
Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, September 4, 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. August 7, 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 - A. **PUBLIC HEARING** - ALDI expansion variance (Withdrawn) (p. 9)
 - B. **PUBLIC HEARING** - Quality Propane Interim Use Permit (p. 11)
 - C. **PUBLIC HEARING** - Parkwood Townhomes Phase 2 Planned Unit Development Amendment (p. 16)
 - D. **PUBLIC HEARING** - Parkwood Townhomes Phase 2 Preliminary Plat (p. 26)
 - E. Parkwood Townhomes Phase 2 Final Plat (p. 31)
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.

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**Cambridge Planning Commission Meeting Minutes
Tuesday, August 7, 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: Vice Chair Chad Struss, Julie Immel, Marisa Harder-Chapman, Monte Dybvig, Arianna Weiler, and Jim Godfrey (City Council Representative).

Members Absent: Chair Mike Stylski (Excused).

Staff Present: Community Development Director Marcia Westover.

Call To Order and Pledge of Allegiance

Struss called the meeting to order at 7:00 pm and led the public in the Pledge of Allegiance.

Approval of Agenda

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

Approval of Minutes

July 3, 2018 Regular Meeting Minutes

Godfrey moved, seconded by Weiler, to approve the July 3, 2018 meeting minutes. Motion carried unanimously.

Public Comment

Struss opened the public comment period at 7:02 pm and without any comments, closed the public comment period at 7:03 pm.

New Business

Public Hearing: Interim Use Permit for Massage Therapy at 211 Cleveland St S

Westover stated Carollynn Thomas, Butterfly's Massage, 211 Cleveland St. S., Cambridge, MN 55008, is requesting an Interim Use Permit to allow a Personal Service use in the I-2 zoning district.

Westover stated the property at 211 Cleveland St. S., is zoned I-2 Light Industrial District. Light industrial uses that are generally permitted in this district include uses such as light manufacturing, offices, and warehouses. Personal Services are permitted in the City's commercial zoning districts, not industrial zoning districts.

Westover stated a therapeutic massage use would be considered a Personal Service and not allowed at 211 Cleveland St. S. However, Section 156.041, Industrial Districts, of the City Code offers the option of an Interim Use Permit for "Those other uses which in the opinion of the Planning Commission are appropriate only on an interim basis...".

Westover stated the property owner, Federated Co-ops, has submitted a statement that identifies the property has been used for retail/service in the past. Retail may be considered as similar to Personal Service suggesting that the public generally comes to the place of business for a rendering of services (incidental to the sale of goods-retail). Federated has sold furnaces, water heaters, space heaters, fireplaces, along with making repairs for the public at this location.

Westover stated that in their statement, Federated made their Princeton location the main office approximately 15 years ago. A year and a half ago, they moved the remainder of their office staff and service team since they no longer needed the large space at 211 Cleveland St. S. Because of this move, they lost any non-conforming status they would have had for any retail service. Once the use is discontinued for more than one year, a non-conformity must cease (MN Statutes §462.357 Subd. 1e). The non-conformity in this case being retail sales (retail sales are not permitted in the I-2 zoning district).

Westover explained the properties to the north are zoned BT Business Transitional. The properties to the east, west, and south are zoned I-2 Light Industrial District. To the north is existing housing that has not yet transitioned to business. To the east is Team Industries and to the west is Cambridge Collision.

Westover stated the Commission is tasked with determining if the use of therapeutic massage at 211 Cleveland St. S. should be allowed on an interim use basis. The Planning Commission can recommend an end date for this use (2 years, 5 years, etc.). When the Interim Use Permit ends, the applicant will need to re-apply and request an extension to the Interim Use Permit to continue to operate.

Westover stated staff has prepared two resolutions: one for approval and one for denial of the application request. If the Commission recommends approval, then staff can bring the attached draft Resolution (as may be modified) to City Council for approval. If the Commission recommends denial, specific findings must be identified and added to the attached draft Resolution denying the application. Council will hear this request on August 20, 2018.

Dybvig asked if there were any specific plans for the property and asked about a zoning change. Westover stated the owner wants to keep it zoned industrial so an interim use permit would be required for the time being.

Godfrey asked which part of the building Ms. Thomas would be using. Westover explained the east portion of the building and showed where the entrance doors and parking would be. Advantage Collections is currently using the other (west) portion of the building.

Chapman-Harder asked if the City had received any concerns from the neighbors across the street. Westover stated she has heard no concerns.

