Cambridge Planning Commission Meeting
Amended Minutes
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. The Planning Commission reviewed and approved the written finding produced by Alan Koerperich attached and incorporated herein as Exhibit "1".

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

EXHIBIT "1"

PETITION
IN OPPOSITION OF ZONING CHANGES/ CONDITIONAL USE PERMIT

Property Address: 41503 Harvest Drive, Cambridge NE, 69022
Property Owner: City of Cambridge / Alan Koerperich

I, Morgan Farquhar, Do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Morgan Farquhar
PO Box 27
40105 Prairie View Drive
Cambridge NE, 69022

We, the undersigned owners of property within 300 feet of the property that is the subject of this zoning case oppose the requested zoning change because the proposed change would create a nuisance that will interfere with the use and enjoyment of our property and will reduce the value of our property.

Property Owner Signature	Printed Name	Address
1. Paul D. Newcomb	Paul D. Newcomb	40113 Prairie View Drive
2. Krish Shoemaker	Krish Shoemaker	40116 Prairie View Dr.
3. Joel Shoemaker	Joel Shoemaker	40116 Prairie View Dr.
4.		
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PETITION
IN OPPOSITION OF ZONING
CHANGES/ CONDITIONAL USE PERMIT

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Property Owner: City of Cambridge / Alan Koerperich

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Morgan Farquhar
PO Box 27
40105 Prairie View Drive
Cambridge NE, 69022

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Property Owner Signature	Printed Name	Address
1. Rami Albers	Rami Albers	40117 Prairie View Dr
2.		
3.		
4.		
5.		
6.		
7.		
8.		
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10.		
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12.		
13.		
14.		
15.		

CITY OF CAMBRIDGE

No. 2020-11-01

Date 10-16-20

Site Plan and Land Use Permit
And
Improvement Information Statement

USE BLACK INK OR TYPE IN ALL INFORMATION

Owner of Property	Person Making Statement	Contractor for Project
Name Alan Koenderich	Name Alan Koenderich	Name VAP Construction
Address 5130 Country Hill Rd, Lincoln, Ne. 68516	Address 5130 Country Hill Rd, Lincoln, Ne. 68516	Address 605 W. 10th Atwood, Ks. 67730
Owner Phone Number: M-170-580-5438 O-402-261-8785	Legal Description Lot 1, Block 3, Harvest Meadows 3rd Addition	Street Address of property to be Improved. 41503 Harvest Dr, Cambridge, Ne. 69022

Description and intended use of Improvements—including the installation and/or removal of sidewalks, driveways, any flat work.	Cost	(Omit Cents)
	Cost of Improvement *To be installed but Not include in the Above price:*	$
	A. Electrical	$ 15,000
	B. Plumbing	$ 3,000
	C. Heating, air Condition	$ 8,000
	D. Other	$ 151,302
Estimated Date of Completion	**Total Cost of Improvements**	$ 177,302

I hereby certify that the above statement is true and correct.

Signature of **Owner of Property**

Site Plan and Land Use Permit Approved this _____ Day of _____, 20___ by Mayor and City Council of Cambridge, Nebraska, subject to existing regulation except:

City of Cambridge Ordinance #573—"This permit shall be effective for one year from the date of approval by the Governing Body."

City of Cambridge
By_____

Return All Copies
After Approval a Signed Copy will be sent to the property owner and a copy to the Furnas County Assessor.

THIS FORM IS TO BE COMPLETED AND ATTACHED TO EACH APPLICATION FOR A SITE PLAN AND LAND USE PERMIT APPLICATION WITH THE CITY OF CAMBRIDGE.

Show on the diagram the location of the present buildings and any new buildings to be place on the lot or lots and their relationship to the property lines. Indicate North and Front Lot Line, title any abutting streets. It is the responsibility of the property owner to be aware of their own property lines. The City Staff can not provide information about property owner lot lines. Show the distance, size of the proposed improvements from the property lines and distance from other buildings on the property. Also show driveways, sidewalks, any flat work and size of each. Provide a drawing below. Incomplete applications will be tabled and return for more information.

