in the Cambridge Clarion, Thursday October 25, 2018, the Cambridge Planning Commission met for regular meeting at 5:00 P.M. Present were Planning Commission Members David Gunderson, Jason Cobb, Dexter Dodson and Debbi Runner. Absent was Planning Commission Member Larry Maatsch. Also present were Kandra Kinne, City Clerk/Treasurer, Gary Klumpe, Mayor Mark Harpst, Craig Bennett and Jennifer Hiatt for Miller and Associates. Chairman David Gunderson opened the meeting and announced the open meeting law is posted on the east wall of the meeting room and available for public inspection.

Minutes of October 10, 2018. Planning Commission Members received a copy of the minutes of October 10, 2018 prior to this meeting. Jason Cobb stated the motion, seconded by Debbi Runner, to approve the minutes of October 10, 2018. On roll call vote Jason Cobb, Dexter Dodson, David Gunderson and Debbi Runner voted yes, none voted no and Larry Maatsch was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Public Hearing – Amendment to the Redevelopment Plan to include the Dollar General Project.

Chairman David Gunderson opened the public hearing at 5:02 P.M. Mayor Harpst was present to speak in favor of the Amendment to the Redevelopment Plan. Mark stated the Dollar General TIF will help pay the costs for Downtown Revitalization debt. Mark encouraged the Planning Commission to adopt the resolution. There were no other public comments. Chairman Gunderson closed the public hearing at 5:05 P.M. Debbi Runner stated the motion, seconded by Dexter Dodson, to approve Resolution 2018-11-01 Amendment to Redevelopment Plan – Dollar General Project. On roll call vote Jason Cobb, Dexter Dodson, David Gunderson and Debbi Runner voted yes, none voted no and Larry Maatsch was absent and not voting. Motion carried unanimously by Planning Commission Members present for Resolution 2018-11-01 as follows:

**PLANNING COMMISSION
CITY OF CAMBRIDGE, NEBRASKA
RESOLUTION #2018-11-01**

(Amendment to Redevelopment Plan – Dollar General 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 November 14, 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.

Gary Klumpe – Request for Extension, 708 Butler Drive. Gary Klumpe was present to address a request for an extension of his site plan and land use permit application to build a garage and breezeway. Gary explained some problems he has had with construction that has put him behind on the project. Dexter Dodson stated the motion, seconded by Jason Cobb, to approve the request of Gary Klumpe for an extension of his site plan and land use permit application to build a garage and breezeway at 708 Butler Drive. On roll call vote Jason Cobb, Dexter Dodson, David Gunderson and Debbi Runner voted yes, none voted no and Larry Maatsch was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Applications. Trinity United Methodist Church, 510 Patterson Street, add section of sidewalk. The Planning Commission reviewed the application and noted the sidewalk will not exceed the required impermeable property. The Planning Commission did ask for dimensions of buildings on the property to complete the application. Debbi Runner stated the motion, seconded by Dave Gunderson, to approve the site plan and land use permit application of Trinity United Methodist church, 510 Patterson Street, with the stipulation that the application is completed with dimensions of buildings on the property. On roll call vote Jason Cobb, Dexter Dodson, David Gunderson and Debbi

Runner voted yes, none voted no and Larry Maatsch was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Jim Beck – 914 Niobrara – Remove Trailer. Jason Cobb stated the motion, seconded by Dexter Dodson, to approve the site plan and land use permit application of Jim Beck, 914 Niobrara to remove the trailer. On roll call vote Jason Cobb, Dexter Dodson, David Gunderson and Debbi Runner voted yes, none voted no and Larry Maatsch was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Steve Chitwood Permit. Kandra reported Steve Chitwood has ordered the correct size of fence for his front yard and will install the 4 foot fence as submitted in his first application that was approved.

Review Municipal Code section concerning Planning Commission. The Planning Commission reviewed the municipal code about Planning Commission. The only adjustment was that the Ordinance should state that the Planning Commission will have a minimum of five members and a maximum of 9 members.

Review Proposed Ordinance for amendments to the Zoning Code. Craig Bennett and Jennifer Hiatt of Miller and Associates were present to review the current zoning codes and discuss amendments. The Planning Commission discussed some items they would like to see amended. Craig Bennett will attend the January meeting to discuss some updates to the zoning ordinance.

The Planning Commission discussed some possible replacements on the Board for Dave Gunderson who will resign in December and Larry Maatsch who will resign as of January 2019. Kandra will contact some possible replacements.

Dexter Dodson stated the motion, seconded by Debbi Runner to adjourn at 6:45 P.M. On roll call vote Jason Cobb, Dexter Dodson, David Gunderson and Debbi Runner voted yes, none voted no and Larry Maatsch was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Submitted by

Kandra J. Kinne,
City Clerk/Treasurer