

Cambridge Planning Commission Meeting
Wednesday July 12, 2023
5:00 P.M.
Cambridge Community Building

Pursuant to notice published in the Valley Voice, June 29, 2023 and attached to these minutes, the Cambridge Planning Commission met for regular meeting beginning at 5:00 P.M. Present were Planning Commission Members Jason Weiss, Barb Stoddard, and Austin White. Absent was Planning Commission Chairman Jason Cobb and member Troy Westadt. Staff present for the meeting was City Clerk/Treasurer Courtney Stanton. Visitors were Amber Mullen and Dahlci Brush. Jason Weiss 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 Day Care Center in an “R-1” Single Family Residential District. Jason Weiss opened the Public Hearing at 5:00 P.M. There were no public comments. Jason Weiss closed the Public Hearing at 5:01 P.M.

Jason Weiss stated the purpose was consideration of a Conditional Use Permit Application for a Day Care Center in an “R-1” Single Family Residential District. The following minimum requirements for a conditional use permit are as follows:

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.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the 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.
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.
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.

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

Planning Commission discussed minimum requirements listed above and agreed all minimum requirements have been met. There were no other concerns.

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

Minutes of June 14, 2023 – The Planning Commission Members received a copy of the minutes of June 14, 2023 prior to this meeting. Barb Stoddard stated the motion, seconded by Austin White, to approve minutes of June 14, 2023. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Applications:

Kim & Jen Evans – 1201 – 1207 Nasby – Fence. Barb Stoddard stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit application for Kim and Jen Evans 1201-1207- Fence. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb 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 Lot 3 – Lot 6 Block 6. Planning Commission decided to approved building permit for Lot 3– Lot 6 Block 6. Jason Weiss stated the motion, seconded by Austin White, to approve the site plan and land use permit application for Calvary Baptist Church –804 Patterson -for a paved Parking lot. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Michael Fields- 1216 Johnson St –50x40 Garage. Jason Weiss stated the motion, seconded by Austin White, to deny the site plan and land use permit application for Michael Fields- 1216 Johnson St – 50x40 Garage as the accessory building application was not submitted. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and

Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Hector Garcia – 812 Park Ave. – Add Footings to Build 35x45 House. Jason Weiss stated the motion, seconded by Austin White, to approve the site plan and land use permit application for Hector Garcia – 812 Park Ave. – Add Footings to Build 35x45 House. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

St. Paul Lutheran Church – 719 Park Ave. – Kitchen Renovation. Austin White stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit for St. Paul Lutheran Church – 719 Park Ave. – Kitchen Renovation . Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Charles Burke – 1005 Parker St. – Replace chain link fence with wood privacy fence. Barb Stoddard stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit for Charles Burke – 1005 Parker St. – Replace chain link fence with wood privacy fence. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Deyton Hager – 1021 Norton St. – Front Deck on House. Austin White stated the motion, seconded by Barb Stoddard, to approve the site plan and land use permit for Deyton Hager – 1021 Norton St. – Front Deck on House. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Brian Lievens – 807 Nelson St. – Shade Pergola. Austin White stated the motion, seconded by Barb Stoddard, to approve the site plan and land use permit for Brian Lievens – 807 Nelson St. – Shade Pergola. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

The regular meeting will be August 9th, 2023 at 5:00 P.M. Jason Weiss stated the motion, seconded by Austin White to adjourn at 5:21 P.M. Voting yes were Austin White, Barb Stoddard, and Jason Weiss; absent and not voting was Jason Cobb and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

