

Cambridge Planning Commission Meeting  
Wednesday, February 09 2022  
5:00 P.M.  
Cambridge Community Building, 722 Patterson Street

Pursuant to notice published in the Valley Voice on Thursday January 27, 2022, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Present were Planning Commission Members Debbi Runner, Jason Weiss, Vicki Brown and Jason Cobb. One vacancy exists with the resignation of Mike Smith. Also present was City Clerk/Treasurer Kandra Kinne, City Attorney Lisa Shifflet and Mayor David Gunderson. Visitors present were Brad Williams, Barb Langley, Dean Fleer, Jeff Tidyman & Joshua Shiach of *Engineering International*, and Sam Jaeger. Bernie Straetker, Attorney at Law, and Craig Bennett of *Miller & Associates* were present by Zoom. Jason Cobb opened the meeting at 5:00 P.M. and announced the open meeting act is posted on the east wall of the meeting room and available for public inspection.

Public Hearing – Conditional Use to add car and truck sales to “C-1”:

Chairman Jason Cobb opened the Public Hearing at 5:30 p.m. Comments: David Gunderson stated that car and truck sales are currently allowed along Highway 6 & 34 in “C-2” and is not a good fit for “C-1”. Jason Weiss stated that there is plenty of property available in “C-2” without adding to “C-1”. There were no other public comments and Chairman Cobb closed the public hearing at 5:35 p.m. Jason Weiss stated the motion, seconded by Vicki Brown, to deny the application of Daren Mowry of DLM Trailer Sales & Service at 1015 Dolan to add car and truck sales to “C-1”. Voting yes were Debbie Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.

Approval of Minutes - Minutes of January 12, 2022.

The Planning Commission received a copy of the minutes of January 12, 2022 prior to this meeting. Debbie Runner stated the motion, seconded by Jason Weiss, to approve the minutes of January 12, 2022. Voting yes were Debby Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.

Site Plan and Land Use Permit Applications:

City of Cambridge for the Cambridge General Store – 714 Patterson Street – to replace and repair the existing sign. The existing sign is lit. Jason Weiss stated the motion, seconded by Vicki Brown, to approve the Site Plan and Land Use Permit application of the City of Cambridge for the Cambridge General Store at 714 Patterson to replace and repair the existing sign. Voting yes were Debbie Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.

Alan Koeperich – 40203 Corn Husk Lane – to install a six-foot privacy fence; a gazebo and 10’ x 13’ pad; and a storage shed and 8’ x 16’ pad. The gazebo is pre-manufactured. The fencing meets all requirements. However, an accessory building application was not submitted for the storage shed. The item was tabled for the accessory building application to be submitted.

Jeff Woods – 211 Penn Street – 18' x 20' addition to north side of house. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the Site Plan and Land Use Permit of Jeff Woods of 211 Penn Street for a 18' x 20' addition to the north side of the house. Voting yes were Debbi Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.

James Hobbs – 112 Penn Street – yard fencing. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the Site Plan and Land Use Permit of James Hobbs of 112 Penn Street to add yard fencing. Voting yes were Debbi Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.

City of Cambridge for the Cambridge Rotary Park – 605 Patterson Street – to construct a 24' x 24' picnic shelter. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the Site Plan and Land Use Permit application of the City of Cambridge for the Cambridge Rotary Park at 605 Patterson Street to construct a 24' x 24' picnic shelter. Voting yes were Debbi Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.

Dean Fler – 1010 Pacific Street – remove current 18' x 20' double garage and install new three-car 30' x 35' garage. Jason Weiss stated the motion, seconded by Jason Cobb, to deny the Site Plan and Land Use Permit application of Dean Fler of 1010 Pacific to remove the existing two-car garage and construct a new 30' x 35' three-car garage as the new construction would exceed the impervious coverage of the lot. Voting yes were Debbi Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.

Other Business:

- a. Board Appointments – Members discussed the vacancy and finding a replacement.
- b. Pre-Application Meeting – proposed subdivisions, Williams Addition and Williams First Addition, north of Cross Creek Subdivision proposed by Brad Williams

Jeff Tidyman of Engineering International, representing Brad Williams, addressed the members of the Planning Commission. His statements in summary are: the First Addition preliminary is not approval of the final plat until submitted; the preliminary plat has been submitted; the existing legal description has been supplied; and the present zoning is noted on each lot. He also stated that the existing utilities water line is at the south end of the property; power line at the south end; wells and septic at the south end and appear on City water for residential lots; prefer to remain ETJ (extra-territorial jurisdiction); all properties can be on individual wells if the City prefers; regarding storm drainage -no drainage will change water – water will flow to the creek; culverts will be installed under roads. Mr. Tidyman stated that he is presenting the preliminary plat and asking for preliminary plat approval for his client, Brad Williams. Mr. Tidyman stated that he and Mr. Williams have met with Furnas County.

Craig Bennett of Miller & Associates, representing the City of Cambridge, addressed members of the Planning Commission. He advised that the preliminary plat requires a public hearing and needs the following: an exact legal description with a full metes and bounds description; water service provider; grading concepts; storm water detention; flood plain information; easements and lot lines

must be shown; and roads – private or public; located in County or annexed to City. Mr. Bennett noted that the parcel in the middle of the property has access by public way.

Mr. Tidyman requested a letter from the City stating whether the City intends to annex this property or not annex. He can provide an additional legal description, and the storm drainage will not be changed. He believes that the road through Cross Creek Subdivision is a County road.

Adjournment:

Jason Weiss stated the motion, seconded by Debbi Runner, to adjourn at 5:57 p.m. Voting yes were Debbi Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.