

Cambridge Planning Commission
Regular Meeting
Wednesday July 10, 2019
5:00 P.M.

Pursuant to notice published June 27, 2019, 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, Debbi Runner, Vicki Brown, and City Clerk/Treasurer Kandra Kinne. Visitors present were Cody Gerlach for the *Cambridge Clarion*, for Besler Industries Cliff Kester, Herb Besler, Roland Besler, Tina Besler and Jacque Riener, visitors present were Kyle and Ann Trumble, Randy and Marla Hoelscher, J P Trumble, Sue and Gene Witte, Ken and Sheila Colson, Brock Mowry, Terry Mustion for *River Valley Services*, Jessica Fisher and Mark Harpst for *Tri Valley Health Systems*, Mark McCurdy and Mayor David Gunderson. Chairman Jason Cobb opened the meeting at 5:00 P.M. and announced the open meeting law is posted on the East wall of the meeting room and available for public inspections.

Minutes of June 5, 2019. The Planning Commission received the minutes of June 5, 2019 prior to this meeting and received a corrected copy at this meeting. Debbi Runner stated the motion, seconded by Jason Weiss, to approve the minutes of June 5, 2019 as corrected. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

Public Hearing – Besler Industries request to re-zone property. Chairman Jason Cobb, explained Besler Industries have requested two public hearings one to re-zone property and a public hearing for a conditional use permit for a lagoon. Chairman Cobb asked the public to keep the discussion to the public hearing topic. Jacque Riener of Southwest Environmental Engineering, LLC was present on behalf of Besler Industries to request a zoning change from C-2 Commercial Highway, to I-1 Industrial parcels 0003429.00 and 0003429.01. Jacque Reiner stated Besler Industries seem to be a nonconforming use in the 2015 Zoning Ordinance and seems to be more compliant in a I-1 Zoning. Residents asked questions about will Besler Industries be compliant in an I-1 Zone and if approved will the property be fenced. Residents also expressed concerns that the industrial zone and the application for a lagoon could lower area property values. Residents asked about alternatives instead of building a lagoon. Besler Industries representatives explained they are under Order from the Department of Environmental quality to properly dispose of the chemicals they use because they are not currently up to code. They have asked the City of Cambridge to hook to the City sewer system. Besler Industries are currently hauling barrels of their waste to the Holdrege sewage treatment plant. Besler Industries stated they asked the City in 1999 to hook to the City sewer system and installed a pump sufficient to pump to the city system. They use a chemical to wash metal parts before painting. Residents asked if they could change the chemical they are using. Besler Industries stated they are using as environmental friendly chemical as possible. Residents asked if proper maintenance will be followed if a lagoon is built. Jacque Riener said their first preference would be to work with the City of Cambridge to hook to the City system. There were no other public comments and the public hearing closed at 5:45 P.M. Chairman Cobb asked the Planning Commission Members if they had any questions. Then asked the public if they had any questions. Questions raised were if both parcels will be zoned I-1 Industrial to meet the requirements, if rain fall was accounted in the size of lagoon proposed, if the City would test the waste to see if the City could accept the waste at it's treatment plant. Planning Commission noted the one parcel does not meet the

minimum 100 foot width as required in the I-1 Industrial Zone. Besler Industries said they do not want to tear up the field on the west side of their property. Jacquie Riener asked if the Planning Commission would consider a variance. Mayor David Gunderson discussed the safety data sheets provided by Besler Industries and said that the waste product from the Chemicals used by Besler Industries states do not dump in a municipal sewer. Also the flash point test need clarification as two test were done with different results.

Chairman Cobb discussed uses in the I-1 Industrial Zone require fences next to residential property, storage may be outside but must be properly screened if it is not material for sale. Jason Weiss stated the motion, seconded by Mike Smith to recommend re-zoning Besler Industries property 0003429 from C-2 Highway Commercial to I-1 industrial. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously. Jason Weiss stated the motion to deny re-zone Besler Industries property 0003429.01 from R-1 Single Family Residential to I-1 Industrial due to lot size, seconded by Vicki Brown. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously. Planning Commission tabled the application for a conditional use permit because the zoning change was denied. The Planning Commission said they would consider an application for a conditional use permit on the property that was approved for and I-1 Zone. The Planning Commission said they would hold a special meeting.

Site Plan and land Use Permit Applications.

Tri Valley Health System – 1305 Highway 6 & 34 – signs. Mark Harpst was present to discuss the proposed signs. Mark explained the type of sign and installation. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Tri Valley Health System for signs. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

Benson Properties, LLC – 40116 Prairie View Drive – new home build. Jason Weiss stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Benson Properties, LLC for a new home. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

Roy Kinne – 509 Pacific Street – Deck. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit application of Roy Kinne for a deck. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

Cambridge Telephone – 618 Paxton Street – Remodel Office Space. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Cambridge Telephone Company, 618 Paxton Street to remodel office space. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

City of Cambridge - Park – Repair old school house. Jason Weiss stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of the City of Cambridge to repair the

old school house in the park. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

Diane Hannah – 311 Neville Street - Privacy Panel. Planning Commission asked for clarification on the site plan. Diane and Shane Hannah attended the meeting to present a drawing of their plan. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Diane Hannah for a privacy fence with the stipulation the fence will be even with the house in in the back yard. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

Adjournment. Jason Weiss stated the motion, seconded by Mike Smith, to adjourn at 7:20 P.M. Voting yes: Jason Cobb, Mike Smith Jason Weiss, Debbi Runner, and Vicki Brown. Motion carried unanimously.

Submitted by,

Kandra J. Kinne,
City Clerk/Treasurer