Westover stated that the City Code does allow office space in industrial zones but not personal services.

Immel asked Ms. Thomas what drew her to this particular building. Thomas stated she currently does in home therapy where she travels to clients' homes and she is interested in expanding into an office setting. She has seen medical therapy through massage become more and more prevalent in the medical field. Thomas would like to start with one room and then expand into more rooms as her business grows and she hires more employees. She would like to use this space temporarily and plans to purchase some land near Melissa Hutchinson's Dental Office in the near future and build an office building.

Dybvig asked if Advantage Collections has been leasing only office space. Westover responded it is all office space at this point.

Weiler asked what would be the timeframe for the interim use? Ms. Thomas replied she is thinking two to three years, to build up her clientele and then move into her own office building. Her goal is to provide employment for other members of the community as well.

Westover stated the draft resolution stated two years but the Commission could change that timeframe if they chose to. Godfrey stated he liked the idea of three years.

Godfrey asked once the interim use period ends, would Ms. Thomas have to move out of the space. Westover stated Ms. Thomas could come back and appear before the Planning Commission and City Council again and request another interim use permit at that time.

Dybvig agreed with a three year interim use permit since that would allow a year of traffic analysis in the neighborhood once Highway 95 is improved, houses are removed and traffic flow changes.

Struss opened the public hearing at 7:19 p.m. and seeing no one present to speak, closed the public hearing at 7:20 p.m.

Godfrey moved, seconded by Weiler, to recommend the City Council approve an Interim Use Permit to allow personal services (therapeutic massage) in the I-2 zoning district at 211 Cleveland St S, upon satisfying the conditions listed, and shall discontinue after three (3) years from the date of approval. The motion carried unanimously.

Public Hearing: Downtown Parking Requirements

Westover stated the Planning Commission had a discussion on downtown parking requirement at the October 3, 2017 meeting. At that meeting, the Commission requested staff research agreements made with private parking lot owners allowing public parking through an assessment reduction and bring findings back to the Commission.

Westover stated staff found that there are no formal agreements other than the City's 2001 Downtown (Street) Improvements assessments which explains, "those lots with private parking lots open to the public are proposed to be assessed at a rate 80 percent less than their standard rate, which is similar to how Isanti County assesses these properties." The City reduced the cost to those properties that identified their lot as public parking. However, in recent discussion with the Isanti County Auditor's office, Westover stated there is no documentation from the County indicating it provided a special benefit for public parking areas. The explanation is that it was possible that some benefit was informally provided at one time, however, they no longer provide such a benefit. The County processes property taxes as determined through a statutory formula.

Westover explained that based on these findings, City staff would like to end this discussion on public versus private lots. The City did reduce the special assessment in 2001, however, the County has control of the current taxes and no longer practices reductions in valuation based on public parking.

Westover stated the City's current downtown parking and its requirements have been a topic of concern. The Downtown Task Force and City have been making efforts to revive downtown. In order for this to happen, the business owners also need to work together. The City recognizes that the businesses downtown vary in their hours of operation; some have early morning or daytime hours while others have more evening traffic. In addition, several City-owned public parking lots have been provided to serve the downtown area.

Westover said parking numbers have been identified by both the Minnesota Design Team and City staff to show that there is sufficient parking, including on street parking, in the downtown area. The City's current parking requirements create undue parking burdens and increase the difficulty in obtaining the goals of the downtown task force to create a thriving downtown.

Westover explained that currently, the City Code requires that any change of use or enlargement in an existing building needs to pay for each deficient parking space. If a new use moves into an existing building and requires 10 more spaces than the previous use, they would need to pay the City $10 \times \$3,500 = \$35,000$. This money would be saved by the City for future parking improvements and/or additional parking lots. While this is a benefit for the City and can help pay for future parking lots, it is creating undue burdens for new businesses owners trying to move into the downtown area and doesn't conform to the intent of the Downtown Task Force efforts.

Westover stated the City is requesting to change the requirements for the B-1 Downtown zoning district. For existing buildings, the City is proposing exemption, except for dwellings

(dwellings shall be required to meet the parking requirements). If the City determines the fees are needed in the future, we can re-impose the fees through an ordinance amendment.

Westover stated the B-1 Downtown zoning district is intended to serve pedestrian traffic. Adding new parking creates less of a compact downtown walkable area. New parking areas also have environmental impacts to the City's stormwater treatment system.

Struss opened the public hearing at 7:26 p.m. and seeing no one present to comment, closed the public hearing at 7:27 p.m.

