

Cambridge Planning Commission Meeting
Wednesday, July 13, 2022
5:00 P.M.
Cambridge Community Building, 722 Patterson Street

Pursuant to notice published in the Valley Voice on Thursday June 30, 2022, the Cambridge Planning Commission met for regular meeting convening at 5:00 P.M. Planning Commission Members present: Chairman Jason Cobb, Debbi Runner, Vicki Brown and Austin White. Absent was Planning Commission Member Jason Weiss. Also present was City Clerk/Treasurer Kandra Kinne and Deputy Clerk Courtney Stanton. Visitors present were, Jeff Tidyman & Joshua Shiach of *Engineering International*, Brad Williams, Roger Seymour, Geoffrey Plummer. 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.

Final Plat Williams Addition, Williams First Addition:

Chairman Jason Cobb contacted Craig Bennett of Miller and Associates regarding the Final Plat for Williams Addition, Williams First Addition and stated that once roadways had been resolved and were approved with asphalt millings with armor coat, he had no other issues with the final plat. Board of Adjustments met on July 11, 2022 and made the final decision to approve the variance of asphalt millings with armor coat to roadways in Williams Addition. Survey and other documents will have signatures upon approvals. Jason Cobb stated the motion, seconded by Austin White, to approve the final plat for Williams Addition and Williams First Addition. Voting yes were Debbi Runner, Austin White, Vicki Brown and Jason Cobb. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

Public Hearing –

Addition of Federal Firearms License to Particular Home Occupations. Chairman Jason Cobb Opened the Public Hearing at 5:05 P.M. Brad Williams expressed support to allow Federal Firearms License as a home occupation. There were no other public comments heard and Chairman Cobb closed the Public Hearing at 5:06 P.M.

Ordinance NO. 806 Particular Home Occupation Permitted, adding 14. Federal Firearms License - Federal Firearms License has been added to Ordinance NO. 806 Particular Home Occupation. Jason Cobb stated the motion, seconded by Debbi Runner, to approve amending 3-106 Home Occupations: adding B-14. Particular Home Occupation Permitted, adding 14. Federal Firearms License. Voting yes were Debbi Runner, Austin White, Vicki Brown and Jason Cobb. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

**City Council of the
City of Cambridge, Nebraska**

Ordinance No. 806

(City of Cambridge Zoning Regulations 2015, Revised August 2020)

(Amending 3-106 Home Occupations: adding B-14. Particular Home Occupation Permitted, adding 14. Federal Firearms License)

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, AMENDING CITY OF CAMBRIDGE ZONING REGULATIONS 2015, REVISED AUGUST 2020 ADDING: SECTION 3-106 B. 14 FEDERAL FIREARMS LICENSE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA AS FOLLOWS:

Section 3-106 HOME OCCUPATIONS

Section 1:

Home-based businesses and home occupations are permitted as an accessory use in residential units subject to the following regulations:

B. Particular Home Occupations Permitted. Customary home occupations include, but are not limited to, the following list of occupations; provided, however, that each listed occupation is subject to the requirements of this Ordinance.

1. Art, dancing, and music schools, provided that instruction is limited to five (5) pupils at one time.
2. Professional offices for architects, engineers, planners, lawyers, accountants, bookkeepers, and similar professionals.
3. Offices for realtors, insurance agents, brokers, sales representatives, and manufacturing representatives when no exchange of tangible goods is made on the premises.
4. Radio, television, phonograph, recorder, and small appliance repair service.
5. Day care homes.
6. Home crafts and hobbies such as model making, rug weaving, lapidary work, cabinet making, etc.
7. Electronics Repair.
8. Internet service, website design, website maintenance, and other related tasks.
9. Massage Therapy Parlor (appointment only).
10. Fitness/Personal Trainer (one on one).
11. Tailoring, alterations, and seamstresses.
12. Saw-filing.
13. Home party products.
14. Federal Firearms License.

Section 2. Ordinances in conflict. All Ordinances in conflict with this Ordinance are hereby repealed.

Section 3. Effective Date. This Ordinance shall be in effect after its passage, approval and publication according to law.

