

Cambridge Planning Commission Meeting  
Wednesday, June 8, 2022  
5:00 P.M.  
Cambridge Community Building, 722 Patterson Street

Pursuant to notice published in the Valley Voice on Thursday May 26, 2022, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Planning Commission Members present: Chairman Jason Cobb, Jason Weiss, Debbi Runner and Austin White. Absent was Planning Commission Member Vicki Brown. Also present was City Clerk/Treasurer Kandra Kinne and Deputy Clerk Courtney Stanton. Visitors present were Sam Jaeger, Sondra Jonson, Jerry Brown, Jeff Nickel, Brad Williams, Jeff Tidyman & Joshua Shiach of *Engineering International*. Craig Bennett of *Miller & Associates* was present via Zoom for a short time. 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 – Williams Addition and Williams First Addition – Chairman Cobb explained the first public hearing is to amend the City of Cambridge Comprehensive Master Plan 2013 to 2023 to include the Williams Addition and Williams First Addition, the 2<sup>nd</sup> is to re-zone certain lots in these additions from Agricultural “A-1” Zone to Residential “R-1” Zone, the 3<sup>rd</sup> hearing is to approve the preliminary plat, and the last public hearing is for the final plat of Williams addition and Williams First Addition. These will give the public time to voice their opinion on these changes, I just ask that the public voice their opinions during the public hearing that pertains to their comments. After the public hearings are closed, the Planning Commission will discuss each item and take action. That action will be a recommendation to approve or deny each item. The City council will then review the recommendations and vote on those at their June 20, 2022 public meeting.

1. Amend the City of Cambridge Comprehensive Master Plan 2013-2023 to include Williams Addition and Williams First Addition. Chairman Cobb opened the public hearing at 5:00 P.M. There were no public comments and the public hearing was closed at 5:03 P.M.
2. Ordinance No. 802 (Zoning Williams Addition from Agricultural “A-1” to Residential “R-1”)(Block 1, Lots 1-5, Block 2, Lots 1-6 and Block 3, Lots 1-4, Williams Addition) Public hearing was opened at 5:03 P.M. Chairman Cobb asked for public comments. There were none and Chairman Cobb closed the public hearing at 5:04 P.M.
3. Preliminary Plat Chairman Cobb opened the public hearing at 5:05 P.M. Chairman Cobb asked for copies of the previous preliminary plat submitted at the March 9, 2022 meeting to compare changes to the new preliminary plat submitted for the meeting and dated May 27, 2022. Changes included right of way to accommodate streets and 4 lots to 5 lots. Received revised preliminary plat. There were no public comments and Chairman Cobb closed the public hearing at 5:25 p.m.
4. Final Plat Williams Addition and Williams First Addition public hearing opened at 5:25 P.M. There were not public comments and Chairman Cobb closed the public hearing at 5:27 P.M.

Comprehensive Master Plan update. Debbi Runner stated the motion, seconded by Jason Weiss, to recommend to the Cambridge City Council approval to update the City of Cambridge Comprehensive Master Plan 2013-2023 to include Williams Addition and Williams First Addition. Voting yes were Jason

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

Re-Zoning Williams Addition from Agricultural "A-1" to Residential "R-1" Zoning. City Clerk Kinne asked Planning Commission to clarify in their motion Block 4 would remain Agricultural "A-1" Zone. Debbi Runner stated the Motion, seconded by Jason Cobb to recommend to the Cambridge City Council approval to re-zone Lots 1-5, Block 1, Lots 1-6, Block 2 and Lots 1-4, Block 3 Williams Addition from Agricultural "A-1" to Residential "R-1" and Block 4 remain Agricultural. Voting yes were Jason Weiss, Austin White, Debbi Runner and Jason Cobb, none voted no and Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Preliminary Plat Williams Addition and Williams First Addition. Chairman Cobb explained deviations from the original preliminary plat submitted to the Planning Commission March 9, 2022. Jason Weiss stated the motion, seconded by Austin White, to recommend to the Cambridge City Council approval of the Preliminary Plat for Williams Addition and Williams First Addition as submitted. Voting yes were Jason Weiss, Austin White, Debbi Runner and Jason Cobb, none voted no and Vicki Brown was absent and not voting. Motion carried unanimously by Planning Commission Members present.

