

Cambridge Planning Commission Meeting
Wednesday May 12, 2021
5:00 P.M.
Cambridge Community Building

Pursuant to notice published in the Valley Voice on April 29, 2021, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. on Wednesday, May 12, 2021. Chairman Jason Cobb opened the meeting and announced the open meeting law poster is posted on the east wall of the meeting room and available for inspection. Present were Planning Commission members Jason Cobb, Jason Weiss, Debbi Runner, Vicki Brown and Mike Smith. Also present was City Clerk/Treasurer Kandra Kinne. Visitors present were Waid Vontz for GTA Insurance and Paul Dow Newcomb.

OTHER BUSINESS: Waid Vontz, representing GTA Insurance, was present to address the Commission about planting a tree row (Blue Spruce) which he feels would look nicer than the required fence. He was not aware of this fence condition when GTA Insurance purchased the property. The previous owner did not intend to be permanent. 12 trees would be planted about six feet apart. Article 2-505 requires a fence or hedgerow. After discussion, the Planning Commission agreed that the trees would look better than a fence and that wording needs to be changed in this section of the Zoning Regulations.

5:10 P.M.

PUBLIC HEARING – Conditional Use Permit Application for Dean Cope/High speed Logistics, LLC, use part of building at 40888 Highway 6/34 for feed business. The Planning Commission received copies of the conditional use permit application, proof of publication of the notice of hearing, proof of posting of property, proof of property lines, proof of filing fee paid, abutting property owners list, proof of notification, and response to items 9-105 subsection C Minimum requirements submitted in writing and attached to these minutes as Exhibit "1".

Chairman Cobb opened the hearing and related that any protest must be filed within the next 14 days of this hearing with the City Clerk. After this hearing, the Application will be heard by City Council. There was no public comment.

5:12 P.M. Chairman Jason Cobb closed the Public Hearing. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the Conditional Use Permit Application for Dean Cope/High speed Logistics, LLC, to use part of the building at 40888 Highway 6/34 for a feed business. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

APPROVAL OF MINUTES – April 14, 2021

The Planning Commission received the minutes of April 14, 2021 prior to this meeting. Debbi Runner stated the motion, seconded by Jason Weiss, to approve the minutes of April 14, 2021 with correction. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

SITE PLAN AND LAND USE PERMIT APPLICATIONS/FLOODPLAIN DEVELOPMENT PERMITS:

- A. Donald Brophy – 521 Nevada Street – carport addition. Mr. Brophy tore down an existing shed and used the metal from that shed to construct a 13' x 26' carport addition. Mike Smith stated

the motion, seconded by Debbi Runner, to approve site plan and land use permit of Donald Brophy of 521 Nevada Street to construct a 13' x 26' carport addition. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

- B. Brad Williams – Single Family Dwelling. Jason Weiss stated the motion, seconded by Mike Smith, to approve the site plan and land use permit of Brad Williams for construction of a single family dwelling on property located in 20-4-25. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.
- C. Brad Williams – Single Family Dwelling. Jason Weiss stated the motion, seconded by Mike Smith, to approve the site plan and land use permit of Brad Williams for construction of a single family dwelling on property located in 20-4-25. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.
- D. Nebraska Corn Processing – 107 Potter Street – two business signs. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit of Nebraska Corn Processing of 107 Potter Street for two business signs, a 12' x 7' sign along Highway 6 & 34 and a 6' x 4' sign along Patterson Street. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.
- E. Gregg & Andrea Sayer – 415 Dolan Street – add flat concrete to existing back patio. Jason Cobb stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit of Gregg & Andrea Sayer of 415 Dolan Avenue to add flat concrete to existing back patio. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.
- F. Anna Whyman – 1015 Nasby Street – install 6' tall wood fence. Jason Weiss stated the motion, seconded by Mike Smith, to approve the site plan and land use permit of Anna Whyman of 1015 Nasby Street, to install a 6' tall wood fence to attach to existing fence. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.
- G. City of Cambridge – 115 Nelson Street – American Legion Post No. 199 to add signage and a statue honoring veterans. Debbi Runner stated the motion, seconded by Mike Smith, to approve the site plan and land use permit of the City of Cambridge for the American Legion Post No. 199 to add signage and a metal sculpture to the flag area in McKinley Park. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.
- H. Brett Cribelli – 921 Neosha Street – Addition of roof to cover existing cement patio. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit of Brett Cribelli of 921 Neosha Street to add a roof to cover the existing cement patio. Voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

VISITOR COMMENT: Paul Dow Newcomb addressed the Planning Commission about purchasing a property without a house, but with an existing building. Does he need to build a residence? The existing building needs repair, sidewalks and driveway. The Planning Commission members advised Mr. Newcomb that it is permissible to repair the existing, but it is not allowed to add or put up another

building or carport. Also, he was advised that he could apply to the Board of Adjustments. The City Attorney will prepare a memorandum to Mr. Newcomb.

ADJOURNMENT:

Debbi Runner stated the motion, seconded by Jason Weiss, to adjourn at 6:00 P.M. and voting yes were Jason Weiss, Mike Smith, Jason Cobb, Vicki Brown and Debbi Runner. Motion carried unanimously.

EXHIBIT "1"

City of Cambridge Conditional Use Permit
Response to Items 9-105 subsection C Minimum Requirements

1. I will comply with all applicable regulations, intensity of usage, yard regs and use limitations.
2. Entrance to this property is from the south off of the old highway. There will be no negative impact to the public.
3. The adjacent properties are:
 - A: Vacant lot to the West
 - B: Hospital to the north (Tri Valley) nearly ¼ mile away
 - C: Frenchman Valley Irrigation to the East
 - D: South is the old highway and railroad tracks

These properties will not receive any negative impact from my property

4. This property will not dominate the area or restrict development in any way. As a matter of fact, a trucking company already uses the old highway to park semis, which at times can partially obstruct the road.
 - A. Building is 18' at the peak of the roof. Side walls are 16'6"
 - B. No intentions of screening the site. I will plant buffalo grass and trees
5. All parking and loading will occur on the confines of the property. Doors face West toward a vacant lot
6. All utilities will be provided by the City of Cambridge and Pinpoint Communications. Drainage of the property is excellent
7. I am placing gravel into the property. I see no reason that this property will create a road hazard or create any traffic congestion

Thank you very much for your consideration of the conditional use permit. Please contact me if there are further questions at 308-695-3736

Sincerely,



Dean D. Cope