Approval of Minutes – June 8, 2022:

The Planning Commission received a copy of the Minutes of June 8, 2022, prior to this meeting. Debbi Runner stated the motion, seconded by Jason Cobb, to approve minutes with the correction of the spelling of Debbi Runner's name. Voting yes were Debbi Runner, Austin White, Vicki Brown and Jason Cobb. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

Review of Board of Adjustments Minutes – July 11, 2022:

The Planning Commission received a copy of the Board of Adjustment Minutes of July 11, 2022 for their review.

Site Plan and Land Use Permit Applications/Floodplain:

A. Chester Miller – 205 Paxton – Addition to extend 2 bedrooms, 1 bath, and kitchen to residential family. Debbi Runner stated the motion, seconded by Austin White, to approve addition to extend 2 bedrooms, 1 bath, and kitchen to residential family. Voting yes were Debbi Runner, Austin White, Vicki Brown and Jason Cobb. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

B. Caren McCoy – 1005 Pacific Street – Remove current hog panel/chain fence and replace with 6 ft. privacy wood fence with the option to keep current fence area or extend to south sidewalk and to south west corner of house. Jason Cobb stated the motion, seconded by Austin White, to approve 6 ft. privacy wood fence, with both options acceptable. Voting yes were Debbi Runner, Jason Cobb, Vicki Brown and Austin White. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

C. Michael Fields – 1216 Johnson Street – Installing 1 privacy panel, 1 vinyl gate, 30 ft. vinyl picket on east side of house and 156 ft. of chain-link fence 4 ft. tall. Debbi Runner stated the motion, seconded by Jason Cobb, to approve Installing 1 privacy panel, 1 vinyl gate, 30 ft. vinyl picket on east side of house and 156 ft. of chain-link fence 4 ft. tall. Voting yes were Debbi Runner, Jason Cobb, Vicki Brown and Austin White. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

D. Austin White – 1225 North Street – Install a 25' x 15' patio, pouring a concrete floor and tying into the roof for coverage. Debbi Runner stated the motion, seconded by Vicki Brown to approve plans to install a 25' x 15' patio, pouring a concrete floor and tying into the roof for coverage. Voting yes were Debbi Runner, Jason Cobb, and Vicki Brown. Austin White abstained from voting. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

E. Hector Garcia – 921 Pacific – 6' x 8' wood fence. Jason Cobb stated the motion, seconded by Vicki Brown to approve 6' x 8' wood fence. Voting yes were Debbi Runner, Jason Cobb, Austin White and Vicki Brown. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

F. Aleta Cadena – 1009 Neosha Street – Tear down garage. Debbi Runner stated the motion, seconded by Austin White to approve garage to be torn down. Voting yes were Debbi Runner, Jason Cobb, Austin White and Vicki Brown. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

G. Roger Seymour – 914 Niobrara – Build a 30 x 40 x 16 garage with gravel floor. According to City of Cambridge, Zoning Regulations an accessory building is defined as a subordinate building which (1) serves a function customarily incidental to that of the main building; (2) is subordinate in area, extent, and purpose to the principal use; (3) is located on the same lot and in the same zoning district as the principle use. It was asked that if the garage was attached to the primary residence and the same size as stated on the building permit, it would be acceptable according to zoning regulations. Jason Cobb stated the motion to deny the building permit for the 30 x 40 x 16 garage, as it does not pass the City of Cambridge, Zoning Regulations, as stated above, seconded by Debbi Runner. Voting yes were Debbi Runner, Jason Cobb, Austin White and Vicki Brown. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

H. Sam Pearson – 919 Parker Street – 6 ft. wood fence. Jason Cobb stated the motion, seconded by Austin White to approve the 6 ft. wood fence. Voting yes were Debbi Runner, Jason Cobb, Austin White and Vicki Brown. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

I. Geoffrey Plummer – Lot 6, Block 1, New Home Build – Debbi Runner stated the motion, seconded by Austin White to approve the building permit for a new house build. Voting yes were Debbi Runner, Jason Cobb, Austin White and Vicki Brown. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.

J. Brad Harris – 1022 Pacific – Tree House. Building permit was dismissed as there is nothing in zoning regulations regarding tree houses.

Adjournment:

Debbie Runner stated the motion, seconded by Jason Cobb, to adjourn at 5:35 P.M. Voting yes were Debbi Runner, Jason Cobb, Austin White and Vicki Brown. Absent and not voting was Jason Weiss. Motion carried unanimously by Planning Commission Members present.