

Cambridge Planning Commission Meeting
Wednesday May 10, 2023
5:00 P.M.
Cambridge Community Building

Pursuant to notice published in the Valley Voice, April 27, 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, Barb Stoddard, and Austin White. Absent was Planning Commission Members Troy Westadt. Staff present for the meeting was City Clerk/Treasurer Courtney Stanton. Visitors Mark Harpst, Michael Fields, Daren Mowry and Chris Haveman. 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 –

Consideration of a Conditional Use Permit Application for a Short term rental in an “R-1” Single Family Residential District and “R-2” Multi Family Residential District. Chairman Jason Cobb opened the Public Hearing at 5:01 P.M. There were no public comments. Chairman Cobb closed the Public Hearing at 5:02 P.M.

Chairman Cobb stated City Zoning allows a Short-term Rental in R-2 and R-1 zoning areas with a Conditional Use Permit. The minimum requirements for a conditional use permit were submitted in writing to the Planning Commission. Chairman Cobb read aloud the minimum requirements of a conditional use permit and given below, as previously stated on April 12th.

A conditional use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the Minimum Requirements.

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.
The conditional use permit will not adversely affect the welfare or convenience of public.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
The conditional use permit will not cause substantial injure to the value of other property in the neighborhood.
4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring

property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

- a. The location, nature and height of buildings, structures, wall and fences on the site, and,
- b. The nature and extent of landscaping and screening on the site.

Consideration was given to the location, nature and height of buildings, structures, wall and fences on the site. The nature and extent of landscaping and screening on the site, and determined conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood.

5. Off-street parking and loading areas will be provided in accordance with the standards set forth, in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

Sufficient off street parking.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

Adequate utility and drainage.

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

There is adequate access roads or entrance and exit drives.

Jason Weiss stated the motion, seconded by Austin White, to approve of a Conditional Use Permit Application for Roger and Kathleen Seymour for Short term rental in an "R-1" Single Family Residential District and "R-2" Multi Family Residential District. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Minutes of April 12, 2023 – The Planning Commission Members received a copy of the minutes of April 12, 2023 prior to this meeting. Austin White stated the motion, seconded by Jason Weiss, to approve minutes of April 12, 2023. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Applications:

Cole & Sarah Nickerson – 1227 North St – New windows, siding, covered deck, front step, front door- Jason Weiss stated the motion, seconded by Austin White, to approve the site plan and land use permit application for Cole & Sarah Nickerson – 1227 North St – New windows, siding, covered deck, front step, front door. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Michael Fields- 1216 Johnson St –Gazebo on concrete slab. Jason Weiss stated the motion, seconded by Jason Cobb, to approve the site plan and land use permit application for Michael Fields- 1216 Johnson St – Gazebo on concrete slab. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Michael Fields – 1216 Johnson – New 50 x 40 garage - Jason Weiss stated the motion, seconded by Jason Cobb, to table the site plan and land use permit application for Michael Fields- 1216 Johnson St – new 50 x 40 garage due to lack of information. Planning commission discussed with Mr. Fields the size of garage he could build on his property. An Accessory Building Application Permit was not completed and will need completed. Jason Cobb explained the building coverage can be up to 35% on building coverage and impervious coverage can be up to 45%. Mr. Fields stated there will be a driveway that will be rocked. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Daren & Lorrie Mowry- 40207 Corn Husk Lane – Cement Patio, Cement for Garden Shed, Fence, Wood Deck. Jason Cobb stated the motion, seconded by Austin White, to approve the site plan and land use permit application for Daren & Lorrie Mowry – 40207 Corn Husk Lane – Cement Patio, Cement for Garden Shed, Fence, and Wood Deck. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Andrew Carpenter – 904 Parker St. – Privacy Fence. Jason Cobb stated the motion, seconded by Austin White, to deny the site plan and land use permit application for Andrew Carpenter – 904 Parker St. – Privacy Fence due to the fence being 6ft. in the front side yard. Zoning allows for front side yard to be a maximum of 4ft. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Mark Harpst – 814 Flannery Ave. – 10’x12 metal shed. Jason Cobb stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit application for Mark Harpst –814 Flannery Ave. – 10’x12’ metal shed. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Berlynda Barnes – 1010 Parker St. – Welded Wire Fence. Jason Weiss stated the motion, seconded by Austin White, to approve the site plan and land use permit application for Berlynda Barnes –1010 Parker St. – Welded Wire Fence. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Barb Stoddard; absent and not voting was Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Austin White left the meeting at 6:00.

Brad & Courtney Williams/Amanda Huxoll – 42505 Wheat Ridge Dr. – Retail Center Building, Parking Lot, Fence for Parking Lot. Jason Weiss stated the motion, seconded by Jason Cobb, to table the site plan and land use permit application for Amanda Huxoll –42505 Wheat Ridge Dr. – Retail Center Building, Parking Lot, Fence for Parking Lot to the next Planning Commission due to application not being signed by owner of property and total cost of improvements not being filled out. Discussion was held between the Planning Commission and Chris Haveman. Chairman Jason Cobb stated he would contact Miller & Associates for the definition of a retail center building. Voting yes were Jason Cobb, Jason Weiss, and Barb Stoddard; absent and not voting was Austin White and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Calvary Baptist Church – 804 & 822 Patterson. – Paved Parking Lot. Planning Commission discussed permit application and the proposed paved parking lot would cover two separate parcels and would be over on the maximum impervious coverage. Jason Cobb stated the motion, seconded by Jason Weiss, to table the site plan and land use permit application for Calvary Baptist Church – 804 & 822 Patterson for a paved parking lot to the next Planning Commission due to needing clarification on permit application. Voting yes were Jason Cobb, Jason Weiss, and Barb Stoddard; absent and not voting was Austin White and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

City of Cambridge – Patterson St. - Rotary Park. – Metal soffit, replace archway and benches. Jason Cobb stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit application for City of Cambridge –Patterson St. Rotary Park for metal soffit, replace archway and benches. Voting yes were Jason Cobb, Jason Weiss, and Barb Stoddard; absent and not voting was Austin White and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

The regular meeting will be June 14th, 2023 at 5:00 P.M. Jason Weiss stated the motion, seconded by Jason Cobb to adjourn at 6:25 P.M. Voting yes were Jason Cobb, Jason Weiss, and Barb Stoddard; absent and not voting were Troy Westadt and Austin White; none voted no. Motion carried unanimously by Planning Commission Members present.