

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

Pursuant to notice published in the Valley Voice on Thursday March 3, 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. Also present were City Clerk/Treasurer Kandra Kinne, Mayor David Gunderson and City Councilman Mike Harris. Visitors present were Brad Williams, Tim Williams, Joshua Shai, Diane & Jeff Schultz, Sam Jaeger, Wayne Vontz, Dean Cope, Dean Flear, Derek Downer and Austin White. 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 – Preliminary Plat – Williams Addition and Williams First Addition:

Chairman Jason Cobb opened the Public Hearing at 5:00 p.m. and explained the process. The Planning Commission has 30 days to approve or deny. Chairman Cobb opened the hearing for public comment.

Public Comment:

Wayne Vontz - asked how the project was going to receive water? Chairman Cobb replied that the plat indicates some lots will have wells and other lots will need City water. Joshua Shai explained this plan is proposed as a ten-year annexation plan and indicates the lots will have wells.

Jeff Schultz: asked if the dirt road connecting to Cross Creek temporary or permanent as he is concerned about drainage.

Dean Cope: his concern is that this dirt road off of Cross Creek is just a few feet from his driveway and creates dirt on his property. He expressed his concern that the City was not given any input into this process. He is annoyed by the equipment noise and dust. Mr. Cope is also concerned about septic systems in this project. Chairman Cobb advised that this Addition is within one mile of the City limits and subject to City subdivision regulations. The septic system will have to be addressed before the final plat. The applicant, Brad Williams, expressed that he believes he has met City subdivision regulations. Chairman Cobb added that the design of the lots are to be finalized before the final plat; the City Engineer will be relied upon to ensure that regulations are met before the final plat.

Chairman Cobb closed the Public Hearing at 5:11 p.m. He stated that the Planning Commission MAY need to hold another Special Meeting or at a regular meeting address the Preliminary Plat as it was not delivered to the City Office until March 7. The Planning Commission needs time to review this project. Pages 2 – 9 indicate a major change in wells, septic and reserves the septic location. The NDEQ requirements cover lots under three acres. The road has 12-foot lanes; 36

feet wide total. Everything in this proposal is residential except Lot 1, Block 4. The radius on the roads must meet requirements. The drainage must be away from the Cross Creek Subdivision with drainage culverts under the road to control direction of drainage.

Chairman Cobb announced that the Preliminary Plat is available to view in the City Office. The Planning Commission began review of the requirements in the Subdivision Regulations. The School District, Furnas County and all residents within 300 feet received notification by letter. Notice was published in the Valley Voice more than 10 days before this public hearing. Chairman Cobb said the process is Preliminary Plat then submission of the Final Plat after recommended changes.

Jason Weiss stated the motion, seconded by Debbi Runner, to approve the Preliminary Plat of the Williams Addition and the Williams First Addition. Voting yes were Debbi Runner, Jason Weiss, Vicki Brown and Jason Cobb. Motion carried unanimously.

Approval of Minutes – February 7, 2022:

The Planning Commission received a copy of the Minutes of February 7, 2022, prior to this meeting. Debbi Runner stated the motion, seconded by Jason Weiss, to approve the Planning Commission minutes of February 7, 2022. Voting yes were Debbi Runner, Jason Weiss, Vicki Brown and Jason Cobb. Motion carried unanimously.

Site Plan and Land Use Permit Applications/Floodplain:

a. Alan Koerperich - 40204 Corn Husk Lane – six-foot backyard privacy fence, 10 x 13 foot gazebo & pad, 8 x 16 foot storage shed & pad: Jason Weiss stated the motion, seconded by Vicki Brown, to approve the Site Plan and Land Use Permit Application of Alan Koerperich at 40204 Corn Husk Lane to construct a six-foot backyard privacy fence, a 10 x 13 foot gazebo & pad, and a 8 x 16 foot storage shed & pad. Voting yes were Debbi Runner, Jason Weiss, Vicki Brown and Jason Cobb. Motion carried unanimously.

b. Hector & Lynnette Arambula – 1018 Mousel Avenue – frame & drywall the basement and reconfigure plumbing for full bathroom: Debbi Runner stated the motion, seconded by Jason Weiss, to approve the Site Plan and Land Use Permit Application of Hector & Lynnette Arambula at 1018 Mousel Avenue to frame & drywall the basement and reconfigure plumbing for a full bathroom. Voting yes were Debbi Runner, Jason Weiss, Vicki Brown and Jason Cobb. Motion carried unanimously.

c. Twin Valleys PPD – 1125 Nasby Avenue – erect a 4,800 square foot engineered steel building including a 15 x 80 foot approach to the building: Debbi Runner stated the motion, seconded by Vicki Brown to approve the Site Plan and Land Use Permit Application of Twin Valleys PPD at 1125 Nasby Avenue to erect a 4,800 square foot engineered steel building including a 15 x 80 foot approach to the building. Voting yes were Debbi Runner, Vicki Brown and Jason Cobb. Jason Weiss abstained from voting because he is an employee of Twin Valleys Public Power District. Motion carried.

d. Dean Fleer – 1010 Pacific Street – to install a 30 x 36 x 9 foot three-car garage from the alley thereby removing the current 18.5 x 28 foot two-car garage and lean to: Jason Weiss stated the motion, seconded by Debbi Runner to approve the site plan and land use permit application of Dean Fleer, 1010 Pacific Street, to remove the existing 18.5 x 28 two-car garage and lean to and install a 30 x 36 x 9 foot three-car garage from the alley. Voting yes were Debbi Runner, Jason Weiss, Vicki Brown and Jason Cobb. Motion carried unanimously.

Other Business:

a. Variance Application - City Clerk Kandra Kinne advised that she has received a request from Kent Christen for a variance application for Lot 3, Block 15, Falings Addition. Members discussed that a non-conforming lot meeting setbacks, would not require a variance.

b. Board Appointment – Vacancy for 2024 Term – Debbi Runner stated the motion, seconded by Vicki Brown, to recommend to City Council the appointment of Austin White for the vacancy on the Planning Commission. Voting yes were Debbi Runner, Vicki Brown and Jason Cobb. Jason Weiss abstained since a family member of Austin White is on the Twin Valleys Public Power District Board. Motion carried.

Adjournment:

Debbi Runner stated the motion, seconded by Vicki Brown, to adjourn at 5:45 p.m. Voting yes were Debbi Runner, Vicki Brown, Jason Weiss and Jason Cobb. Motion carried unanimously.