
Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, June 5, 2018, **7:00 pm**

Members of the audience are encouraged to follow the agenda. When addressing the Commission, please state your name and address for the official record.

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of Agenda (p. 1)
3. Approval of Minutes
 - A. May 1, 2018 Regular Meeting (p. 3)
4. Public Comment: For items not on the agenda; speakers may not exceed 5 minutes each.
5. New Business
 - A. **PUBLIC HEARING**- Preliminary Plat Graphic Homes (p.13)
 - B. Final Plat Graphic Homes (p.13)
 - C. **PUBLIC HEARING**- Variance request for a 5' front yard fence at 130 3rd Ave SW (p.19)
 - D. Exterior Materials Discussion with invite to Downtown Task Force (p.27)
 - E. **PUBLIC HEARING**- Variance request for exterior materials at 602 Main St N (p.47)
 - F. **PUBLIC HEARING**- Ordinance amendment to Section 156.083 Fences (p.57)
 - G. Ordinance amendment to Chapter 95 Animals (p.59)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) Update
7. Adjourn

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use.

Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at 763-689-3211 at least three days prior to the meeting.

**Cambridge Planning Commission Meeting Minutes
Tuesday, May 1, 2018**

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 – 3rd Avenue NE, Cambridge, Minnesota.

Members Present: Julie Immel, Marisa Harder-Chapman, Arianna Weiler, and Jim Godfrey (City Council Representative).

Members Absent: Chair Mike Stylski (unexcused), Vice Chair Chad Struss (excused), and Monte Dybvig (unexcused).

Staff Present: Community Development Director Marcia Westover and Economic Development Director Stan Gustafson

Call To Order and Pledge of Allegiance

Godfrey called the meeting to order at 7:02 pm and led the public in the Pledge of Allegiance.

Approval of Agenda

Immel moved, seconded by Weiler, to approve the agenda as presented. Motion carried unanimously.

Approval of Minutes

April 3, 2018 Regular Meeting Minutes

Immel moved, seconded by Harder-Chapman, to approve the April 3, 2018 meeting minutes as presented. Motion carried unanimously.

Public Comment

Godfrey opened the public comment period at 7:04 pm and without any comments, closed the public comment period at 7:05 pm.

New Business

Public Hearing: Preliminary and Final Plats of The Preserve Phase II

Westover explained the City received a request by INH Property Management, Inc., 175 7th Ave S, Waite Park, MN, 56387, for a Preliminary and Final plat of The Preserve Phase II.

Westover stated INH Property Management has requested to build a new 50-unit, age 55+ senior housing apartment building on Outlot F, Parkwood on the Lakes 3rd Addition. Since this is still an outlot, it must be platted. Outlots are typically not platted as a legal lot and block until

such time as the developer is ready with plans to construct. The request is to plat the lot at this time to conform with the City's Subdivision Ordinance.

Westover stated the new plat will consist of one lot with 4.68 acres. The property is currently zoned R-3 Multiple Family Residence district and a multi-unit apartment building is a permitted use.

Westover stated the property owner has also requested Site Plan Review. Site Plan Review is done administratively by staff and includes review of grading and drainage, parking, lighting, landscaping, setbacks, fire access, fire lanes, and preliminary building plans, etc.

Westover pointed out that as part of this review, staff has been discussing the need to build 9th Ave SE with the owner. This street has already been dedicated as a public street in the original plats of the area and sewer and water utilities are already installed beneath the dedicated street. Westover stated with the development of this apartment property, a portion of the street will be constructed. Westover stated a Development Agreement will need to be drafted and signed by the City and the Owner and this will be added as a condition of approval of the plat.

Westover pointed out upon review of the site plans and preliminary and final plat, staff noted the following item that needs to be added to the plat. This item will also be listed as a condition of approval: The proposed drainage and utility easement for the storm sewer system from 9th to 10th Avenue SE across this property may need to be revised along 10th Avenue SE. The proposed storm sewer line must connect to the existing storm sewer stub on the north side of 10th Avenue instead of cutting across the newly built street. The owner will need to provide additional permanent easement as necessary for this.

Westover stated staff has reviewed the preliminary plat and final plat and finds they are consistent. City ordinance requires a Public Hearing for a preliminary plat. The preliminary and final can be voted on together at this time, pending the conditions of approval.

Godfrey opened the public hearing at 7:06 pm. Without any further public comment, Godfrey closed the public hearing at 7:07 pm.

Godfrey moved, seconded by Immel, to recommend the City Council approve the preliminary and final plats of The Preserve Phase II as presented with the conditions listed. Motion carried unanimously.

Approve Resolution R18-01 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-20 Conforms to the General Plans for the Development and Redevelopment of the City

Gustafson stated the Planning Commission is requested to review and approve Resolution No. 18-01 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-20 conforms to the general plans for the development and redevelopment of the City.

Gustafson stated staff has been working with Jim Illies, Jr. and Mike Stoebe, INH Property Management, to construct two apartment complexes. INH commissioned a study and indicated a need for some additional units both for 55+ age and like type apartment units. Parkwood Development is a Planned Unit Development (PUD) that consists of single family, detached townhomes, attached townhomes, twin homes, senior and multi-family housing units. INH Properties is proposing to build in Phase 1, a 50-unit (55+ age) independent living upscale apartment community and Phase 2 would be an additional 36-unit of like type or complementary apartment units. The proposed construction timeline is July 2018 for the 50-unit Phase 1 apartments and July of 2019 for the 36-unit Phase 2 apartments.

Gustafson explained these apartments will feature an elevator, tuck under and detached garages, and drive under canopy sheltering the main entrance. Onsite amenities include office, community room, craft room, community garden, lounge, fitness room, security system and keyless entry. The building would be sprinkled and parking would meet the City's requirements. This apartment building would include 8 one-bedroom units and 42 two-bedroom units. These units are primarily market rate apartments with 20% income qualified to meet Tax Increment Financing (TIF) rules.

Gustafson stated the developer is seeking TIF to help finance this project with the added cost of the upscale apartment building. TIF will assist the developer to build in added value to this project by increasing future property tax that would not normally be done without the use of TIF. The developer will build half of the street on 9th Avenue SE from Reagan St. S. to Roosevelt St. S. and will be designated as one way as part of this project.

Gustafson stated as part of the creation of this district, the Planning Commission is required to find that the TIF District is in conformance with the City's general plans for development and redevelopment of the City. The program Modification and Tax Increment Financing (TIF) Plan for Development District No. 6 and TIF District No. 6-20 is in conformance with the City's Comprehensive Plan.

Gustafson explained the proposed use includes the construction of two or three story apartment complexes with tuck under, detached garages and adequate surface parking. The proposed use of TIF is used for land cost, infrastructure including road, sidewalks, street lighting, curb and all other eligible cost.

Gustafson is requesting the Planning Commission recommend the City Council approve the Resolution R18-01 as presented, finding that the Modification to the Development Program for Development District No. 6 and the Tax Increment Financing Plan for TIF District No. 6-20 is in conformance with the City's Comprehensive Plan.

Godfrey had a question regarding building one half of a street on 9th Avenue SE. Gustafson stated the owners of the adjoining property to the north are not interested in being assessed for the other half of the lot. The street will run from Reagan to Roosevelt, be a one-way street and will be half dirt and half paved. Gustafson stated staff has discussed a concern regarding access to the back of the building in case of an emergency. There will be a sidewalk with a curb on the south side of the street along with lighting. Gustafson explained the half street will be 16 feet wide, which is adequate for emergency vehicles to access as needed.

Immel asked whether the street would be utilized for exits from tenants' garages or instead will be used for emergency use and one lane traffic only. Gustafson stated there may be some tenant use; however, the objective would be to drop passengers off at 10th Avenue SE instead of Roosevelt St S which is a fairly busy traffic area.

The Commission discussed if this half street could be posted "No Parking" or "Authorized Vehicles Only" for emergency purposes.

Westover stated Todd Blank, the City Engineer, stated the City would build this half street in a way that when the developer comes in to develop the second half of the street, the street would be ready to add the other half.

Godfrey asked what is the "but for" to which Gustafson replied if the City would not be providing assistance, this development would not happen.

Immel made a motion, seconded by Weiler, to approve the TIF District Resolution No. R18-01 as presented. Motion carried unanimously.

Exterior Materials Discussion

Westover stated staff would like the Planning Commission to review section 156.088 Exterior Building Wall and Roof Finishes in the City code. Staff are looking for clarification on some of the wording in the code and also for an updated review of the allowed and prohibited materials.

Westover said staff has had several requests recently for other materials on commercial buildings than what is allowed in the code. Specifically, LP Smart Siding and many requests for metal. While metal siding is prohibited, staff would like the Planning Commission to discuss this material again to assure that going forward staff understands how to manage requests for this type of material.

Westover stated, for instance, a property owner has an existing building constructed of plain painted concrete block, which is a prohibited material. This existing building is considered a non-conforming building because it doesn't conform to the current City code. The owner would like to make the building better and insulate and update the look of the exterior. Does

the City allow them to insulate and cover the existing block? Can the building maintain its non-conforming status and be allowed to have another non-conforming exterior material? Or, does the City require them to conform to the approved materials if they are making the changes?

Westover stated, in another instance, an existing building is covered by metal. The property owner has requested to make improvements. The building is existing non-conforming with the metal. The property owner is going to replace the exterior with metal again. Does the City allow this or does the City require the property owner to conform to an approved material?

