

Cambridge Planning Commission Meeting
Wednesday April 10, 2024
5:00 P.M.
Cambridge Community Building

Pursuant to notice published in the Valley Voice, April 4, 2024 and attached to these minutes, the Cambridge Planning Commission met for regular meeting beginning at 5:00 P.M. Present were Planning Commission Chairman Jason Cobb and Planning Commission Members Barb Stoddard, Troy Westadt, Ryan Burke and Austin White. Staff present for the meeting was City Clerk/Treasurer Courtney Stanton. Visitors present were Lori Harding. Jason Cobb called the meeting to order at 5:05 P.M. and noted the open meet act is posted on the east wall of the meeting room and available for public inspection.

March 4, 2024– The Planning Commission Members received a copy of the minutes of March 4, 2024 prior to this meeting. Jason Cobb stated the motion, seconded by Barb Stoddard, to approve minutes of March 4, 2024. Voting yes were Barb Stoddard, Jason Cobb, Austin White; Ryan Burke and Troy Westadt were absent; none voted no. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Applications:

John Ekberg – 511 Parker – Total Remodel

Austin White stated the motion, seconded by Jason Cobb, to approve the site plan and land use permit application for John Ekberg – 511 Parker – Total Remodel. Voting yes were Barb Stoddard, Jason Cobb, Austin White; Ryan Burke and Troy Westadt were absent; none voted no. Motion carried unanimously by Planning Commission Members present.

John Ekberg – 1009 North Street – New Kitchen, Replace Basement Stairs, New Flooring, New Doors and Trim, New Bathrooms, Framing and Sheetrock

Jason Cobb stated the motion, seconded by Barb Stoddard, to approve the site plan and land use permit application for John Ekberg – 1009 North Street – New Kitchen, Replace Basement Stairs, New Flooring, New Doors and Trim, New Bathrooms, Framing and Sheetrock . Voting yes were Barb Stoddard, Jason Cobb, Austin White; Ryan Burke and Troy Westadt were absent; none voted no. Motion carried unanimously by Planning Commission Members present.

Troy entered at 5:07 p.m.

Nebraska Corn Processing – 107 Potter St. – Extend north rail track 1625 feet.

Barb Stoddard stated the motion, seconded by Troy Westadt, to approve the site plan and land use permit application for Nebraska Corn Processing – 107 Potter St. – Extend north rail track 1625 feet. Voting yes were Barb Stoddard, Austin White, and Troy Westadt; Jason Cobb abstained from voting; Ryan Burke was absent; none voted no. Motion carried unanimously by Planning Commission Members present.

City of Cambridge – (Viaero Fiber Networks) Various Streets and routes proposed see attached.

Jason Cobb stated the motion, seconded by Austin White, to approve the site plan and land use permit application for City of Cambridge – (Viaero Fiber Networks) Various Streets and routes proposed see attached. Voting yes were Barb Stoddard, Jason Cobb, Austin White and Troy Westadt; Ryan Burke was absent none voted no. Motion carried unanimously by Planning Commission Members present.

Sarah and Cole Nickerson – 1227 North Street – Combine Parcels/build an out building
Sarah and Cole Nickerson will be notified of the amendment process that needs to take place for combining parcels and public hearing on May 8, 2024. Will check with Miller & Associates for clarification on process.

Ryan Burke entered at 5:11 p.m.

Gyhl Koeppen – 915 Niobrara St. – Portable garden shed 10x20
Jason Cobb stated the motion, seconded by Troy Westadt, to deny the site plan and land use permit application for Gyhl Koeppen – 915 Niobrara St. – Portable garden shed 10x20 due to type of anchors. Voting yes were Barb Stoddard, Jason Cobb, Austin White, Ryan Burke and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Brian Mashek – 1122 Pacific Street – Addition
Total building coverage was acceptable at 26%. Must maintain rear, front and side setbacks according to zoning guidelines. Side setback 25ft off of street property line. Troy Westadt stated the motion, seconded by Jason Cobb, to approve the site plan and land use permit application for Brian Mashek – 1122 Pacific Street – Addition. Voting yes were Barb Stoddard, Jason Cobb, Austin White, Ryan Burke and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Brad Williams – 42503 Wheatridge Dr. – Sign
Building permit for sign passed zoning regulations in Chapter 5. Jason Cobb stated the motion, seconded by Ryan Burke, to approve the site plan and land use permit application for Brad Williams – 42503 Wheatridge Dr. – Sign. Voting yes were Barb Stoddard, Jason Cobb, Austin White, Ryan Burke and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.

Janet Wilson and Doug Baumer – 614 Parker St. – 30x40 building with a possible overhang
Planning Commission discussed 30x40 building in place of existing 2 garages with Doug Baumer over the phone during the meeting. Doug would also like to run a part time archery business out of building. Information given was: Accessory building must be smaller than square footage of house, 1250 square feet without a conditional use, no more than 3 accessory buildings, no taller than 16ft, must be anchored to permanent foundation, no Quonset type, no closer than 5th to house and set backs were discussed. Home occupation would be a permitted use and he would have to follow sign regulations. Next step would be to fill out a building permit for approval at planning commission and city council.

Jason Cobb would like to do some training and go over zoning regulations at the next Planning Commission for new members.

The regular meeting will be May 8, 2024 at 5:00 P.M Jason Cobb stated the motion, seconded by Barb Stoddard to adjourn at 5:38 P.M. Voting yes were Barb Stoddard, Jason Cobb, Austin White, Ryan Burke and Troy Westadt; none voted no. Motion carried unanimously by Planning Commission Members present.