Final Plat Williams Addition and Williams First Addition. Planning Commission noted the Final Plat does not have street signs, street lighting plans, sidewalks, utilities for natural gas, phone, internet, and electrical. Brad Williams stated he has contacted each utility and is working with them to provide those services and indicated those services will be provided. Planning Commission asked for NDEQ erosion control plan. Joshua Shlach stated the plan has been submitted to NDEQ with percolation tests. The Surveyor is Dietz from Orleans, NE. It was noted the certificate is not signed.

Austin White left the meeting at 5:45 P.M.

Chairman Cobb noted the Planning Commission has 60 days to review the Final Plat and recommended that the Board seek advice from the City's Engineering Firm, Miller and Associates and have them review the final plat and make recommendations at the next regular Planning Commission Meeting. It was moved by Jason Cobb, seconded by Debbi Runner to table the Final Plat. Voting yes were Jason Weiss, Jason Cobb and Debbi Runner, none voted no, Austin White and Vicki Brown were absent and not voting. Motion carried unanimously by Planning Commission Members present.

#### Approval of Minutes – May 11, 2022:

The Planning Commission received a copy of the Minutes of May 11, 2022, prior to this meeting. Debbi Runner stated the motion, seconded by Jason Weiss, to approve the Planning Commission minutes of April 13, 2022. Voting yes were Jason Weiss, Jason Cobb and Debbi Runner, none voted no, Austin White and Vicki Brown were absent and not voting. Motion carried unanimously by Planning Commission Members present.

#### Site Plan and Land Use Permit Applications/Floodplain:

A. John Jerry Brown – 311 Nevada Street - New sidewalk from wheelchair ramp to end of street. The permit was not approved at this time. A new sidewalk would exceed the maximum impervious coverage

area. Jason Cobb suggested that Mr. Brown write a letter to the Board of Adjustments to provide relief in a situation of hardship. Jason Weiss stated the motion, seconded by Debbi Runner, to deny the new side walk as it would exceed the impervious coverage of the lot. Voting yes were Debbi Runner, Jason Weiss and Jason Cobb. Absent and not voting was Vicki Brown and Austin White. Motion carried unanimously by Planning Commission Members present.

B. John Jerry Brown – 305 Nevada Street –Shingle south side of house, 12'x16' building with screw in anchors and cable, 6' wooden fence around garden on south side. Jason Weiss stated the motion, seconded by Debbi Runner, to approve shingle south side of house, 12'x16' building with screw in anchors and cable, 6' wooden fence around garden on south side. Voting yes were Debbi Runner, Jason Weiss and Jason Cobb. Absent and not voting was Vicki Brown and Austin White. Motion carried unanimously by Planning Commission Members present.

C. Scotty Gray – 1019 Niobrara – Installing 6' chain-link fence. Jason Weiss stated the motion, seconded by Debbi Runner, to approve 6' chain-link fence. Voting yes were Debbi Runner, Jason Weiss and Jason Cobb. Absent and not voting was Vicki Brown and Austin White. Motion carried unanimously by Planning Commission Members present.

D. Phil Schlagel – 510 Parker Street – Change material of 6' privacy fence. Cannot amend previous permit. Will need to reapply for permit if they would like to move forward with changing material of fence.

E. Jeff Nickell – 615 Butler Drive – 15'x40' lean-to attached to pole shed. Jason Weiss stated the motion, seconded by Debbi Runner, to approve 15'x40' lean-to attached to pole shed. Voting yes were Debbi Runner, Jason Weiss and Jason Cobb. Absent and not voting was Vicki Brown and Austin White. Motion carried unanimously by Planning Commission Members present.

F. Sondra Jonson – 716 Nelson Street – Install 6' cedar privacy fence. Jason Weiss stated the motion, seconded by Debbi Runner, to approve 6' cedar privacy fence. Voting yes were Debbi Runner, Jason Weiss and Jason Cobb. Absent and not voting was Vicki Brown and Austin White. Motion carried unanimously by Planning Commission Members present.

#### Other Business:

a. Ryan Huxoll is applying for a federal firearms license and will need to meet zoning requirements due to being in City of Cambridge zoning jurisdiction. Jason will contact Craig Bennett regarding questions about zoning and permit use. The board will also ask Ryan what the intent of the permit is and request that he contact the State of Nebraska on what steps need to be taken moving forward.

#### Adjournment:

Debbie Runner stated the motion, seconded by Jason Weiss, to adjourn at 7:27 p.m. Voting yes: Jason Cobb, Jason Weiss and Debbi Runner. Absent and not voting were Vicki Brown and Austin White. Motion carried unanimously by Planning Commission Members present.