In Chapter 156.088 (G) Additions and Alterations, Westover stated the code generalizes that "exterior alterations after the erection of the original building shall be of the same materials as those used in the original building and shall conform to the original architectural concept." That being so stated, the plain painted block and the metal buildings "shall" remain. This leaves no room for improvement.

Westover pointed out the last sentence of that section (G) specifies that the provisions of the code shall not prevent the City to require upgrading of the quality of materials used in remodeling. Staff would like to clarify what upgrading means. This sentence is open ended and up for interpretation. Does it mean that an upgraded material is only an approved material?

Westover stated staff currently has two requests for exterior improvements to existing painted concrete block buildings. One is for the building at 602 Main St. N. and the other is 131 Main St. N. At 602 Main St. N., they would like to insulate and cover the existing block with LP siding on all three sides. They would improve the front of the building with new brick or stone a quarter to halfway up the front, LP siding above that, and a new pitched roof. At 131 Main St. N., they would install brick or stone halfway up on the front facade, then steel siding above the brick on the front, then steel siding along the north (long wall facing the open former car lot) and rear.

Westover said staff often hears that the expense of upgrading to the approved materials is too great and keeping the block building "as-is" is not energy efficient and is not making the building better. Staff also hears varied suggestions on good products versus bad products. However, what staff has learned is that any product can be a good product if the workmanship is done correctly. There is also a wide range of exterior materials available thus making some products better than others.

Westover gave one last example: staff have had several industrial manufacturers add on to their business. The City allows any additions to buildings to match the existing building. If the existing building is metal, we allow metal on the addition. It might not be reasonable to require an entire upgrade to the building when they are only adding on to the building and leaving the remainder of the building the same. Westover has re-worded the example ordinance to clarify this scenario.

Westover provided the Commissioners with a cementitious siding products handout for the commission to discuss and decide what would be allowed. The handout included a hardy siding and a fiber cement.

Westover provided a list of items for the Commission to consider. Would the Commission like to: 1) Require all non-conforming buildings to upgrade to "approved" materials once they start exterior remodeling or allow them to stay with the same materials (i.e., old steel to new steel)? 2) Allow LP Smart Siding for commercial buildings? Or as an accent material? Or 3) Allow steel siding for commercial buildings? Or as an accent material?

Westover stated once the Planning Commission has discussed the existing section 156.088 of the City code and given direction to staff, staff will come back with a proposed ordinance for approval. Westover stated there are two contractors and/or owners at this Planning Commission meeting to discuss their requests (LP siding and steel siding).

Godfrey opened up discussion to members of the audience.

Brian Nelson, 33062 Palm St. NW, Cambridge, MN, explained he has two different block buildings he is remodeling. The first building is located at 602 Main St. N. and he would like to add a pitched roof, stone to the front of the building, Certistud insulation on the exterior and either a steel siding or an LP Smart Siding. Nelson stated these improvements would add a lot of value to this building.

Nelson stated the other building is located at 131 Main St. N. This building has stone on the front but the wall of the building has rotted away due to improper flashing and age of the building. Nelson would like to put Certistud insulation on the north side and the upper top and a good quality steel siding.

Nelson stated these are the two projects he has brought forth to the City to consider changing some of the zoning code language so the City can consider allowing some newer exterior building products instead of just stucco, stone, or brick.

Bob Soule, 2136 115th Avenue, Princeton, MN, owns the building at 131 Main St. N. Soule stated they have considered many different options for remodeling this building. Their tentative plans are to use Certistud, several colors of steel siding, and Casoda stone. They have a short timeframe to finish this remodel due to their money being held in a 1030 exchange. They are asking for clarification of materials that are allowed in the zoning code and consideration of adding some of the newer products available now. Soule is looking for a good investment, something that lasts long term and needs very little maintenance.

Joan Wallace, 879 329th Avenue NW, Cambridge, MN, owns the building at 602 Main St. N. Wallace has done a total remodel of the inside of this building and is interested in beautification of the exterior of the building. Wallace stated there are so many new and improved materials available now that she would like the City to consider allowing. She has

turned an interior dingy office space into a nice, freshly updated office space and wants to update the outside as well. Wallace stated that both she and Bob Soule have hired Brian Nelson for his services for their remodeling projects and are hopeful they can get approval for their desired exterior building materials.

The Commissioners discussed various types of products mentioned in the public discussion and had questions regarding how the list of allowed and not allowed building materials is put together.

Westover stated the use of exterior building materials has a lot of room for interpretation and pointed out that is why the City needs to further define allowable products, perhaps add pictures to the City zoning codes. It is a challenge in defining what is architectural metal versus sheet metal. Westover stated there are so many products available and staff needs to get an overall understanding of what the Commission wants or does not want so the Code can be better defined.

Weiler asked why put a cap on what materials can and cannot be used instead of listening to what people want and talking about it at that time?

Westover stated she was not sure of the Planning Commission's role in this and suggested she could confer with the City Attorney on whether or not it is up to staff to determine the code or have the Commission review every property. This would require every time a new business comes to the City to remodel a building, that contractor or owner would need to come before the Planning Commission and the City Council for approval of their building materials. Westover stated another option would be listing the approved materials and, if a new unknown product was requested to be used, the contractor or owner would be required to come before the Planning Commission and the City Council for approval.

Westover referred to a potential change she made to the E-2 Exceptions in the Code: "The Zoning Administrator may approve other new materials that are equal to or better than the materials listed in this section. Materials not specifically identified herein, whether or not they are better than or equal to the materials listed in this section, may be required to receive Planning Commission and City Council final approval." Westover stated this might take a lot of the guesswork out of allowing new or different products to be brought before the Planning Commission and the City Council for their review and approval and not be just left up to the discretion of staff to say yes or no.

The Commissioners discussed how products might be classified if they are not defined by code, restricting the amount of a product that can be used, and products the present zoning code is silent on. Westover asked for input from the Commission on products for commercial projects, including vinyl sided or allowing no metal, some metal or all metal. Immel suggested the Commission might want to table this decision to next month so they can define which metal is allowed, consider different types and get an idea of what is available before deciding to allow all metal or all steel.

Godfrey stated the City wants building owners to update their buildings, especially the insulation on older buildings to make them energy efficient but, at the same time, the City does not want to create an undue burden to meet a standard that causes the building owners to not even attempt to update their buildings.

Immel asked whether any decisions have been made regarding putting downtown into its own district as far as their design standards. Has the downtown group gotten very far with this decision since these buildings are located in the downtown area? Immel stated there could be different standards in the often visited downtown historic district versus the standards in a less visible industrial district.

Westover stated she has done some work on the historic overlay and believes that the consensus of that downtown group is to not allow metal, that they want it to be charming, have the historic architectural feel.

Immel asked if we could bring the downtown group back to the Planning Commission meeting and have that discussion with the group? We also don't want to create a new ordinance that if they needed to update in 15 years, they would have to reformat it all to allow different materials.

Westover stated we could also break it down in different zoning districts and allow certain products in certain districts and not allow them in other districts.

Westover asked for the Commission's opinions on the LP wood material.

Immel and Chapman Harder stated it looks similar to the allowed products.

Godfrey stated the Commission has very limited amount of information on the LP wood materials and he would like to see more examples. Westover noted that the exterior look is opinion based, different people will like or dislike the LP siding look.

Godfrey asked Westover if she had enough information from the Commissioners to move forward. Westover confirmed she did.

Westover stated she knows the two building owners are ready to continue work and complete their remodel projects but they are going to have to wait several months to get the Planning Commission's approval and the City Council's approval.

Westover stated City Administrator, Lynda Woulfe, suggested the Planning Commission could use the 602 Main St. N. remodel as a case study for the Commission to watch to see how use of the LP wood product turns out. City Council has not approved this.

Immel asked if the Planning Commission would have to wait until this project is completed before making a decision on what is allowed or not. Westover stated no. Godfrey asked if a motion would be required to make this an exception to the code because basically we are saying we are not going to look at this until it is done and oh, it's not conforming, then what. Westover stated that legally, she doesn't know if this is even possible to do. Westover would probably need to check with the City Attorney to see if this is okay.

Immel asked if the Commission could present it as a motion stating the stipulation that Westover check with the City Attorney to see if this case study scenario would be legally okay.

Westover would be more comfortable with just waiting but there are people in the audience who are ready to finish their exterior remodeling projects.

Godfrey moved, seconded by Weiler, to make a motion to bring to the City Council specifically 602 Main St. N. and 131 Main St. N. with possible changes to acceptable siding materials as an experiment, but have staff check with the City Attorney first to see if this is legally possible and the right process to take. Motion passed unanimously.

Fence and Kennel Requirement Discussion

Westover stated at the April 3, 2018 meeting, the Commission discussed fence regulations and dog kennels and requested that staff bring back more information from other communities. Westover provided the Commission with the information that was collected.

Westover stated the concerns that staff highlighted are listed in the staff report, items A-C. Westover also provided corresponding pictures for the Commission's review. Westover reviewed the pictures:

Picture A

The complaint received was regarding the tarps over the residential dog kennel. The residential dog kennel itself is believed to be a chain link type fencing structure that is a permitted fencing material. City code is silent on residential dog kennels and doesn't distinguish whether or not a tarp can be placed over a kennel. The property owner claims that the dogs would bark uncontrollably without the tarp, and that the tarp provides shelter from the elements.