Legal Description:

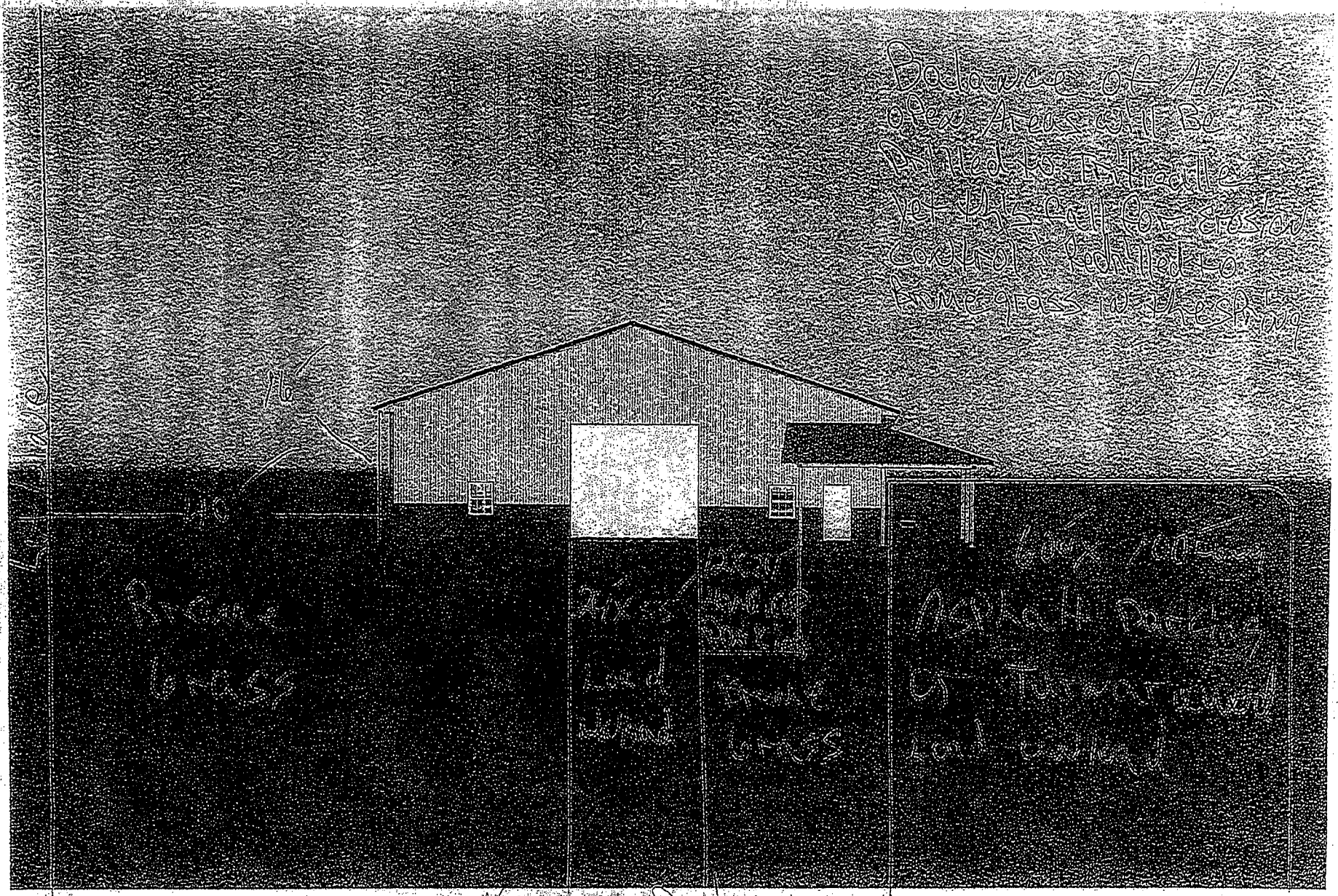
Lot: 1

Block: 3 Harvest Meadows third Addition

See Attached

VAP CONSTRUCTION

3d View for Koerperich, Al



APPLICATION

DIRECTIONS:

