

Cambridge Planning Commission Meeting Special Public Meeting
Wednesday September 23, 2020
5:00 P.M.
Cambridge Community Building

Pursuant to notice published in the Valley Voice on September 10, 2020 and on September 17, 2020, the Cambridge Planning Commission met for a special public meeting convening at 5:00 P.M. on Wednesday, September 23, 2020. Chairman Jason Cobb opened the meeting and announced the open meeting law poster is posted on the east wall of the meeting room and available for inspection. Present were Planning Commission Members Jason Cobb, Jason Weiss, Mike Smith, Debbi Runner and Vicki Brown. Also present were City Clerk/Treasurer Kandra Kinne.

Visitors were Morgan Farquhar, Dow Newcomb, Alan Koerperich and City Council Members Derek Raburn and Tony Groshong.

Public Hearing – Conditional Use Permit Application – Alan Koerperich for Feed and Seed Store in Harvest Meadows Third, Lot 1, Block 3, 41503 Harvest Drive:

Chairman Jason Cobb opened the Public Hearing at 5:00 p.m. The concerns expressed by Harvest Meadows' residents Morgan Farquhar and Dow Newcomb were (1) traffic as there are children in the neighborhood and (2) would the store diminish the value of the residential lots. Mr. Koerperich addressed the Commission and explained (1) the structure is more of a warehouse; there would be no more than 30-50 trucks per year from March through June; wholesale distribution only; and that this business is a seed treatment for soybeans, not a seed cleaner. The building would be 7,200 sf on the south side of the lot allowing for traffic to come in from Highway 6/34 and back out; 8000 sf paved lot on the south side. Drainage problems are being resolved. Any expansion will be to the east. The façade with a front porch will blend with the residential neighborhood. Questions were asked about the site plan for commercial and if there are plans for Prairie View Drive and Wheat Ridge Drive. Councilman Raburn explained that City Council is securing that information. A suggestion was made that trucks could enter on the north side if Prairie View Drive was finished. Mr. Farquhar expressed that this commercial project should be placed on the other side of Harvest Meadows away from the residential lots. There was no further public comment. Chairman Jason Cobb closed the public hearing at 5:30 p.m.

Mr. Farquhar stated that there are four other lots available for commercial sites. Chairman Cobb explained that the only other lot currently paved and available is located south of Williams Storage. It was also noted that the First Central Bank lot was supposed to be temporary and that it should be fenced. Mr. Newcomb re-stated his concern for decreasing values of residential properties. Mr. Koerperich assured that truck traffic will be controlled. Chairman Cobb explained that the Planning Commission can make a recommendation to City Council to approve or deny and that protests can be made by residents. Jason Weiss stated the motion, seconded by Mike Smith, to approve the Conditional Use Permit Application of Alan

Koerperich for a Feed and Seed Store to be located in Harvest Meadows Third, Lot 1, Block 3, 41503 Harvest Drive. Voting yes were Jason Weiss, Mike Smith, Debbie Runner and Vicki Brown. Motion carried unanimously.

Approval of Minutes of September 9, 2020: Jason Weiss stated the motion, seconded by Debbi Runner, to approve the Planning Commission Minutes of September 9, 2020. Voting yes were Jason Weiss, Mike Smith, Debbie Runner and Vicki Brown. Motion carried unanimously.

Site Plan and Land Use Permit Applications:

Alan Koeperich of 41503 Harvest Drive - to construct a 60 x 104 x 16 feed and seed store with no lighted signage and no outside storage. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit of Alan Koeperich of 41503 Harvest Drive to construct a 60 x 104 x 16 feed and seed store with no lighted signage and no outside storage. Voting yes were Jason Weiss, Mike Smith, Debbie Runner and Vicki Brown. Motion carried unanimously.

Johnathan & Kimberly Fegley of 72179 Road 412 – to construct a new home. Jason Weiss stated the motion, seconded by Mike Smith, to approve the site plan and land use permit application of Johnathan & Kimberly Fegley of 72179 Road 412 to construct a new home with the stipulation that the signature of the landowner of the property be obtained for the application. Voting yes were Jason Weiss, Mike Smith, Debbie Runner and Vicki Brown. Motion carried unanimously.

Angie Cunningham for Robin Mustion of 1019 Park Avenue – to remove 23 feet of privacy fence and install a two-car 23 x 30 enclosed carport. Debbi Runner stated the motion, seconded by Vicki Brown, to approve the site plan and land use permit of Angie Cunningham, 1019 Park Avenue to remove 23 feet of privacy fence and install a two-car 23 x 30 enclosed carport. Voting yes were Jason Weiss, Mike Smith, Debbie Runner and Vicki Brown. Motion carried unanimously.

Debbi Runner stated the motion, seconded by Jason Weiss, to adjourn at 6:00 p.m. Voting yes were: Jason Weiss, Mike Smith, Jason Cobb, Debbi Runner and Vicki Brown, none voted no. Motion carried unanimously.

Submitted by

Kandra J. Kinne,
City Clerk/Treasurer