Picture B

The complaint received was that the fence is unsightly. The property owner said they just moved in and they are using this structure as a residential dog kennel. City code is silent on residential dog kennel regulations. The code only provides "Proper Enclosure" regulations for dangerous animals.

Picture C

The complaint was regarding the screening material used. The chain link fence material is permitted in the City code. The current fence regulations are not specific on screening materials. Staff believe this material is sold at local stores as fence screening material.

Westover provided Section 156.083 Fences and Chapter 95 Animals of the City Code in an ordinance amendment form with included suggested edits. Westover included a definition of residential kennel in Chapter 95 Animals that uses language from the other communities surveyed and also some specific requirements for kennels. Westover also included amended language for the Fences section of the code as well, using some of the other communities wording to help make the City's language stronger.

The Commissioners discussed fence regulations and dog kennels and reviewed the information from other communities that staff had assembled. The discussion included the use of snow fencing, tarps, and other allowable screening materials for fences and dog kennels, and allowing well maintained slats for chain link fencing. Several suggestions were made for changing the wording of the language.

Westover will make the changes suggested and bring these changes back next month for the Commission's approval.

Other Business/Miscellaneous

City Council Update

Westover and Godfrey updated the Commission on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

Westover updated the Commission on the previous Parks, Trails, and Recreation Commission.

Adjournment

Being no further business before the Commission, Harder-Chapman moved, seconded by Immel, to adjourn the meeting at 8:26 pm. Motion carried unanimously.

Jim Godfrey
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director\City Planner

PUBLIC HEARING...PRELIMINARY PLAT. PARKWOOD SOUTHWEST...

Applicant

A request by Graphic Homes, P.O. Box 635, North Branch, MN, 55056, for a Preliminary and Final plat of Parkwood Southwest.

Review

Graphic Homes is the owner of Outlot A, Parkwood on the Lakes 3rd Addition. Outlots are typically not platted as a legal lots and blocks until such time as the developer is ready with plans to construct. The Overall Master Planned Unit Development (PUD) plan identified this area as seven single family homes. The request of Graphic Homes is to plat the seven lots.

The overall area consists of 1.71 acres. The property is currently zoned R-1 One Family Residence district. Sewer and water utilities have already been stubbed into these lots preparing them for development.

During review of the preliminary plat, staff noted items that need to be corrected on the plat. The following will be added as conditions of approval.

1. The storm water catch basin structure exists and the flow direction should be the opposite of the way the plan has it identified.
2. Revise the setbacks on the preliminary plat. The setbacks will be standard R-1 setbacks: 30' front, 30' rear, 10' side, 6' side attached garage side. The Overall Master PUD plan identifies these lots as regular single family therefore the setbacks will be standard for the R-1 zoning district.

Staff has reviewed the preliminary plat and final plat and finds they are consistent. City ordinance requires a Public Hearing for a preliminary plat. The preliminary and final can be voted on together at this time, pending the conditions of approval.

Planning Commission Action

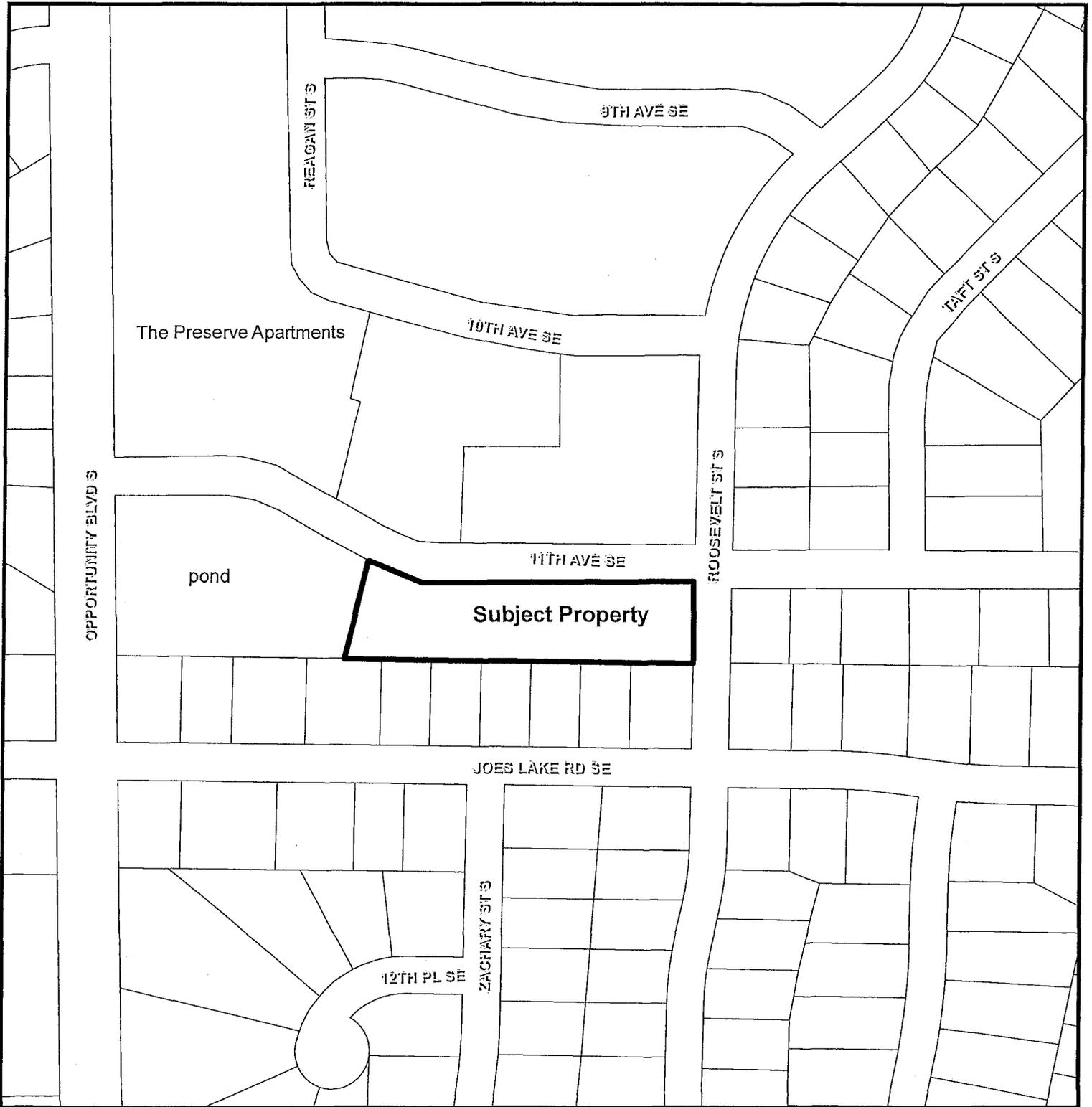
Hold a public hearing for the Preliminary Plat.

Motion on the attached draft resolutions as may be amended by the Commission, recommending approval of the preliminary and final plat as long as the conditions can be met.

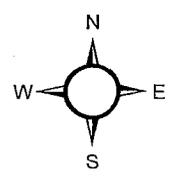
Attachments

1. General Location Map
2. Preliminary Plat
3. Final Plat
4. Draft Resolution-Preliminary Plat
5. Draft Resolution-Final Plat

Parkwood Southwest Plat

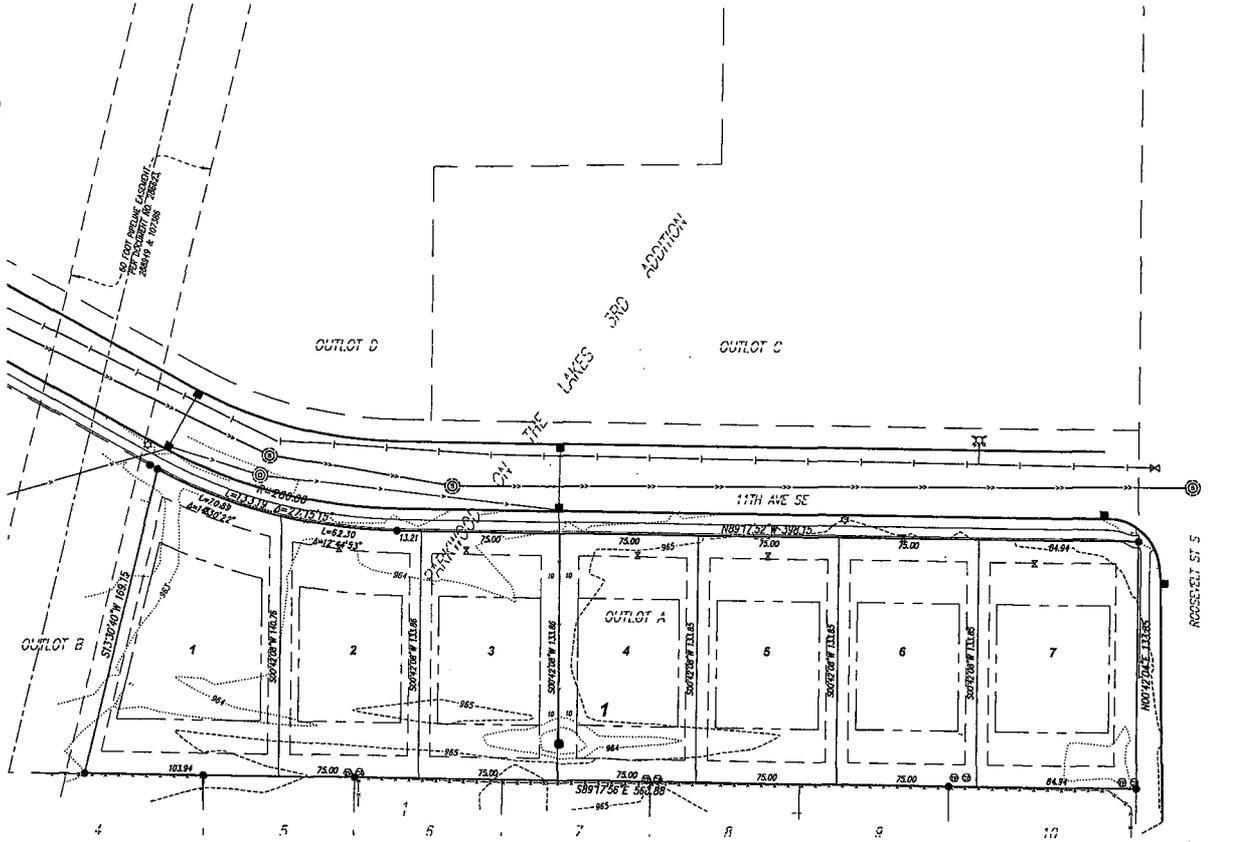
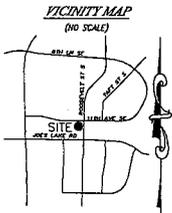
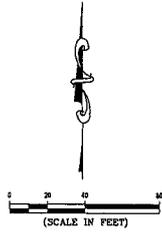


