

Village of Cambridge Plan Commission

Monday, July 12, 2021 – 6:30 P.M.
Amundson Community Center, Senior Room
200 Spring Street

PUBLIC HEARING

APPROVED 8.9.2021

1. **Call to Order / Roll Call:** Chairman Wittwer called the meeting to order at 6: 30 p.m. Members present: Commissioners Franklin, Milsap, Hollenbeck and Wittwer. Members Excused: Commissioners Anderson, Michalski and one vacancy. Others present: Lisa Moen, Administrator; Chrissie Brynwood, Treasurer; Scott Jelle, Total Inspections; Larry Barton, Strang, Inc. President Mark McNally & Mike Reiber from the Dancing Goat.
2. **Proof of Posting:** The notice was published in the Cambridge News, mailed to all neighboring property owners, posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Hometown Bank, and the Village Website.
3. **Public Hearing** relating to Conditional Use Permit applied for by Geneva Pacific Capital, LLC for a retail motor parts store at 201 Commerce Avenue: The property is currently a retail motor parts store, it had a three-part conditional use on it, for the store, storage, and office space. They are looking at remodeling, the store would be a total of 1,600 square feet, with 4,433 for storage. They are also requesting 19 parking stalls from the current 11 rather than the 31 required for 1/200 square feet for retail. The building itself is not modified. Landscaping the trees are staying as is. The exterior will be repainted with Napa blue color on top and Napa white on the bottom. New doors, windows and overhead doors will be installed. Current storage will be renovated and replaced with siding. Will be selling the same products as currently sold. The building will not be equipped with fire sprinklers as it is not required for the size of the building.
4. **Adjourn the Public Hearing:** Commissioner Milsap, made a motion to adjourn the public hearing, seconded by Commissioner Franklin. Motion carried. Public hearing adjourned at 6:42 p.m.

MINUTES

5. **Call to Order / Roll Call:** Chairman Wittwer called the meeting to order at 6:43 p.m. Members present: Commissioners Franklin, Milsap, Hollenbeck and Wittwer. Members Excused: Commissioners Anderson, Michalski and one vacancy. Others present: Lisa Moen, Administrator; Chrissie Brynwood, Treasurer; Scott Jelle, Total Inspections. President Mark McNally & Mike Reiber from the Dancing Goat.

1. **Proof of Posting:** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Hometown Bank and the Village Website.

2. Approve Minutes from Plan Commission Meeting on June 14, 2021:

Commissioner Franklin made a motion to approve the minutes as presented, seconded by Commissioner Hollenbeck. Motion carried.

3. Public Appearances: None

4. Old Business: Discussion and Possible Action re: None

5. New Business:

- a. **Conditional Use Permit** Application by Geneva Pacific Capital, LLC for a retail motor parts store at 201 Commerce Avenue. Lighting is not changing in parking lot. Side door changing from single to double doors. 90° angle parking to make for better flow through the lot.

Commissioner Franklin made a motion to recommend to the Village Board approval of the Conditional Use Permit for Pacific Capital, LLC. for the property located at 201 Commerce Avenue, seconded by Commissioner Milsap. Motion Carried.

6. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:

- Mr. Reiber mentioned that the landscaping was done at the Rick house.
- Main Street property, garage, Scott Jelle will look into it.
- The boutique hotel is looking into WEDC Funding.
- Smart Growth plan needs to be redone in four years. How does this affect the solar panel project?
- Vineyard Development a lot of homes going up. Scott Jelle is working with Justin form Vulcan builders twice a week, being sure homes that are going up are meeting code. There are no more decks being built by Vulcan. Five more lots are being released. Looking into connecting the road and park in that area.

7. Adjournment of Meeting: Commissioner Franklin made a motion to adjourn, seconded by Commissioner Milsap. Motion carried. Chairman Wittman adjourned the meeting at 6:59 p.m.

Chrissie Brynwood, Treasurer