The Commissioners discussed the current parking situation in downtown, and Westover stated the entire downtown ring has a lot of spots available. However, if businesses mark their parking spaces as private, this would take away from the needed parking in downtown.

Immel asked how the proposed Highway 95 project may affect downtown parking. Westover stated that several businesses along Highway 95 will be removed which may create some parking spaces but a new parking analysis would need to be done.

The Commission continued discussion, clarifying that the perceived reduction was for street assessment amounts and not for property taxes. Godfrey stated there are businesses who believe they are still getting a benefit that is not really there. Harder-Chapman asked if this was a reduction on just the public parking spaces and not a reduction on the entire property. Westover stated the reduction was for street assessments for the public parking lots.

Westover stated the City would likely still entertain a reduction and move forward with formal agreements with each property owner if requested. If these businesses are willing to keep the parking areas public, the City may still agree to a future reduction in assessment amounts. The decision would be up to City Council.

Westover stated staff has been reviewing the \$3,500 per space fee for a year and suggested it be taken out. Westover stated businesses are coming and asking the City Council for loans and extensions to help alleviate the financial hardships of bringing in new businesses to Cambridge. Removing this \$3,500 per parking space may be one way to help relieve this and encourage new businesses to start up in Cambridge.

The Commissioners discussed where the money that has been collected for these parking spaces has gone. Godfrey asked if there are any line items in the budget that are earmarked for parking. Westover stated she would need to check with the City's Finance Director, but thought there is \$4,000 that was collected a very long time ago. Westover wasn't sure if there were historical records. Godfrey stated it has probably gone into the general fund.

The Commissioners were in agreement to remove these parking space fees. Weiler suggested businesses sign a lease with the City to allow public parking at private parking lots and not make them pay the fees.

Immel stated business owners should be responsible for maintaining these lots and agreed to get rid of the \$3,500 per parking space penalty.

Westover stated she will highlight in her staff report for the City Council to encourage business owners to keep these lots open and allow public parking.

Immel asked if a phrase could be added the draft resolution regarding having this reassessed once the Highway 95 project is completed.

Immel moved, seconded by Dybvig, to recommend the City Council approve the resolution as presented and adding a recommendation to re-evaluate this penalty once the Highway 95 project is completed. The motion carried unanimously.

Other Business/Miscellaneous

City Council Update

Westover updated the Commission on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

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

Adjournment

Being no further business before the Commission, Dybvig moved, seconded by Marisa, to adjourn the meeting at 8:05 pm. Motion carried unanimously.

Mike Stylski
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director

Request

The applicant has withdrawn their application for a setback variance. Please see the attached request.

Planning Commission Action

Item will be removed from the agenda at the beginning of the meeting. No public hearing is needed at this time.

Attachments

1. Withdrawal request

Marcia Westover

From: Stephanie Werner
Sent: Wednesday, August 22, 2018 11:18 AM
To: Marcia Westover
Cc: Ryan Anderson
Subject: RE: Potential ALDI Expansion

Importance: High

Good morning Marcia,

ALDI has determined that the proposed work at this store may be delayed. Therefore, rather than continuing with the process at this point in time, would you please withdraw the variance request from consideration at the September 4 meeting? For convenience, all materials including the check can be destroyed; or if you would rather, they can be returned to me at the address listed in my signature block below.

Please let me know if you have any questions or if there is any additional information we can provide. It would be great if you would also confirm that the application has been withdrawn.

Thank you again for all your help! – We look forward to working with you again in the future! 😊
Stephanie

Stephanie Werner
Executive Project Coordinator

7900 International Drive, Suite 550
Minneapolis, MN 55425

Architecture | Engineering | Environmental | Planning

From: Stephanie Werner
Sent: Thursday, August 9, 2018 9:43 AM
To: Marcia Westover <MWestover@ci.cambridge.mn.us>
Cc: Ryan Anderson <
Subject: RE: Potential ALDI Expansion

Good morning Marcia,

Thank you for your email. I have attached the completed application, a narrative describing the need for the requested variance, and a pdf copy of the concept. We will also be overnighting the hard copies with payment of the review fee today so you should receive it by tomorrow morning to meet the submittal deadline for the September 4 meeting.

Please let me know if there is any additional information we can provide. We look forward to continuing to work with you on this project!
Stephanie

Request

The request of Quality Propane of MN, 12650 Zenith Avenue South, Burnsville, MN 55337, for an Interim Use Permit.