A request by Graphic Homes, Inc. for a preliminary and final plat.
The plat will create seven (7) new single family residential lots.

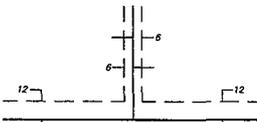


Preliminary Plat of: **PARKWOOD SOUTHWEST**

SEC. 34, TWP. 36, RNG. 23
ISANTI COUNTY
CITY OF CAMBRIDGE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

FLOOD ZONE

THIS SITE IS INCLUDED ON FLOOD INSURANCE RATE MAP—COMMUNITY PANEL NUMBERS 27039C01000. THE AREA SHOWN LIES WITHIN THE FLOOD ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE THE FLOOD ZONE.

OWNER

GRAPHIC HOMES INC
PO BOX 633
NORTH BRANCH, MN 55056

PROPERTY DESCRIPTION

Outlot A, PARKWOOD ON THE LAKES 3RD ADDITION, according to the plat of record thereof, Isanti County, Minnesota.

LOT AREAS

- Lot 1 - 0.30 Acres/13,142 s.f.
- Lot 2 - 0.23 Acres/10,180 s.f.
- Lot 3 - 0.23 Acres/10,039 s.f.
- Lot 4 - 0.23 Acres/10,039 s.f.
- Lot 5 - 0.23 Acres/10,039 s.f.
- Lot 6 - 0.23 Acres/10,039 s.f.
- Lot 7 - 0.26 Acres/11,369 s.f.

ZONING DISTRICT

R-1 ONE FAMILY RESIDENCE DISTRICT

LOT REQUIREMENTS

- Minimum Front Yard Setback 35 feet
- Minimum Side Yard Setback 8 feet
- Minimum Rear Yard Setback 30 feet

LEGEND

- DENOTES EXISTING UNDERGROUND WATER
- DENOTES EXISTING UNDERGROUND SANITARY SEWER
- DENOTES EXISTING UNDERGROUND STORM SEWER
- ⊕ DENOTES EXISTING TOP HUT HYDRANT
- ⊕ DENOTES EXISTING WATER VALVE
- DENOTES EXISTING CATCH BASIN
- ⊙ DENOTES EXISTING SANITARY MANHOLE
- DENOTES BUILDING SETBACK LINE
- DENOTES FOUND IRON PIPE

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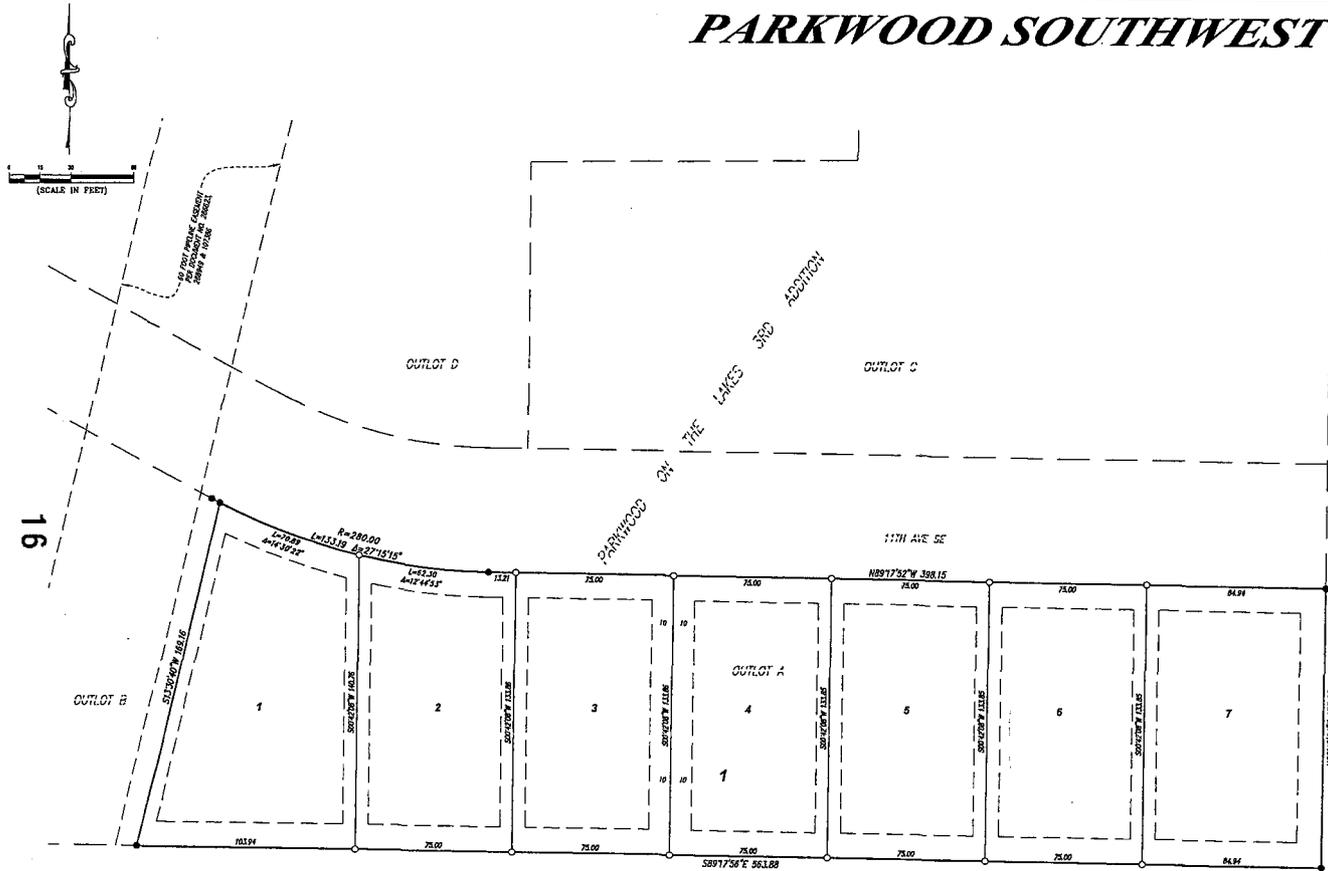


111 Columbia St Cambridge, MN 55003 | 763.438.8877

74,017
1,710,000

PARKWOOD SOUTHWEST

SEC. 34, TWR. 36, RNG. 23
ISANTI COUNTY
CITY OF CAMBRIDGE



KNOW ALL MEN BY THESE PRESENTS: That Graphic Homes Inc., a Minnesota Company, owner and proprietor of the following described property situated in the County of Isanti, State of Minnesota, to wit:

Outlot A, PARKWOOD ON THE LAKES 3RD ADDITION, Isanti County, Minnesota.

Has caused the same to be surveyed and platted as PARKWOOD ON THE LAKES 3RD and does hereby donate and dedicate to the public for public use forever the public ways, and also the easements as shown on this plat for drainage and utility purposes only.

In witness whereof Graphic Homes Inc., a Minnesota Company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signature

Printed Name and Title

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____ of Graphic Homes Inc., a Minnesota Company.

SIGNATURE

PRINTED NAME

Notary Public, _____ County, Minnesota
My commission expires _____

I hereby certify that I have surveyed and plotted or directly supervised the surveying and plotting of the land described on this plat; that this plat is a correct representation of the boundary survey; all mathematical data and facts are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet lands as of this date are shown and labeled; and all public ways are shown and labeled; and that there are no wet lands, as defined in MS 505.01, Subd. 3, or public highways to be designated other than as shown.

