

Cambridge Planning Commission
Regular Meeting Wednesday July 14, 2021

Pursuant to notice posted in the City Office and published in the Valley Voice Thursday July 1, 2021, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Present were Planning Commission Members Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith. Absent was Planning Commission Member Vicki Brown. Also present was City Clerk/Treasurer Kandra Kinne.

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 inspection.

Public Hearing: John and Valerie MacLeod – 1313 Galligar St – solar to be installed on existing shop. Chairman Jason Cobb opened the public hearing at 5:01 P.M. There were no members of the public present to speak in favor of or in opposition to the proposal to install solar panels on an existing shop at 1313 Galligar Street. Chairman Cobb closed the public hearing at 5:02 P.M. Motion by Jason Cobb, seconded by Mike Smith to accept the minimum requirements for a conditional use permit written finding of fact as submitted by John and Valerie MacLeod and attached to these minutes as “Exhibit 1”. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present. Debbi Runner stated the motion, seconded by Jason Cobb to accept the conditional use permit application of John and Valerie MacLeod for solar panels to be installed on an existing shop. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present.

Minutes of June 9, 2021 – Planning Commission Members received the minutes of June 9, 2021 prior to this meeting. Debbi Runner stated the motion, seconded by Mike Smith, to approve the minutes of June 9, 2021. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Permit Applications:

Jeffery & Ronda Cross – 910 Flannery Avenue – Kandra reported that Ronda Cross asked to have their permit tabled for the next meeting. They are not ready to proceed.

John and Valerie MacLeod – 1313 Galligar Street – Solar Panels on Accessory Building. Debbi Runner stated the motion, second by Mike Smith, to approve the site plan and land use permit application of John and Valerie MacLeod at 1313 Galligar Street for solar panels on accessory building. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present.

City of Cambridge – 115 Nelson St – swimming pool renovation. Mike Smith stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit application of the City of Cambridge at 115 Nelson St, for swimming pool renovations. Voting yes were Jason Cobb,

Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present.

Phil Schlagel – 510 Parker St – fence. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit of Phil Schlagel, 510 Parker St for a fence. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present.

Discuss modification Section 2-505 G buffer yard between commercial “C-1” and residential, Section 2-605 I buffer yard between commercial “C-2” and residential. Planning Commission discuss Zoning Regulations allow a solid or semi-solid fence, hedge or wall at least six feet, but not more than eight feet high, and having a density of not less than seventy percent (70%) per square foot, shall be provided adjacent to and adjoining residential district unless separated by a street right of way. Planning Commission recommended taking out the wording for a hedge and just allow a fence in “C-1”, “C-2” and “I-1”.

Recommendation from City Council to added to conditional uses in “R-1” and “R-2” when an accessory building is left after the principal use – residence - is demolished or removed. The Planning Commission discussed the situations that may happen, moving the house, demolishing the house or the house has burned down. The Planning Commission decided they need to discuss and review the potential situations. The Planning Commission indicated they are not in favor of requiring a conditional use permit when the house burns down. The Planning Commission asked for assistance from the City Attorney and Craig Bennett of Miller and Associates.

Planning Commission discussed complaints about trees hanging down over the streets on Park Avenue and Flannery Avenue and asked for assistance from the City Council to clean up trees hanging over streets.

Planning Commission discussed questions about when a permit is required and when a permit is not required. The Planning Commission would like to work with Craig Bennett for some suggesting's to outline when permits are required and recommendations for accessory buildings when the primary use is removed.

Jason Weiss stated the motion, seconded by Debbi Runner to adjourn at 5:35 P.M. Voting yes were Jason Cobb, Jason Weiss, Debbi Runner and Mike Smith, Vicki Brown was absent and not voting, none voted no. Motion carried unanimously by Planning Commission Members present.

"exhibit 1"

John & Valerie MacLeod 1313 Galligar Street Conditional Use Permit

1. The solar panels are affixed to the west and to the east on the roof of the existing shop as the roof line runs from north to south. This was preferable to the roof of the house as they will capture the energy virtually during all daylight hours and in case of hail damage to the roof on the house, they will not need to be removed to replace it.
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 definitely not cause any injury to the value of other property in the neighborhood and is actually less visible than installing solar panels on the roof of the house.
4. The location and size of the conditional use (which is mounted on the existing shop roof), the nature and intensity of the operation involved in or conducted in connection with it (i.e. solar panels for the collection of solar energy, 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 as it is installed on an existing building, not impeding or causing any interference with any neighbors' developments. There is no landscaping or screening involved with this addition.
5. There is no concern with off-street parking and loading areas and there is no screening, therefore, there will be no injurious effect to any neighbor.
6. The shop building has oversized drainage control and snow-bar. Adequate utility, drainage and other necessary facilities have been or will be provided.
7. The shop driveway and alleyway (that is between the city property and the shop) are rock-covered and the solar panels do not impede the driveway or the alleyway. The conditional use application form was filed with a site drawing, permit request and filing fee.