1. Fill out the form completely. Please print or type.
2. Filing Fee $150.00. Make check payable to City of Cambridge
3. Contact the Cambridge City Office if you have any questions

Name of Land owner/Applicant: Alan Koenpenick

Address: 5130 Country Hill Rd, City: Lincoln

State: Ne, Zip: 68516

Phone Numbers: Home/Cell: 970-580-5438

Work: 402-261-8725

Present use of subject property: Vacant

Present zoning: C1

Application is hereby made for the following proposed use of property or structure:

60 X 104 Steel Building / Seed Shed

10 X 20 X 10 Wrap Around Porch

Street address of proposed use of property or structure: 41503 Harvest Dr.

Legal description of proposed property: Lot 1, Block 3, Harvest Meadows third Addition

Area of subject property, square feet and/or acres: 102641 SQ. Ft. 2.36 Acre

How the adjoining properties are used (actual use):

North: Vacant South: Truck Stop

East: Vacant West: All separated by street

Will this use in all other respects conform to the applicable regulations of the zone in which it is located?

X YES _____ NO. If No, please explain: _____

Will this use conform to all other applicable regulations and ordinances of the City of Cambridge?

X YES _____ NO. If no, please explain: _____

Will this use have adequate water, sewer and drainage facilities (approved by the City of Cambridge, City Council and the State of Nebraska Department of Health? YES X NO _____.

If no, please explain:

Will ingress and egress be so designed to minimize traffic congestion in the public streets/Roads?

X YES _____ NO. If no, please explain: _____

Estimated cost of structure:

$ 175,000

Enclosed:

Site Plan: X

THE ZONING OFFICIAL, WHO MAY BE ACCOMPANIED BY OTHERS, IS HEREBY AUTHORIZED TO ENTER UPON THE PROPERTY DURING NORMAL WORKING HOURS FOR THE PURPOSE OF BECOMING FAMILIAR WITH THE PROPOSED SITUATION.

Application fee is non-refundable

Signature of Owner _____ Or _____ Signature of Agent

10-16-20
Date

Date

CITY OF CAMBRIDGE
CONDITIONAL USE PERMIT

DO NOT WRITE IN THIS SPACE

Application to be process for: Alan Koerperich

Date Submitted: 10-16-20

Date Notice Sent: 10-28-20

Application No. 2020-11-01

Date of Public Hearing: 11-11-20 PlanCom
12-7-20 City Council

Filing Fee $ 150.00

Proof of Property Line Submitted: _____

Date of Advertisement: 10-22-20

Permit No.: 2020-11-01

Planning Commission Recommendation: Approval ✓ Disapproval _____ Date: 11-11-20

City Council Action: Approval ✓ Disapproval _____ Date: 12-7-20

ATTEST: Kandra J. Lynn
City Clerk/Treasurer

Jason Gill
Chairman, Planning Commission

Date Final Approval: 12-7-20

Mayor, City of Cambridge

David Dunderson

CONDITIONAL USE PERMIT PROCEDURE

Definition. Conditional uses are those type of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where the product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs. Within the various zoning districts, conditional uses that are specifically listed in the district regulations may be permitted only after additional requirements are complied with as established within this section. A proposal for a conditional use permit may be initiated by the City Council, Planning Commission, or the owner of the property affected.

A conditional use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the Minimum Requirements.

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.
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.
4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
   a. The location, nature and height of buildings, structures, wall and fences on the site, and,
   b. The nature and extent of landscaping and screening on the site.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth, in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
   1. The conditional use application form shall be completely filled out and returned to the office of the City Clerk with the appropriate filling fee, a plot plan drawn to scale, and other required information.
   2. *NO APPLICATION SHALL BE SCHEDULED FOR PUBLIC HEARING UNTIL THE APPLICATION FORM HAS BEEN FULLY COMPLETED, THE FEE PAID, AND ALL REQUIRED INFORMATION SUBMITTED.*

1. The Planning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. The City Clerk shall be responsible for having an official Notice of Public Hearing published in a newspaper of general circulation at least ten (10)

days prior to the hearing. This notice shall state the time and place of the hearing and shall describe the conditional use requested.