Kyle J. Roddy
MN Licensed Surveyor No. 42627

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate by Kyle J. Roddy, Minnesota License No. 42627, was acknowledged before me this ____ day of _____, 20____.

SIGNATURE

PRINTED NAME

Notary Public, _____ County, Minnesota
My commission expires _____

I hereby certify that this plat has been checked and recommended for approval as to compliance with Chapter 505, Minnesota Statutes this ____ day of _____, 20____.

Isanti County Surveyor

Minn. License No. _____

This plat was recommended for approval this ____ day of _____, 20____.

Cambridge City Engineer

Approved by the Planning Council, City of Cambridge, Minnesota this ____ day of _____, 20____.

Chairperson

Secretary

Approved by the City Council, City of Cambridge, Minnesota this ____ day of _____, 20____, and is in compliance with the provisions of Chapter 505.01, Subdivision 2, Minnesota Statutes.

Mayer

City Administrator

I hereby certify that the taxes for the year _____ on the property described herein have been paid and that there are no delinquent taxes and transfer entered on this ____ day of _____, 20____.

Isanti County Auditor-Treasurer

By _____

Deputy

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this ____ day of _____, 20____, at _____ o'clock ____ M., and was duly recorded in the Isanti County Records as Document No. _____.

Isanti County Recorder

Resolution No. R18-XXX

**RESOLUTION APPROVING A PRELIMINARY PLAT
PARKWOOD SOUTHWEST**

(SEVEN LOT SUBDIVISION, SW CORNER OF 11TH AVE SE AND ROOSEVELT ST S)

WHEREAS, Graphic Homes, P.O. Box 635, North Branch, MN 55056 owner of the property located at:

Outlot A, Parkwood on the Lakes 3rd Addition, Isanti County, Minnesota

Is requesting a Preliminary Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 5th day of June, 2018, following proper notice, held a public hearing to review the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration as long as the following conditions can be met:

1. The storm water catch basin structure exists and the flow direction should be the opposite of the way the plan has it identified.
2. Revise the setbacks on the preliminary plat. The setbacks will be standard R-1 setbacks: 30' front, 30' rear, 10' side, 6' side attached garage side. The Overall Master PUD plan identifies these lots as regular single family therefore the setbacks will be standard for the R-1 zoning district.
3. The Final Plat must be recorded at the Isanti County Recorder's office within 120 days of approval. A copy (either paper or pdf) of the recorded plat must be submitted to the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat.

Adopted by the Cambridge City Council

This 18th day of June, 2018

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Resolution No. R18-XXX

**RESOLUTION APPROVING A FINAL PLAT
PARKWOOD SOUTHWEST**

(SEVEN LOT SUBDIVISION, SW CORNER OF 11TH AVE SE AND ROOSEVELT ST S)

WHEREAS, Graphic Homes, P.O. Box 635, North Branch, MN 55056 owner of the property located at:

Outlot A, Parkwood on the Lakes 3rd Addition, Isanti County, Minnesota

Is requesting a Final Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 5th day of June, 2018, held a meeting to review the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration as long as the following conditions can be met:

1. The storm water catch basin structure exists and the flow direction should be the opposite of the way the plan has it identified.
2. Revise the setbacks on the final plat. The setbacks will be standard R-1 setbacks: 30' front, 30' rear, 10' side, 6' side attached garage side. The Overall Master PUD plan identifies these lots as regular single family therefore the setbacks will be standard for the R-1 zoning district.
3. The Final Plat must be recorded at the Isanti County Recorder's office within 120 days of approval. A copy (either paper or pdf) of the recorded plat must be submitted to the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat.

Adopted by the Cambridge City Council

This 18th day of June, 2018

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Author: Marcia Westover

PUBLIC HEARING...VARIANCE REQUEST TO FENCE HEIGHT IN FRONT YARD...

Overview

The owner of the property has requested a variance to construct a five-foot high fence in the front yard. City Code only allows a four-foot high fence in the front yard. The property is on the corner of 3rd Ave SW and Ashland St. S. The front of the house faces 3rd Ave SW. No fence can be any higher than four-feet from the front line of the house to the property line. Side and rear yards can have fences up to seven feet high.

Attached is an aerial photo showing the proposed placement of the fence. The five-foot high fence is not proposed along the entire front property line. The owner has adjusted the fence around an existing deck, the existing fire hydrant, and along the front property line for 28 feet. The proposed fence location would maximize the yard space for their large breed dog.

The proposed fence is chain link therefore wouldn't cause any site line issues since it will be see thru. The fence will not be located within any site triangle measurements and the corner of the street will be visible for vehicles.

The existing house on this property was built along the wide portion of the lot to face 3rd Ave SW rather than Ashland St. S. Typically, homes are placed facing the street at the narrow end of the lot. Because of the existing house placement, the side yard is larger than the rear yard (most homes have larger rear yards).

The purpose of the variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties. In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that an application complies with the standards set forth below:

1. *General Standard.* No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.

Staff finds that conforming to the strict letter of the provisions of the chapter may create practical difficulties that would not allow the owner to utilize the entire yard.

2. *"Practical Difficulties"*, as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the

June 5, 2018

variance, if granted, will not alter the essential character of the area.

Staff finds the placement of the existing home to create some level of difficulty for the homeowner. The side yard is the largest open part of the lot rather than the rear yard. Typically the fence would be placed on the side and rear yards where this property has very minimal rear yard. The use is reasonable and will not alter the essential character of the area.

3. *Harmony.* Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.

Staff finds this request is in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan. Specifically, the basic purpose of the Zoning code is to insure the public health, safety, order, convenience and general welfare of the City. The Zoning code establishes regulations pertaining to the location, erection, of use of structures. The proposed chain link fence does not create any difficulties with safety, location, or general welfare.

4. *Economic Considerations.* Economic considerations alone shall not constitute a practical difficulty; the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds economic considerations are not relevant in this case, it is the house and yard configuration.

5. *No other remedy.* There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds the owner could move the fence back further on the lot and come directly off the side of the house and side yard. However, the full extent of the yard would not be utilized then. The house placement on this lot does not offer the homeowner a back yard.

6. *Variance less than requested.* A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

Staff finds there are no other requests that could be granted.

7. *Essential character of the area.* In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:

- a. Would the variance be materially detrimental to the public welfare or

-
- materially injurious to the enjoyment, use, development or value of property for improvements permitted in the vicinity;
- b. Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
 - c. Would the variance substantially increase congestion in the public streets due to traffic or parking;
 - d. Would the variance unduly increase the danger of flood or fire;
 - e. Would the variance unduly tax public utilities and facilities in the area; and
 - f. Would the variance endanger the public health or safety.

Staff finds that the proposed variance will not have an adverse effect on the essential character of the area.

Planning Commission Action:

Motion to recommend the City Council approve the granting of the variance request and recommend approval of the attached Resolution.

This item will go to City Council on June 18, 2018.

Attachments

- 1. Applicant Submittal (map and written request)
- 2. Draft Resolution

Proposed Fence Idea, 5' Chain Link



ASHLAND ST S

3RD AVE SW

Fire Hydrant

Deck

To whom it may concern,

I am planning to erect a fence in my yard and there are some issues that have arisen. The house is on a corner lot, on Third Southwest and Ashland. A big part of the side yard shares the same street as the front of the house. I know that regulations state fences should be four feet in the front however, I would like my fence to be five feet tall all the way around. I have a large mud dog and he should have a five foot fence to ensure that he does not jump over. If we started the fence off of the southwest corner of the house we would lose 1,149 square feet of yard space. There is a fire hydrant on the southwest corner of the lot which we have planned to build around. The fence is chain link and will not be built all the way to the corner so it will not cross the line of sight or obstruct the view from the street. I have attached a sight plan to show the proposed idea.

Thank you for your time.

Sincerely,

Russell Calbery

Victoria LeMay

Resolution No. R18-XXX

**RESOLUTION APPROVING THE APPLICATION FOR A VARIANCE FOR FENCE
HEIGHT REQUIREMENTS
(130 3RD Ave SW)**

WHEREAS, Russell Calbery, owner of the property at 130 3rd Ave SW, Cambridge, Minnesota, has applied for a Variance from the provisions of the City Code Section 156.083 Fences on the following described property; and

Lot 11 & S/2 of Lot 10, Block 6 of Original Townsite Cambridge in Section 32, Township 36, Range 23, Isanti County, Minnesota

WHEREAS, Russell Calbery has requested to exceed the four-foot fence height requirements in the front yard; and

WHEREAS, The Planning Agency of the City has completed a review of the application and city staff has made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 5th day of June, 2018, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for Variance approval be granted; and

WHEREAS, The City Council finds the seven (7) required standards to approve a variance request have been satisfied as follows:

1. *General Standard*. No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.

Staff finds that conforming to the strict letter of the provisions of the chapter may create practical difficulties that would not allow the owner to utilize the entire yard.

2. *“Practical Difficulties”*, as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.

Staff finds the placement of the existing home to create some level of difficulty for the homeowner. The side yard is the largest open part of the lot rather than the rear yard. Typically the fence would be placed on the side and rear yards where this property has very minimal rear yard. The use is reasonable and will not alter

the essential character of the area.

3. *Harmony.* Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.

Staff finds this request is in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan. Specifically, the basic purpose of the Zoning code is to insure the public health, safety, order, convenience and general welfare of the City. The Zoning code establishes regulations pertaining to the location, erection, of use of structures. The proposed chain link fence does not create any difficulties with safety, location, or general welfare.

