

Cambridge Planning Commission
Regular Meeting Wednesday October 13, 2021

Pursuant to notice posted in the City Office and published in the Valley Voice Thursday September 30, 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, Mike Smith and Vicki Brown. Also present was City Clerk/Treasurer Kandra Kinne and Mayor David Gunderson. Visitors present were Tim Burke, Alexis Burke and Sondra Jonson.

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 Community room and available for public inspection. He explained public comment and protest rights.

1. PUBLIC HEARINGS –

- A. An Ordinance of the City of Cambridge, Nebraska, amending Section 2-203 “R-1” Single Family Residential District Conditional Uses Adding Accessory Buildings Which Existed as a Subordinate Use to a Primary Structure and Remaining After the Primary Structure has been Demolished or Removed from the Property:

5:00 p.m. Chairman Cobb opened the “R-1” Public Hearing. There was no public comment.

5:01 p.m. Chairman Cobb closed the Public Hearing.

Planning Commission comments summarized that members do not feel a change is needed. Jason Weiss stated the motion, seconded by Mike Smith, to deny the change to Section 2-203. Voting yes to the denial was Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.

- B. An ordinance of the City of Cambridge, Nebraska, amending Section 2-303 “R-2” Multi-Family Residential District Conditional Uses Adding Accessory Buildings which Existed as a Subordinate Use to a Primary Structure and Remaining after the Primary Structure has been Demolished or Removed from the Property:

5:13 p.m. Chairman Cobb opened the “R-2” Public Hearing. There was no public comment.

5:14 p.m. Chairman Cobb closed the Public Hearing.

Jason Weiss stated the motion, seconded by Debbi Runner, to deny the change to Section 2-303. Voting yes to the denial was Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.

2. APPROVAL OF MINUTES of September 8, 2021:

Planning Commission Members received the minutes of September 8, 2021 prior to this meeting. Mike Smith stated the motion, seconded by Jason Weiss, to approve the minutes of September 8, 2021. Voting yes were Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.

3. SITE PLAN & LAND USE PERMIT APPLICATIONS/FLOOD PLAIN DEVELOPMENT PERMITS:

- A. Flammang Family Trust at 808 Parker Street for an addition build on existing torn down porch foundation & roof line. This will not change the existing impervious requirement. Debbi Runner stated the motion, seconded by Mike Smith, to approve the Site Plan and

- Land Use Permit Application for Flammang Family Trust for an addition at 808 Parker Street provided the applicant lists the costs on the application. Voting yes were Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.
- B. Ryan Smith of 616 Park Avenue to add two bedrooms and two bathrooms which changes interior walls, and new siding and windows. Mike Smith stated the motion, seconded by Debbi Runner, to approve the Site Plan and Land Use Permit Application of Ryan Smith of 616 Park Avenue to add two bedroom and two bathrooms by changing interior walls and to install new siding and windows. Voting yes were Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.
 - C. Silver Light Properties for a new residence at 40207 Corn Husk Lane. The applicant tabled the item until a later date.
 - D. Andy Benson for a new residence at 40307 Harvest Drive. Jason Weiss stated the motion, seconded by Jason Cobb, to approve the Site Plan and Land Use Permit Application of Andy Benson for a new residence at 40307 Harvest Drive. Voting yes were Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.
 - E. Alexis Burke to move a house on a new basement at 714 Parker Street. Jason Weiss stated the motion, seconded by Debbi Runner to approve the Site Plan and Land Use Permit Application of Alexis Burke to move a house on a new basement at 714 Parker Street. Voting yes were Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.
 - F. Trinity United Methodist Church at 620 Penn Street for new gutters and downspouts. Mike Smith stated the motion, seconded by Debbi Runner, to approve the Site Plan and Land Use Permit Application of the Trinity United Methodist Church at 620 Penn Street for new gutters and downspouts. Voting yes were Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.

4. OTHER BUSINESS:

- A. Sondra Jonson to discuss property development: Sondra addressed members of the Planning Commission about developing the property east of the Cemetery – 3 ½ lots. She suggested patio homes for sale. The Planning Commission discussed minimum lot requirements and duplexes. A recommendation was made to have Craig Bennett of Miller & Associates join a meeting for discussion.
- B. GTA Insurance – Remove from Agenda.

5. ADJOURNMENT

Jason Weiss stated the motion, seconded by Debbi Runner, to adjourn at 5:35 p.m. Voting yes were Jason Cobb, Debbi Runner, Vicki Brown, Jason Weiss and Mike Smith. Motion carried unanimously.