2. In addition to the publication of the notice described above, a notice shall be posted in a conspicuous place on or near the property on which action is pending. Such notice shall not be less than eighteen inches in height and twenty-four inches in width with a white or yellow background and black letters not less than one and one-half inches in height. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same and shall be so posted at least ten days prior to the date of such hearing.

3. Recommendations: Upon the conclusion of the public hearing, the Planning Commission shall prepare and adopt its recommendations and shall submit the same, together with a record of the hearing thereon, to the City Council. Said recommendations may be for approval or disapproval, or approval for less land area or a less intense zoning district, and reasons for the recommendation shall be included.

If a written protest against a proposed amendment shall be filed in the office of the City Clerk within fourteen (14) days after the date of the conclusion of the hearing on a proposed amendment by the Planning Commission, which protest is duly signed and acknowledged by the owners of twenty (20) percent or more either of the area of the lot or lots immediately adjacent on the sides and in the rear thereof extending three hundred (300) feet there from, and of those directly opposite thereto extending three hundred (300) feet there from, and of those directly opposite thereto extending three hundred (300) feet from the street frontage of such opposite lots, there such proposed amendment shall not be passed except by a three-fourths (3/4) vote of the City Council.

1. The City Council shall also hold a public hearing but not until a notice as outlined in Paragraph 3 has been published in the newspaper at least ten (10) days prior to the date of the public hearing. The City Council shall consider the application for a conditional use, although not until the fourteen-day protest period has expired, and may approve the recommendation of the Planning Commission or take whatever action it deems necessary. If an adequate number of protest petitions are filed, the conditional use can be approved only by a three-fourths (3/4) vote of all the members of the City Council.

2. The conditional use becomes null and void if the requested use has not commenced within twelve months of the date the original application is approved by the City Council.

APPLICATION FOR A CONDITIONAL USE
INSTRUCTIONS TO APPLICANT

1. All applicants for a conditional use should consult the City Clerk prior to submitting a formal application. The purpose of the consultation is to advise the applicant of his rights and responsibilities in filing the application.

2. The applicant must complete the attached application form. All blanks should be filled in. Any questions not applicable should be completed with N/A.

3. At least ten (10) days prior to the date of the public hearing, the City shall post a notice of the describing proposed conditional use on the property. The notice shall be easily visible from the street and shall be at least 18 inches in height and 24 inches in width either a white or yellow background and black letters not less than one and one-half inches in height.

4. The applicant shall submit a statement in writing justifying the conditional use applied for, and indicate under which section of the Zoning Regulations the application is being made.

5. The applicant shall prepare and submit in duplicate, at the time of filing the application, a detailed plot plan drawn to scale, showing all existing and proposed structures, property lines with dimensions, parking spaces, points of ingress and egress, driveways and any other information which should be helpful in consideration of the application. Proof of Property Lines must be submitted with application

6. The above listed documents, together with the fee of $150.00, shall be submitted to the office of the City Clerk.

10/5/2020

Cambridge City Council

722 Patterson Street

Cambridge, Ne. 69022

Members of the City Council:

This letter is being written to answer the questions in section 9-105C under the Conditional Use section.

1. Proposed conditional use complies with all applicable provisions of these regulations, including intensity of use, yard regulations and use limitations. YES, not only have complied with every request and regulation asked by the Planning Commission and Joint Committee, but I have also fixed the drainage problem for most of the commercial lots that join me in the process.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public. This facility will not be in use full time as my business is very seasonal. Most of the time there will be nobody around the facility as it will only truly be in use for the spring and early summer months. It will be of no more inconvenience than the other seed sheds in the area.
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. This lot has been zoned commercial since the development's inception. I would think that any discount in property value was priced into the residential lots from the beginning also. I would assume that the $20,000.00 per lot incentive was meant to offset some of this discount. I also believe that my property will be above the average cost of construction in the area and, should raise property values.
4. The location and size of the conditional use, the nature and intensity of the operation involved or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