4. *Economic Considerations.* Economic considerations alone shall not constitute a practical difficulty; the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds economic considerations are not relevant in this case, it is the house and yard configuration.

5. *No other remedy.* There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds the owner could move the fence back further on the lot and come directly off the side of the house and side yard. However, the full extent of the yard would not be utilized then. The house placement on this lot does not offer the homeowner a back yard.

6. *Variance less than requested.* A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

Staff finds there are no other requests that could be granted.

7. *Essential character of the area.* In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:
 - a. Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property for improvements permitted in the vicinity;
 - b. Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
 - c. Would the variance substantially increase congestion in the public streets due to traffic or parking;
 - d. Would the variance unduly increase the danger of flood or fire;

- e. Would the variance unduly tax public utilities and facilities in the area; and
- f. Would the variance endanger the public health or safety.

Staff finds that the proposed variance will not have an adverse effect on the essential character of the area.

NOW, THEREFORE, BE IT RESOLVED, the City Council of Cambridge, Minnesota, approves the variance request to the City Code to allow Russell Calbery to exceed the four-foot front yard fence height requirement and allows a five-foot high fence in the front yard.

Adopted by the Cambridge City Council
this 18th day of June 2018.

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Review

The Planning Commission discussed exterior materials at its May 1, 2018 meeting and asked that staff invite the Downtown Task Force to the June 2018 meeting for discussion. The following staff report is the same information from May. Please note that the owner of 131 Main St. N is no longer requesting the steel/metal siding. However, steel/metal is a common request, therefore it should be discussed.

Staff would like the Planning Commission to review section 156.088 Exterior Building Wall and Roof Finishes in the City code. We are looking for clarification on some of the wording in the code and also for an updated review of the allowed and prohibited materials.

Staff has had several requests recently for other materials on commercial buildings than what is allowed in the code. Specifically, LP Smart Siding and many requests for metal. While metal siding is prohibited, staff would like the Planning Commission to discuss this material again to assure that going forward staff understands how to manage requests for this type of material.

For instance, a property owner has an existing building constructed of plain painted concrete block. Plain painted concrete block is a prohibited material. This existing building is considered a non-conforming building because it doesn't conform to the current city code. The owner would like to make the building better and insulate and update the look of the exterior. Does the City allow them to insulate and cover the existing block? Can the building maintain its non-conforming status and be allowed to have another non-conforming exterior material? Or, does the City require them to conform to the approved materials if they are making the changes?

In another instance, an existing building is covered by metal. The property owner has requested to make improvements. The building is existing non-conforming with the metal. The property owner is going to replace the exterior with metal again. Does the City allow this or does the City require the property owner to conform to an approved material?

In Chapter 156.088 (G) Additions and alterations, the code generalizes that "exterior alterations after the erection of the original building shall be of the same materials as those used in the original building and shall conform to the original architectural concept." That being so stated, the plain painted block and the metal buildings "shall" remain. This leaves no room for improvement.

The last sentence of that section (G) specifies that the provisions of the code shall not prevent the City to require upgrading of the quality of materials used in remodeling. Staff would like to clarify what upgrading means. This sentence is open ended and up for interpretation. Does it mean that an upgraded material is only an approved material?

Staff currently has two requests for exterior improvements to existing painted concrete block buildings. One is for the building at 602 Main St. N. and the other is 131 Main St. N. At 602 Main St. N. they would like to insulate and cover the existing block with LP siding on all three sides. They would improve the front of the building with new brick or stone a quarter to half way up the front, LP siding above that, and a new pitched roof. At 131 Main St. N, they would install brick or stone half way up on the front facade, then steel siding above the brick on the front, then steel siding along the north (long wall facing the open former car lot) and rear.

Staff often hears that the expense of upgrading to the approved materials is too great and by keeping the block building "as-is" is not energy efficient and is not making the building better. We also hear varied suggestions on good products versus bad products. However, what staff has learned is that any product can be a good product if the workmanship is done correctly. There is also a wide range of exterior materials available thus making some products better than others.

One last example: we have had several industrial manufacturers add on to their business. We allow any additions to buildings to match the existing building. If the existing building is metal, we allow metal on the addition. It might not be reasonable to require an entire upgrade to the building when they are only adding on to the building and leaving the remainder of the building the same. I have re-worded the example ordinance to clarify this scenario.

Items for the Commission to consider. Would the Commission like to:

- Require all non-conforming buildings to upgrade to "approved" materials once they start exterior remodeling or allow them to stay with the same materials (i.e old steel to new steel).
- Allow LP Smart Siding for commercial buildings? Or as an accent material?
- Allow steel siding for commercial buildings? Or as an accent material?

I have attached the existing section 156.088 of the city code with some suggested edits. Once the Planning Commission has discussed and given direction to staff, staff will come back with a proposed ordinance for approval.

Attachments

1. Chapter 156.088 Exterior Materials with suggested edits
2. Pictures of 602 Main St. N and 131 Main St. N (both are requesting remodeling)
3. Various examples of pictures of steel siding and LP siding.

§ 156.088 EXTERIOR BUILDING WALL AND ROOF FINISHES.

(A) *Purpose and intent.* All commercial and industrial buildings shall be designed to accomplish the goals and policies of the Comprehensive Plan. Building materials shall be attractive in appearance, durable with a permanent finish, and of a quality that is both compatible with adjacent structures and consistent with the City's standards for the zoning district in which the building is located. All buildings shall be of good aesthetic and architectural quality, as demonstrated by the inclusion of elements such as accent materials, entrance and window treatments, contrasting colors, irregular building shapes, or other architectural features in the overall architectural concept.

(B) *Major exterior wall surface materials.*

(1) *Commercial buildings.*

(a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, ~~architectural metal siding~~, stucco, or synthetic stucco, or their aesthetic equivalent.

(b) Finished log wood siding is acceptable if it is incorporated into the overall design of the building or as an accent material.

(b) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.

(2) *Industrial buildings.*

(a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, ~~architectural metal siding~~, stucco, synthetic stucco or cast in place and/or precast panels.

(b) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.

(C) *Minimum percentage of major exterior surface materials.*

(1) *Commercial buildings.*

(a) In commercial areas, at least 75% of the exterior surface must be covered with the major exterior surface materials required in subpart (B)(1) above.

(b) The remainder of the exterior surfaces may be LP type siding, architectural concrete, cast in place or precast panels or decorative block when they are incorporated into an overall design of the building that is determined by the City to be

appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

(2) *Industrial buildings.*

(a) In industrial areas, the exterior surface must be covered with the major exterior surface materials required in subpart (B)(2) above as follows:

- | | | |
|----|------------------------------------------------|--------------|
| 1. | I-1, Low Impact Business - Industrial District | 65% coverage |
| 2. | I-2, Light Industrial District | 50% coverage |
| 3. | I-3, General Industrial District | 25% coverage |

(b) The remainder of the exterior surfaces may be architectural concrete, or decorative block when they are incorporated into an overall design of the building that is determined by the City to be appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

(D) *Accent materials.* Wood and metal may be used as accent materials, provided that they are appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage. Accent materials shall not comprise more than 25% of a building exterior.

(E) *Exceptions.* The following exceptions are permitted:

(1) Exterior walls that are built within six inches of and parallel to an existing wall of an adjacent building shall be exempt from the requirements of subparts (B) and (C) above.

(2) The Zoning Administrator may approve other new materials that are equal to or better than the materials listed in this section. Materials not specifically identified herein, whether or not they are better than or equal to the materials listed in this section may be required to receive Planning Commission and City Council final approval.

(F) *Roofs.* Roofs that are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs which are generally parallel with the first floor elevations are not subject to these material limitations.

(G) *Additions and alterations.* All subsequent additions and exterior alterations constructed after the erection of an original building or buildings shall be of the same materials as those used in the original building and shall be designed in a manner conforming to the original architectural concept and general appearance. The intent of this paragraph is for those buildings that have a historical significance in the downtown area and were originally built with brick or

other historical features. Buildings that do not have significant historical features (i.e. plain or painted concrete block or metal) shall upgrade to the approved materials listed herein if undergoing an alteration or improvement. These provisions shall not prevent the City to require upgrading of the quality of materials used in a remodeling or expansion program.

Existing non-conforming buildings may remain as-is and any subsequent addition may continue the non-conforming material (i.e. an existing metal building may continue the metal siding with a new addition). However, if the project entails an entire reface of the existing building, then only approved materials shall be allowed.

