

Cambridge Planning Commission Meeting
Thursday May 14, 2020
5:00 P.M.

Pursuant to notice published April 30, 2020, in the *Cambridge Clarion*, the Cambridge Planning Commission met by Zoom. Present were Planning Commission Members Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning Commission Member Mike Smith. Present for the meeting were Kandra Kinne, City Clerk/Treasurer and Darren Mowry for the *Cambridge Body Shop*, Mason Herrman and Craig Bennett for *Miller and Associates*

Chairman Jason Cobb opened the meeting and announced the open meet act can be found on the Nebraska Attorney General website.

Minutes of March 11, 2020. Jason Weiss stated the motion, seconded by Vicki Brown, to approve the minutes of March 11, 2020. Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning Commission Member Mike Smith. Motion carried unanimously by Planning Commission Members present.

Darren Mowry – Request for Cambridge Body Shop to display trailers for sale. Darren Mowry was present by Zoom. Darren stated he looked at the ETJ Map of Cambridge and saw that his property is zoned residential. The Planning Commission noted that trailer sales are not allowed in a residential zone and only allowed in a C-2 Highway Commercial Zone. The Planning Commission looked at the Zoning Regulations for options. Business Machine repairs sales and services are allowed in a C-1 Zone. The County Assessor assesses the property as a commercial use and the assessment is not related to the Zoning Ordinance. The Planning Commission noted land use and County assessment are not related. The current use is pre-existing zoning and is a non-conforming use, meaning it can continue the non-conforming use. The Planning Commission recommended Darren ask for a public hearing to re-zone and ask for an amendment to include trailer sales in a “C-1” Commercial zone.

Review Zoning Ordinance – Craig Bennett and Mason Herrman of Miller and Associates was present by Zoom to discuss changes in the zoning ordinance that the Planning Commission had recommended. The Planning Commission discussed the changes proposed and looked at how the updates would be presented in the Zoning Ordinance. The Planning Commission decided to keep review of the zoning ordinance on the agenda for the next meeting and then advertise the public hearing for their meeting in July and move forward with a hearing to recommend the changes to the City Council.

Site Plan and land use permit applications:

- A. Bill Minnick – 920 Mousel Ave. Replace windows & siding, replace front porch & steps. Debbi Runner stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit application of Bill Minnick- 920 Mousel Ave. Replace windows & siding, replace front porch & steps. Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning

Commission Member Mike Smith. Motion carried unanimously by Planning Commission Members present.

- B. Gene Hasenkamp – 419 Flannery – put up a carport in backyard by alley. Jason Weiss state the motion, seconded by Debbi Runner to approve the site plan and land use permit application of Gene Hasenkamp – 419 Flannery – put up a carport in backyard by alley. Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning Commission Member Mike Smith. Motion carried unanimously by Planning Commission Members present.
- C. Gary tenBensel – 41074 Highway 6/34 – tin roof – slate gray on chicken house & shop. Debbi Runner
- D. Kevin Banzhaf – 305 Neville St – Install privacy fence on North and South ends of patio on west side of house. Jason Cobb contacted Kevin and noted the fence will be six feet tall and made of white PVC Fence material. Jason Weiss stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit application of Kevin Banzhaf – 305 Neville St – Install privacy fence on North and South ends of patio on west side of house. Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning Commission Member Mike Smith. Motion carried unanimously by Planning Commission Members present.
- E. Chris Rich – Removal of lathe and plaster in front room and dining room. Install new insulation & sheetrock. Jason Weiss stated the motion, seconded by Vicki Brown to approve the site plan and land use permit application of Chris Rich – Removal of lathe and plaster in front room and dining room. Install new insulation & sheetrock. Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning Commission Member Mike Smith. Motion carried unanimously by Planning Commission Members present.
- F. Derek & Maria Downer – Wood Fence deck with composite decking fence will face south toward Niobrara Street at 905 Niobrara St. Jason Weiss stated the motion, seconded by Debbi Runner, to approve the site plan and land use permit application of Derek & Maria Downer – Wood Fence deck with composite decking fence will face south toward Niobrara Street at 905 Niobrara St. Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning Commission Member Mike Smith. Motion carried unanimously by Planning Commission Members present.
- G. Michael Karatsonyi – Tear down and remove house at 603 Neosha St. Debbi Runner stated the motion, seconded by Jason Weiss to approve the site plan and land use permit application of Michael Karatsonyi – Tear down and remove house at 603 Neosha St. Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown. Absent was Planning Commission Member Mike Smith. Motion carried unanimously by Planning Commission Members present.
- H. Adjournment. The next regular meeting is June 10, 2020 at 5:00 P.M. Debbi Runner stated the motion, seconded by Jason Weiss to adjourn at 7:12 P.M.

Voting yes were Jason Weiss, Jason Cobb, Debbi Runner and Vicki Brown.
Absent was Planning Commission Member Mike Smith. Motion carried
unanimously by Planning Commission Members present.

Submitted by

Kandra J. Kinne,
City Clerk/Treasurer