   A. The location, nature and height of buildings, structures, walls, fences on the site. SEE ATTACHED SITE PLAN
   B. The nature and extent of landscaping and screening on the site. SEE ATTACHED SITE PLAN

5. Off street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas will be screened from adjoining residential uses from any injurious effect. The approach to the door is 55 feet long and my door is 14 feet tall enabling a truck to back off of the road and into my building to get off the street and keep my seed out of any weather when loading or unloading. In addition to this there is a handicapped parking spot on the south side of the approach and a 60 X 100-foot asphalt parking/turnaround if a truck driver is unable to back up to the door. A screen or fence is not required as a street is separating my property from any residential lots.
6. Adequate utility, drainage, and other such necessary facilities have been provided. Yes, the drainage and utilities are much of the dirt work that has been done to this point. All of this has been completed per the approved plan set forth to control the drainage from clear back in July.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. YES, this is the reason that this individual lot was chosen as it is the only lot out there that can provide this type of access.

Thanks,

ALAN KOERPERICH

Abutting Property Owners List
10/19/2020

City of Cambridge:

Lot 1, Block 2 Harvest Meadows Fourth Addition
40301 Harvest Drive

Lot 2, Block 2 Harvest Meadows Fourth Addition
40303 Harvest Drive

Lot 3, Block 2 Harvest Meadows Fourth Addtion
40305 Harvest Drive

Lot 9, Block 1 Harvest Meadows Fourth Addition

Lot 10, Block 1 Harvest Meadows Fourth Addition
40212 Harvest Drive

Lot 9, Block 2 Harvest Meadows Third Addition
40118 Prairie View Drive

Lot 2, Block 1 Harvest Meadows Seventh Subdivision
41506 Harvest Drive

Lot 1, Harvest Meadows Eighth Subdivision
42604 Prairie View Drive

Unplatted Property North of Harvest
Meadows Eighth Subdivision

2TC, LLC (Sale to GTA Insurance Group)

% First Central Bank
Lot 1, Block 1 Harvest Meadows Seventh Subdivision
41504 Harvest Drive
GTA Insurance Group
P O Box 502
Cambridge, NE 69022

Jarod R & Rami L Albers

Lot 9, Block 1 Harvest Meadows Third Addtion
40117 Prairie View Drive

tenBensel, Inc. Jan K.

Lot 8, Block 1, Harvest Meadows Third Addition
40115 Prairie View Drive

Joel V & Kristi G Shoemaker
Lot 8, Block 2 Harvest Meadows Third Addtion
40116 Prairie View Drive
Cambridge, NE 69022

Benson Properties, LLC
Lot 7, Block 2 Harvest Meadows Third Addition
Benson Properties, LLC
470 2nd Ave
St Libory, NE 68872 Certified

Cambridge Hotel Group, LLC
Lot 11, Block 2 Harvest Meadows Third Addition
41502 Harvest Drive
980 American Dr.
Neenah, WI 54956 Certified

NCP Fuel Services, LLC
Lot 2, Block 3 Harvest Meadows Third Addtion
41501 Harvest Drive
NCP Fuel Services, LLC
P O Box 200
Zeeland, MI 49464 Certified

Jeff Springer
Lot 2 Harvest Meadows Eight Addtion
42504 Wheat Ridge Drive
721 Parker St
Cambridge, NE 69022

Alan Koerperich
Lot 1, Block Three Harvest Meadows Third Addition Certified
41503 Harvest Drive

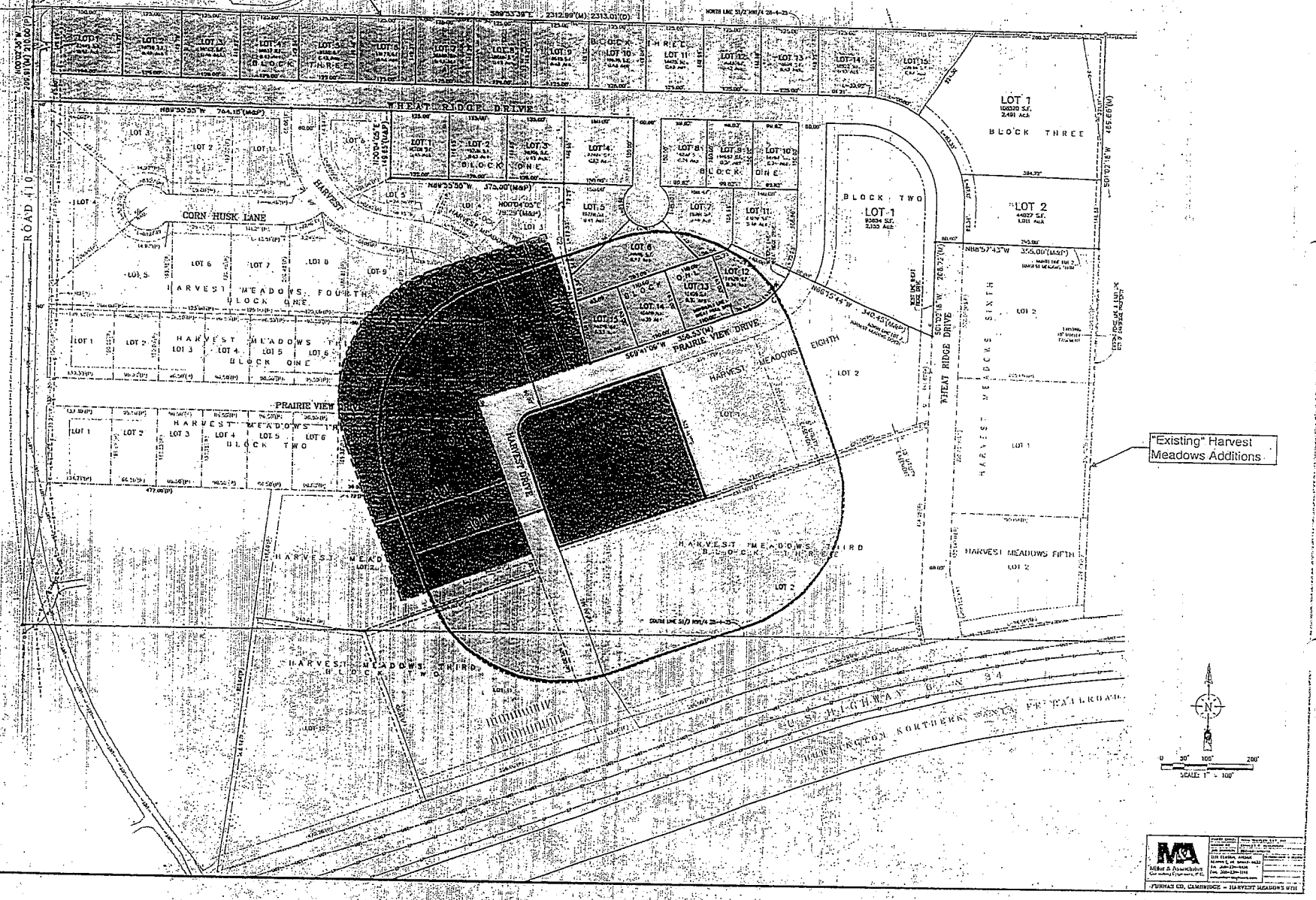
Also send notice to:
Cambridge Public School

PUBLIC HEARING NOTICE
CITY OF CAMBRIDGE PLANNING COMMISSION
WILL HOLD A PUBLIC HEARING AT 5:00PM
WEDNESDAY NOV 11, 2020 722 PATTERSON ST. FOR PUBLIC
COMMENT OF A CONDITIONAL USE PERMIT
APPLICATION FOR A FEED AND SEED BUSINESS
IN A COMMERCIAL ZONE
LOT 1 BLOCK 3 HARVEST MEADOWS
THIRD ADDITION, CAMBRIDGE NEBRASKA