602 Main St. N.

602

New pitched
Roof

LP
Siding

Stone
or brick
facade

FASHION
FIT

COUNTY

32

Gas & more
4.00 OFF
MILLS
MONEY

602 Main St. N.

replace with
LP siding

33



131 Main St. N.

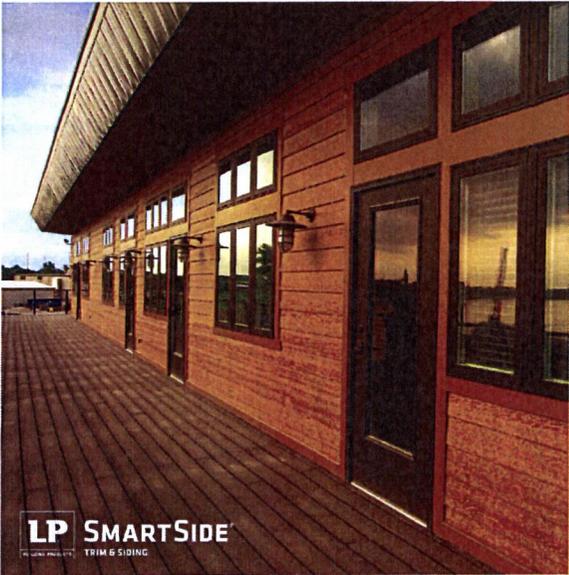
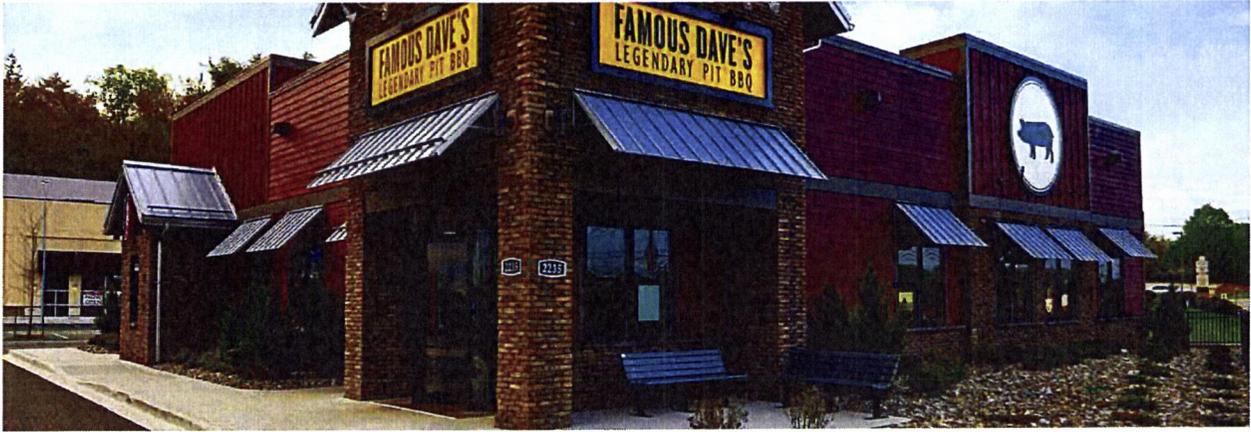




(Residential)



LP siding
commercial use



LP siding commercial use





metal siding with
Exposed fasteners





metal building

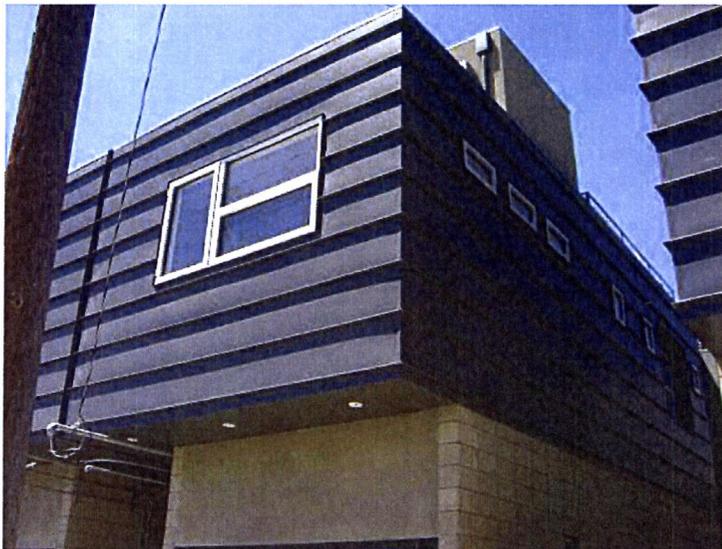


metal as accent
material





metal as accent material



metal siding with
concealed fasteners
"standing seam"
metal siding



metal accent material



Log wood example

Cementitious Siding



(James
"Hardy Siding")



(Fiber Cement)

Author: Marcia Westover

PUBLIC HEARING...VARIANCE REQUEST FOR EXTERIOR MATERIALS...

Overview

The owner of the property has requested a variance to remodel the building with an LP Smart Side material. The property is zoned B-2 Highway Business District and is commercial in nature. City Code does not list this LP Smart Side type of material for commercial buildings. This is a wood product generally not used in Cambridge to date. However, cementitious siding is allowed in the code and is comparable in looks. Hardy Board siding is a cementitious siding and would currently be allowed. Please see the attached photo examples for comparison.

The applicant has noted that many other communities are allowing this type of material and that it is a new trend in commercial businesses. Staff did some research on the internet and found several examples of this LP Smart Side material in commercial applications. It is staff's opinion that the size and scale of 602 Main St. N. is such that this material would enhance the look of this building. The overall proposed remodeling project will increase the value and aesthetics of this building.

The Planning Commission is currently reviewing Chapter 156.088 Exterior Materials as a whole and is considering this wood smart side material. However, the owner and applicant would like to start remodeling 602 Main St. N. immediately and have requested a variance so they can begin the work.

The purpose of the variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties. In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that an application complies with the standards set forth below:

1. *General Standard.* No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.

Staff finds that conforming to the strict letter of the provisions of the chapter may create practical difficulties in that this LP wood side material is similar in aesthetics to cementitious siding which is already permitted in the code.

2. *"Practical Difficulties"*, as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.

Staff finds the proposed exterior material is a reasonable material for the size and age of the existing building. The remodeling project and the use of the LP smart siding will enhance the area and will not alter the essential character of the area.

3. *Harmony.* Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.

Staff finds this request is in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan. Specifically, Comprehensive Land Use Goal 2: Plan land uses and implement standards to minimize land use conflicts; Policy 2.4: Prepare design standards for commercial, industrial and multi-family housing development. The exterior materials requested at 602 Main St. N. are in harmony of these goals.

4. *Economic Considerations.* Economic considerations alone shall not constitute a practical difficulty; the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds economic considerations alone are not the reason for the request and that the remodeling project as a whole will have a positive effect for the area.

5. *No other remedy.* There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds the owner could use an approved material and have a successful positive effect for the area. However, staff also finds that this LP smart side material is aesthetically comparable to cementitious siding that is already permitted by code. The request is reasonable.

6. *Variance less than requested.* A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

Staff finds there are no other requests or materials at this time that are less than what is already permitted in the city code that could be granted.

7. *Essential character of the area.* In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:
 - a. Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of

-
- property for improvements permitted in the vicinity;
 - b. Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
 - c. Would the variance substantially increase congestion in the public streets due to traffic or parking;
 - d. Would the variance unduly increase the danger of flood or fire;
 - e. Would the variance unduly tax public utilities and facilities in the area; and
 - f. Would the variance endanger the public health or safety.

Staff finds that the proposed variance will not have an adverse effect on the essential character of the area.

Planning Commission Action:

Motion to recommend the City Council approve the granting of the variance request and recommend approval of the attached Resolution.

This item will go to City Council on June 18, 2018.

