

City of Cambridge
Planning Commission Meeting Monday March 13, 2019

Pursuant to notice published in the Cambridge Clarion, Thursday February 21, 2019, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Present were Planning Commission Members Debbi Runner, Dexter Dodson, Jason Weiss, Mike Smith, Vicki Brown and Jason Cobb. Also present was City Clerk/Treasurer Kandra Kinne. Vice Chairman Jason Cobb opened the meeting and announced the Open Meeting Act is posted on the east wall of the meeting room and available for public inspection. Jason Cobb welcomed new members Mike Smith, Jason Weiss and Vicki Brown. Jason Cobb reviewed meeting dates and times with New Members and Planning Commission minutes, permits, actions and other business considered by the Planning Commission.

Minutes of February 13, 2019 and March 4, 2019 were received prior to this meeting. Dexter Dodson stated the motion, seconded by Debbi Runner, to approve the minutes of February 13, 2019 and March 4, 2019. On roll call vote Debbi Runner, Vicki Brown, Jason Cobb, Dexter Dodson, Jason Weiss and Mike Smith voted yes, none voted no. Motion carried unanimously.

Public Hearing – Amendment to the Redevelopment Plan to include Springer Project. Vice Chairman Cobb opened the public hearing at 5:05 P.M. Kandra explained the project and purpose for the plan amendment. There were no public comments. Vice Chairman Cobb closed the public hearing at 5:08 P.M. Debbi Runner stated the motion, seconded by Mike Smith, to approve Resolution 2019-03-01. On roll call vote Debbi Runner, Vicki Brown, Jason Cobb, Dexter Dodson, Jason Weiss and Mike Smith voted yes, none voted no. Motion carried unanimously for Resolution 2019-03-01 as follows:

**PLANNING COMMISSION
CITY OF CAMBRIDGE, NEBRASKA**

RESOLUTION #2019-03-01

(Amendment to Redevelopment Plan – Harvest Meadows Eighth and Springer
Redevelopment 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 identified in the said amendment (“Project Site”). The proposed amendment to the Redevelopment Plan is on file and available for public inspection with the City Clerk (the “Amendment”).

B. On March 13, 2019, the Planning Commission held a public hearing relating to the question of whether the Amendment 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 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 located within Redevelopment Area #2 and is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
2. The Amendment 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 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.

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.

Passed and approved by the Planning Commission on this 13th day of March, 2019.

Site Plan and Land Use Permit Applications:

Jeff Springer Project - Jeff Springer provided a site plan for his seed treatment facility. Planning Commission reviewed the site plan and accepted the plan.

Alan Rogers – 1219 Johnson St – Concrete Patio. The Planning Commission reviewed the plan as submitted. The plan is over the square foot allowed for accessory buildings. Planning Commission noted he could submit again for a concrete patio without a lean-to and sidewalks. His plan would not be over the impervious allowance. Dexter Dodson stated the motion, seconded by Mike Smith, to deny the application of Alan Rogers for a concrete patio at 1219 Johnson Street. On roll call vote Debbi Runner, Vicki Brown, Jason Cobb, Dexter Dodson, Jason Weiss and Mike Smith voted yes, none voted no. Motion carried unanimously.

Officers – Dexter Dodson stated the motion, seconded by Mike Smith, to elect Jason Cobb as Chairman and Debbi Runner as Vice Chairman. On roll call vote Debbi Runner, Vicki Brown, Jason Cobb, Dexter Dodson, Jason Weiss and Mike Smith voted yes, none voted no. Motion carried unanimously.

Planning Commission asked Kandra to prepare an amended to the “C-2” Commercial Highway Zone to add Seed and Feed store as a conditional use permit.

The Planning Commission set the next regular meeting for Tuesday April 16, 2019 at 5:00 P.M. Debbi Runner stated the motion, seconded by Mike Smith, to adjourn at 5:37 P.M. On roll call vote Debbi Runner, Vicki Brown, Jason Cobb, Dexter Dodson, Jason Weiss and Mike Smith voted yes, none voted no. Motion carried unanimously.

Submitted by

Kandra J. Kinne,
City Clerk/Treasurer