PUBLIC HEARING NOTICE
CAMBRIDGE CITY COUNCIL
WILL HOLD A PUBLIC HEARING AT 6:30 PM
MONDAY DECEMBER 7, 2020 722 PATTERSON ST.
FOR PUBLIC COMMENT OF A CONDITIONAL USE
PERMIT APPLICATION FOR A FEED AND SEED
BUSINESS IN A COMMERCIAL ZONE
LOT 1 BLOCK 3 HARVEST MEADOWS
THIRD ADDITION, CAMBRIDGE NEBRASKA

REZONING

LOT 1, BLOCK THREE, HARVEST MEADOWS NINTH
AN ADDITION TO THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA



Public Hearing Notice

Public notice is hereby given by the City Council of the City of Cambridge, Nebraska, that a public hearing will be held at 6:30 P.M. on Monday December 7, 2020, at the City Hall, 722 Patterson Street, Cambridge, Nebraska. The purpose of the hearing is to obtain public comment prior to consideration of a Conditional Use Permit Application for a Feed and Seed Business in a commercial zone. The property which is the subject of this notice and of the public hearing is described as follows:

Lots 1, Block 3, Harvest Meadows Third Addition of Cambridge, Furnas County, Nebraska, 41503 Harvest Drive, Cambridge, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed conditional use permit application. If auxiliary aids of reasonable accommodations are needed for attendance at the meeting, please call the Office of the Municipal Clerk, (308) 697-3711. Advance notice of five days is needed when requesting an interpreter.

Kandra J. Kinne City Clerk/Treasurer

ZNEZ

FORM 2004

Proof of Publication

State of Nebraska }
County of FURNAS } ss.

Cody Gerlach (name), being first duly sworn, deposes and says he (he or she) is the Publisher (position) of Valley Voice (name of publication) a weekly (weekly, daily, etc.) legal newspaper having a bona fide circulation of more than 300 copies published in Cambridge (name of town) Nebraska, and said newspaper has been published for at least 52 consecutive weeks prior to publication of attached notice; that said publication is of general circulation; that attached notice was published 1 time(s) on October 22, 2020 (dates)

Cody Gerlach
(signature)

Subscribed to in my presence and sworn to before me this 22 day of October 2020

Amber Webb
Notary Public

Publication Fee $ 16.18

GENERAL NOTARY-State of Nebraska
AMBER WEBB
My Comm. Expires May 09, 2024

Public Hearing Notice

Public notice is hereby given by the Planning Commission of the City of Cambridge, Nebraska, that a public hearing will be held at 5:00 P.M. on Wednesday November 11, 2020, at the City Hall, 722 Patterson Street, Cambridge, Nebraska. The purpose of the hearing is to obtain public comment prior to consideration of a Conditional Use Permit Application for a Feed and Seed Business, in a commercial zone. The property which is the subject of this notice and of the public hearing is described as follows:

Lots 1, Block 3, Harvest Meadows Third Addition, Cambridge, Nebraska. 41503 Harvest Drive Cambridge, Nebraska

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed conditional use permit application. If auxiliary aids of reasonable accommodations are needed for attendance at the meeting, please call the Office of the Municipal Clerk, (308) 697-3711. Advance notice of five days is needed when requesting an interpreter.
Kandra J. Kinne City Clerk/Treasurer

ZNEZ

FORM 2004

Proof of Publication

State of Nebraska }
County of FURNAS } ss.
}

Cody Gerlach (name), being first duly sworn, deposes and says he (he or she) is the Publisher (position) of Valley Voice (name of publication) a weekly (weekly, daily, etc.) legal newspaper having a bona fide circulation of more than 300 copies published in Cambridge (name of town), Nebraska; and said newspaper has been published for at least 52 consecutive weeks prior to publication of attached notice; that said publication is of general circulation; that attached notice was published 1 time(s) on October 22, 2020 (dates)

Cody Gerlach
(signature)

Subscribed to in my presence and sworn to before me this 22 day of October 2020

Amber Webb
Notary Public

Publication Fee $ 16.93

GENERAL NOTARY-State of Nebraska
AMBER WEBB
My Comm. Expires May 09, 2024