Attachments

1. Photo's of exterior of building
2. Photo's of examples of materials
3. Draft Resolution

602 Main St. N.

6/24/16

New pitched
Roof

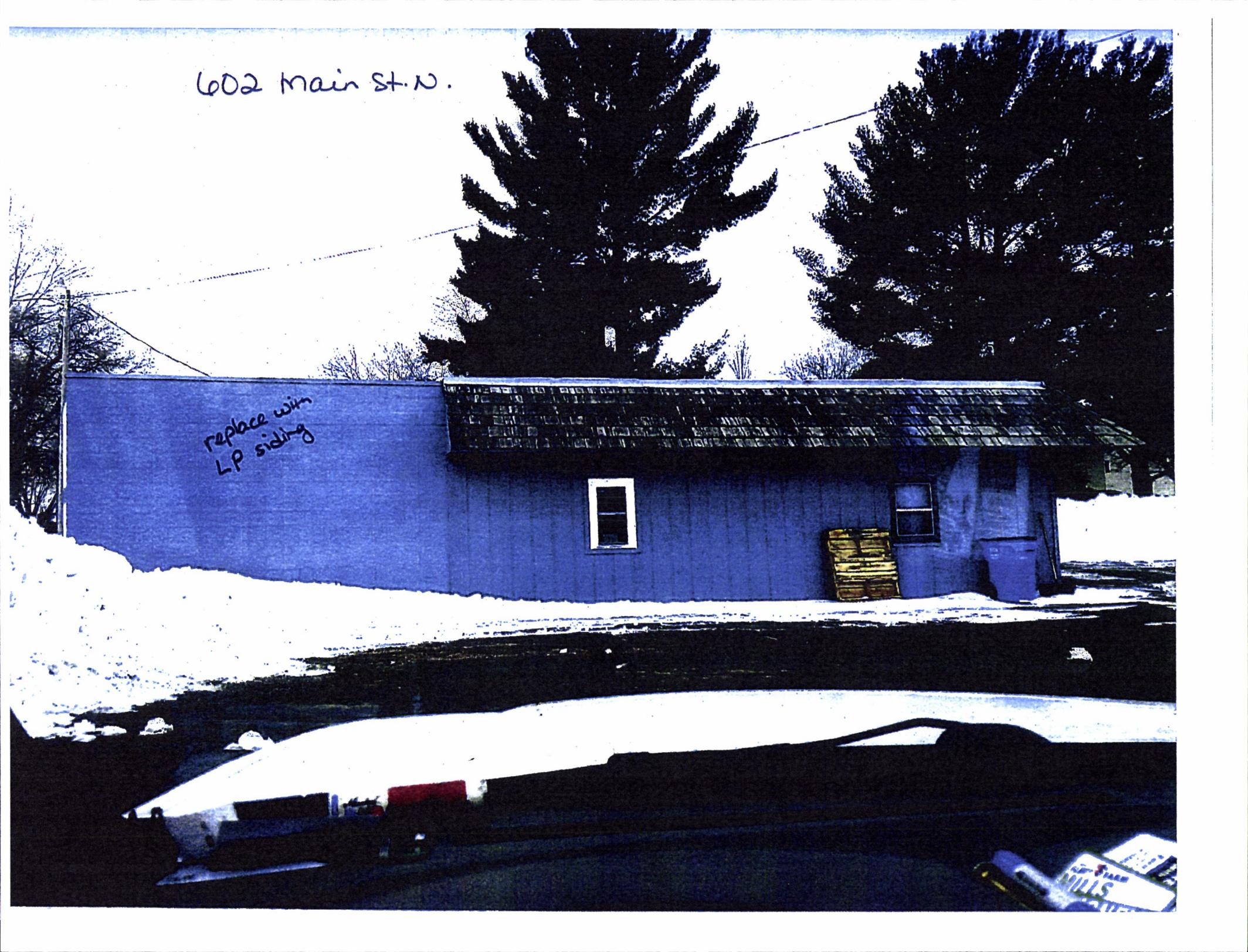
FASHION
OUT

602

SALE
4 OFF
LIFE
MILLS
LIFE

602 Main St. N.

replace with
LP siding





LP siding
commercial use

Cementitious Siding



(James
"Hardy Siding")



(Fiber Cement)

Resolution No. R18-XXX

RESOLUTION APPROVING THE APPLICATION FOR A VARIANCE FOR EXTERIOR
BUILDING MATERIALS
(602 Main St. N. – PIN:150410060)

WHEREAS, Success Homes, owner of the property at 602 Main St. N., Cambridge, Minnesota, has applied for a Variance from the provisions of the City Code Section 156.088 Exterior Building and Wall and Roof Finishes, Commercial and Industrial, on the following described property; and

Part of Lot 13 (89.65' On HWY) Auditor's Subdivision 8, in Section 28, Township 36, Range 23, Isanti County, Minnesota

WHEREAS, Success Homes has requested to allow an exterior building material that is not specifically listed as permitted in the city code; and

WHEREAS, The Planning Agency of the City has completed a review of the application and city staff has made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 5th day of June, 2018, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for Variance approval be granted; and

WHEREAS, The City Council finds the seven (7) required standards to approve a variance request have been satisfied as follows:

1. *General Standard*. No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.

Staff finds that conforming to the strict letter of the provisions of the chapter may create practical difficulties in that this LP wood side material is similar in aesthetics to cementitious siding which is already permitted in the code.

2. *Practical Difficulties*, as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.

Staff finds the proposed exterior material is a reasonable material for the size and age of the existing building. The remodeling project and the use of the LP smart siding will enhance the area and will not alter the essential character of the

area.

3. *Harmony.* Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.

Staff finds this request is in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan. Specifically, Comprehensive Land Use Goal 2: Plan land uses and implement standards to minimize land use conflicts; Policy 2.4: Prepare design standards for commercial, industrial and multi-family housing development. The exterior materials requested at 602 Main St. N. are in harmony with these goals and policies.

4. *Economic Considerations.* Economic considerations alone shall not constitute a practical difficulty; the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds economic considerations alone are not the reason for the request and that the remodeling project as a whole will have a positive effect for the area.

5. *No other remedy.* There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff finds the owner could use an approved material and have a successful positive effect for the area. However, staff also finds that this LP smart side material is aesthetically comparable to cementitious siding that is already permitted by code. The request is reasonable.

6. *Variance less than requested.* A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

Staff finds there are no other requests or materials at this time that are less than what is already permitted in the city code that could be granted.

7. *Essential character of the area.* In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:

- a. Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property for improvements permitted in the vicinity;
- b. Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
- c. Would the variance substantially increase congestion in the public streets due to traffic or parking;

- d. Would the variance unduly increase the danger of flood or fire;
- e. Would the variance unduly tax public utilities and facilities in the area; and
- f. Would the variance endanger the public health or safety.

Staff finds that the proposed variance will not have an adverse effect on the essential character of the area.

NOW, THEREFORE, BE IT RESOLVED, the City Council of Cambridge, Minnesota, approves the variance request to the City Code to allow Success Homes to install the LP Smart side or equivalent material on the exterior of the building at 602 Main St. N.

Adopted by the Cambridge City Council
this 18th day of June 2018.

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Review

The Planning Commission had discussions on fence and dog kennel requirements at their meetings on April 3 and May 1, 2018. Staff researched other communities and provided feedback to the Commission. Examples/pictures of fence and dog kennel scenarios in Cambridge were presented at those meetings as well.

The Commission ultimately advised staff to bring back the attached ordinance amendments for recommendation to Council. The fence regulations are in the Zoning Code Chapter 156 and require a public hearing in order to be amended. The residential dog kennel regulations are in Chapter 95 under General Regulations and do not require a public hearing in order to be amended.

Since both the fence regulations and residential dog kennel regulations were discussed simultaneously, the Commission can review and make their recommendation to Council simultaneously.

Planning Commission Action

Hold a Public Hearing for Ordinance No. 673 to amend Chapter 156.083 Fences of the Zoning code.

Motion on the attached Ordinance No. 673 and Ordinance No. 674 to recommend approval of the amendments in Section 156.083 Fences and Chapter 95 Animals as presented.

Attachments

1. Ord. 673 Section 156.083 Fences
2. Ord. 674 Chapter 95 Animals

ORDINANCE NO. 673

An Ordinance to Amend Cambridge City Code Title XV: Land Usage, Chapter 156.083 Fences,

THE CITY OF CAMBRIDGE, MINNESOTA DOES HEREBY ORDAIN that Section 156.083 is hereby amended as follows:

§ 156.083 FENCES.

(A) No fence or wall shall be erected, enlarged, expanded, altered, relocated, maintained or repaired in any yard, unless it shall first meet the requirements of this section.

(B) *Construction.*

(1) *Prohibited material.*

(a) No residential fence or wall shall be constructed of barbed wire or of any electrically charged element, unless located underground (for example, invisible or underground pet fencing), snow fencing, chicken wire, plastic webbing or netting, pallets, or any makeshift flimsy materials. Areas utilized for agricultural purposes, for example, pasture and cropland shall be exempt from this section.

(b) No commercial or industrial fence or wall shall be constructed of snow fencing, chicken wire, plastic webbing or netting, pallets, or any makeshift flimsy materials. ~~of or any electrically charged element,~~ except that barbed wire or similar security fencing may be used above a height of six and one-half feet when incorporated with a permitted fence or wall with the written approval of the Zoning Administrator.

(2) *Approved material.*

(a) All fences shall be constructed of either stone, brick, finished wood, durable vinyl or other durable plastic materials (such as those specifically manufactured as a privacy fence), ornamental non-corrosive aluminum or iron, or chain link. If slats are used in chain link fences, they must be properly maintained at all times.

All other sections and subsections of this Chapter shall remain as written and previously adopted by the City Council. This ordinance shall become effective upon publication.

Adopted by the Cambridge City Council this 18th day of June, 2018 after complying with the statutory notice requirements contained in Minnesota Statutes §415.19.

Date of publication: June 28, 2018

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

ORDINANCE NO. 674

An Ordinance to Amend Cambridge City Code Title IX: General Regulations, Chapter 95 Animals, Section 95.01 Definitions, and Section 95.06 Kennels

THE CITY OF CAMBRIDGE, MINNESOTA DOES HEREBY ORDAIN that Sections 95.01 and 95.06 are hereby amended as follows:

CHAPTER 95: ANIMALS

§ 95.01 DEFINITIONS.

Kennel. Any structure or premises on which five or more dogs over four months of age are housed, groomed, bred, boarded, trained, or sold. (for commercial purposes)

Kennel, residential. A facility used to house pets owned by the occupants of the principal structure.

§ 95.06 KENNELS.

(a) Refer to Chapter 156 Zoning Code for commercial purposes.

(b) A residential kennel must be located no closer than 10' from an adjoining property line, and not within a drainage and utility easement. A kennel may be a structure, like a dog house, that is maintained at all times with finished siding and roofing materials. A kennel may also be a fenced area. The fence must be maintained at all times (i.e intact, secure, painted, finished). A kennel that uses fence materials must meet the approved materials of a fence in Chapter 156 Zoning Code. If a cover is used for the kennel, it must be kept neat, clean, secure, and completely fitted and tight with the structure (i.e. tarps must not be frayed or able to flap around in the wind). Acceptable materials for coverings include slats (for chain link fencing) and tarps.

All other sections and subsections of this Chapter shall remain as written and previously adopted by the City Council. This ordinance shall become effective upon publication.

Adopted by the Cambridge City Council this 18th day of June, 2018 after complying with the statutory notice requirements contained in Minnesota Statutes §415.19.

Date of publication: June 28, 2018

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator