

Cambridge Planning Commission  
Special Meeting  
Tuesday May 28, 2019  
5:00 P.M.

Pursuant to notice published in the Cambridge Clarion, Thursday May 9, 2019, the Cambridge Planning Commission met for special meeting convening at 5:00 P.M. Present were Planning Commission Members Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Absent was Planning Commission Member Jason Cobb. Also present for the meeting were City Clerk/Treasurer Kandra Kinne, Andrew Carpenter and Jim Mollhoff. Vice Chairman Debbi Runner opened the meeting and announced the Open Meeting Law is posted on the east wall of the meeting room and available for public inspection.

Public Hearing 5:00 P.M. Debbi Runner opened the public hearing and asked for public comment for the following:

- a. Re-zoning Harvest Meadows Ninth from Agricultural "A-1 to Commercial "C-1"
- b. Preliminary Plat and Final Plat Harvest Meadows Ninth
- c. Public Hearing for Redevelopment Plan to add Andrew Carpenter Project.
- d. Conditional Use Permit Hearing for Andrew Carpenter Project for a feed and seed store.

Discussion held for the planned used of the feed store and Andrew Carpenter stated in the future he would look at seed treatment. The Planning Commission reviewed the Zoning, Preliminary Plat and Final Plat before the start of the meeting. Planning Commission received the conditional use permit application prior to this meeting. Planning Commission discussed the re-development plan will be amended to include this project to capture the Tax Increment Financing to be used for the Harvest Meadows Subdivision infrastructure costs. There were no other public comment and Debbi Runner closed the public hearing at 5:05 P.M.

Motion to approve Zoning Change Harvest Meadows Ninth from Agriculture "A-1" to Commercial "C-1".

Mike Smith stated the motion, seconded by Jason Weiss to approve Zoning Change for Harvest Meadows Ninth from Agricultural "A-1" to Commercial "C-1". On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Motion to approve Preliminary Plat Harvest Meadows Ninth. Jason Weiss stated the motion, seconded by Vicki Brown, to approve the Preliminary Plat of Harvest Meadows Ninth. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Motion to approve Final Plat Harvest Meadows Ninth. Jason Weiss stated the motion, seconded by Mike Smith, to approve the Final Plat of Harvest Meadows Ninth, a subdivision of Harvest Meadows. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Motion to approve Resolution 2019-05-02. Mike Smith stated the motion, seconded by Vicki Brown to approve Resolution 2019-05-02. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present for Resolution 2019-05-02 as follows:

**PLANNING COMMISSION  
CITY OF CAMBRIDGE, NEBRASKA**

**RESOLUTION #2019-05-02**

(Amendment to Redevelopment Plan – Harvest Meadows Ninth and Carpenter  
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 May 28, 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.

Motion to approve Andrew Carpenter Conditional Use Permit Application. Mike Smith stated the motion seconded by Vicki Brown, to approve the conditional use permit application of Andrew Carpenter for a Feed and Seed Store. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Permit Applications.

Republican River Suppliers, LLC – steel building – seed sales and storage. Andrew Carpenter said it would be a steel frame building. He would not be installing a fence but will plant trees in the future and will want to install a sign on the building at a later date. Jason Weiss stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Republican Rive Suppliers, LLC for a steel building to use for seed sales and storage. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Jim Mollhoff discussed the need to have an easement on the North side of Brad William's property so that Twin Valleys Public Power trucks can access the back of his property. Jim said he would like to see an easement or alley to get from the street to his pasture. Jim offered to build a gate in the fence to access his property. Jim also discussed that removing dirt from the North is causing water run off on to his property.

Travis McCarville – concrete sidewalk. Mike Smith stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Travis McCarville for concrete sidewalk. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Deyton Hager – new home. Kandra reported that Deyton is asking the City to move the utility easement from the line between lots 7 and 8 to the lot line on the north side of lot 7. Deyton plans to use siding and not metal. The roof will be metal. The Planning Commission noted a stipulation that the front of the building will be twenty-five feet off the property line on North Street. Mike Smith stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit application of Deyton Hager for a new home with the stipulation that the front line of the house will be at least 25 feet off the

front property line on North Street. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Robert & Jessica Brown – Roof. The Planning Commission asked to have a letter sent with the permit making sure the roofing material will be non-reflective metal. Jason Weiss stated the motion, seconded by Mike Smith, to approve the site plan and land use permit application of Robert & Jessica Brown for a metal roof. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Doug Jones – Garage Enclosure. Planning Commission noted accessory buildings exceed the maximum square foot for accessory buildings as noted in the Zoning Ordinance. The Planning Commission discussed options to make an addition to attach the garage and house. Jason Weiss stated the motion, seconded by Mike Smith, to deny the site plan and land use permit application of Doug Jones because the accessory buildings exceed the allowed square footage for accessory buildings in the Zoning Ordinance. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

The next regular meeting is June 5, 2019 at 5:00 P.M. Jason Weiss stated the motion, seconded by Mike Smith, to adjourn at 5:45 P.M. On roll call vote Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith voted yes, none voted no, and Jason Cobb was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Submitted by

Kandra J. Kinne, City Clerk/Treasurer