

Cambridge Planning Commission Meeting  
Wednesday March 8, 2023  
5:00 P.M.  
Cambridge Community Building

Pursuant to notice published in the Valley Voice, March 2, 2023 and attached to these minutes, the Cambridge Planning Commission met for regular meeting beginning at 5:00 P.M. Present were Chairman Jason Cobb, Planning Commission Members Jason Weiss, Vicki Brown, Troy Westadt and Austin White. Also present for the meeting was City Clerk/Treasurer Courtney Stanton, David Gunderson and Chad Dixon. Chairman Cobb called the meeting to order at 5:00 P.M. and noted the open meet act is posted on the east wall of the meeting room and available for public inspection.

Public Hearing –

Amendment to the Redevelopment Plan of the City of Cambridge, Nebraska (Harvest Meadows Tenth Project) Resolution 2023-03-01. Chairman Jason Cobb opened the Public Hearing at 5:00 P.M. There were no public comments. Chairman Cobb closed the Public Hearing at 5:01 P.M.

Resolution 2023-03-01 Amendment to Redevelopment Plan – Harvest Meadows Tenth Project

**PLANNING COMMISSION  
CITY OF CAMBRIDGE, NEBRASKA**

**RESOLUTION # 2023-03-01**

(Amendment to Redevelopment Plan – Harvest Meadows Tenth Project)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMBRIDGE, NEBRASKA, MAKING A RECOMMENDATION TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE AND THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA, WITH RESPECT TO THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE HARVEST MEADOWS TENTH REDEVELOPMENT PROJECT.**

RECITALS

A. The Community Development Agency of the City of Cambridge, Nebraska (“CDA”) has submitted the question of whether the Redevelopment Plan for Redevelopment Area #2, a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”), should be amended to include a project for the redevelopment of certain real property in the Redevelopment Area identified in the said amendment (“Project Site”). A copy of said amendment is on file and available for public inspection with the Cambridge City Clerk (the “Amendment”).

B. On March 8, 2023, the Planning Commission held a public hearing relating to the question of whether the Amendment to the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and

approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

C. The Planning Commission has reviewed the Amendment to the Redevelopment Plan and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found and recommended by the Planning Commission of the City of Cambridge, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155 (the "Act"), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.
2. The Amendment to the Redevelopment Plan will, in accordance with the present and future needs of the City of Cambridge, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Amendment to the Redevelopment Plan is in conformance with the general plan for development of the City of Cambridge as a whole, as set forth in the City of Cambridge Comprehensive Plan, as amended.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the Amendment to the Redevelopment Plan by the CDA to the City Council; and (ii) approval of the Amendment to the Redevelopment Plan by the City Council as the governing body for the City of Cambridge.

Passed and approved by the Planning Commission on this 8<sup>th</sup> day of March, 2023.

PLANNING COMMISSION OF THE  
CITY OF CAMBRIDGE, NEBRASKA

By: \_\_\_\_\_  
Chairman

Troy Westadt stated the motion, seconded by Jason Weiss, to approve Amendment to Redevelopment Plan Harvest Meadows Tenth Project Resolution 2023-3-01. Voting yes were Jason Cobb, Jason Weiss, Austin White, Troy Westadt and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

Minutes of January 11, 2023 – The Planning Commission Members received a copy of the minutes of February 8, 2023 prior to this meeting. Austin White stated the motion, seconded by Jason Weiss, to approve minutes of February 8, 2023. Voting yes were Jason Cobb, Jason Weiss, Austin White, Troy Westadt and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Applications:

David and Karen Custer -72181 Cross Creek Road– 13'x16' Building– Jason Cobb stated the motion, seconded by Austin White, to approve the site plan and land use permit application of David and Karen Custer, 72181 Cross Creek Road for a 13'x16' Building. Voting yes were Austin White, Jason Cobb, Troy Westadt and Vicki Brown; Jason Weiss abstained from voting; none voted no. Motion carried unanimously by Planning Commission Members present.

Chad Dixon of Miller & Associates was present to go over suggested provisions to meet requirements for Floodplain Management Programs. Planning Commission will send changes to be made to Chad Dixon. Planning Commission will then approve changes in order for FEMA to approve.

Vicki Brown would like to resign from the Planning Commission Board and Barb Stoddard has shown an interest.

The regular meeting will be April 12, 2023 at 5:00 P.M. Jason Weiss stated the motion, seconded by Troy Westadt to adjourn at 5:55 P.M. Voting yes were Jason Cobb, Austin White, Vick Brown, Troy Westadt and Jason Weiss; none voted no. Motion carried unanimously by Planning Commission Members present.