Overview

The applicant is interested in purchasing one of the former East Central Sanitation properties. They would preferably like to purchase the westerly most site as indicated on the attached map. Before they purchase the property, they would like to know if an Interim Use Permit will be allowed for a 12,000 gallon LP tank.

Quality Propane is looking for a site in Cambridge to better serve their clientele in this area. The site would house only the LP tank and would offer the existing building as an office for the drivers while filling their trucks. The existing building would also be used for storage. They would like to fully fence the area with a gate and explain it will be secured and installed to industry standards.

The property is currently zoned B-2 Highway Business District and is identified on the city's Future Land Use Map as General Commercial. The properties to the east, south, and west are also identified as general commercial. The area to the north is identified as High Density Residential on the City's Future Land Use Map. The area to the north is not yet within the City of Cambridge jurisdiction.

The use as a propane transfer site is not identified in the commercial zoning districts. The zoning code identifies Above Ground Bulk Liquid/Gas Fuel Storage in excess of 400 gallons as an interim use in the B-2 zoning district. Generally, above ground tanks reviewed for an interim use permit are accessory to a principal use. The existing transfer sites (i.e. Federated Co-Op) have been in their location prior to establishing regulations in the zoning code. In this case, the propane transfer site will be the principal use. Staff would prefer a propane tank fill site in the industrial areas where Toxic, Noxious and Odorous Matters are allowed through an Interim Use Permit. Toxic, Noxious and Odorous Matters are not identified in the B-2 zoning district, only in industrial districts. However, industry standards protect the tanks so that they are not a toxic matter unless they are hit or have a leak.

In talking to our Deputy Fire Chief, the location proposed is acceptable for now. The location of this tank is away from any major roadway or railway (less chance of being struck by a fast moving vehicle). And, the tank location is not near any residential property.

However, as the city grows, the plan is to develop high density residential to the north. Then, the tank location would not be acceptable. In addition, staff would like to see this parcel develop commercially. If this tank is allowed, it may steer the neighboring parcels to be developed with similar structures rather than commercially driven structures.

In addition, the truck traffic in this area may become problematic. The businesses surrounding this site will see an increase in semi- trucks and service trucks. The site is not

paved. Dust control will be an issue. The city can require them to pave, however it would not technically be a parking lot. Therefore, do we require curb and gutter? If no curb and gutter, then the future use will have an existing site that does not conform to city standards. The city would prefer the site to be installed with a parking lot that provides curb and gutter. In addition, sewer and water is required to be hooked up at point of sale.

History

The nature of this request will be compared to Federated Co-Op's transfer site. Federated Co-Op has been in their location for quite some time. As the city grows, the location of their site is becoming more concerning with potential blast path to the downtown businesses and the affect on traffic due to train deliveries. Staff researched the history of above ground storage and found the following:

Above ground storage tanks were restricted by the City in the early 2000's. Above ground storage tanks were allowed by Conditional Use Permit in the I-3 General Industrial Districts intended to accommodate heavier, higher impact industrial uses. In the Commercial districts, they were allowed by Conditional Use Permit in the B-1, B-1A, and B2 districts. City staff wrote a letter in 2005 to U.S. Water denying them additional above ground storage tanks. In 2011, the ordinance was amended to allow above ground storage tanks by interim use permit in the I-1 and I-2 districts. The ordinance was amended for another proposed use at the time, and staff did not consider the Federated site or future sites that would request to be a transfer site.

The zoning code has not clearly defined what should be permitted under the premise of "Above Ground Storage Tanks". Does this mean a transfer site should be allowed? Or does this mean that an above ground tank should supplement a principal use (i.e. Tractor Supply needs a propane refill tank, Fleet Farm needs tanks for their gas operation).

Since the request is for an Interim Use, it might be acceptable to allow the tank for the time-being. However, once the site becomes a propane transfer site, it might be harder to make them move and the properties around them may continue to develop with similar uses and less commercial influence.

Planning Commission Action

The Planning Commission is charged with deciding if the 12,000 gallon LP tank should be allowed in this location. If allowed, there is a motion on the attached draft Resolution to recommend to the City Council to approve the tank requested by Quality Propane with the conditions as listed. If denial is recommended, findings of fact will be produced for the City Council meeting.

Conditions

1. The Interim Use Permit shall discontinue after three years from the date of approval (September 2021).
3. The Interim Use Permit for Above Ground Storage Tanks is not transferrable and shall only be used by Quality Propane.
4. No additional storage tanks above 400 gallons will be allowed at this location.

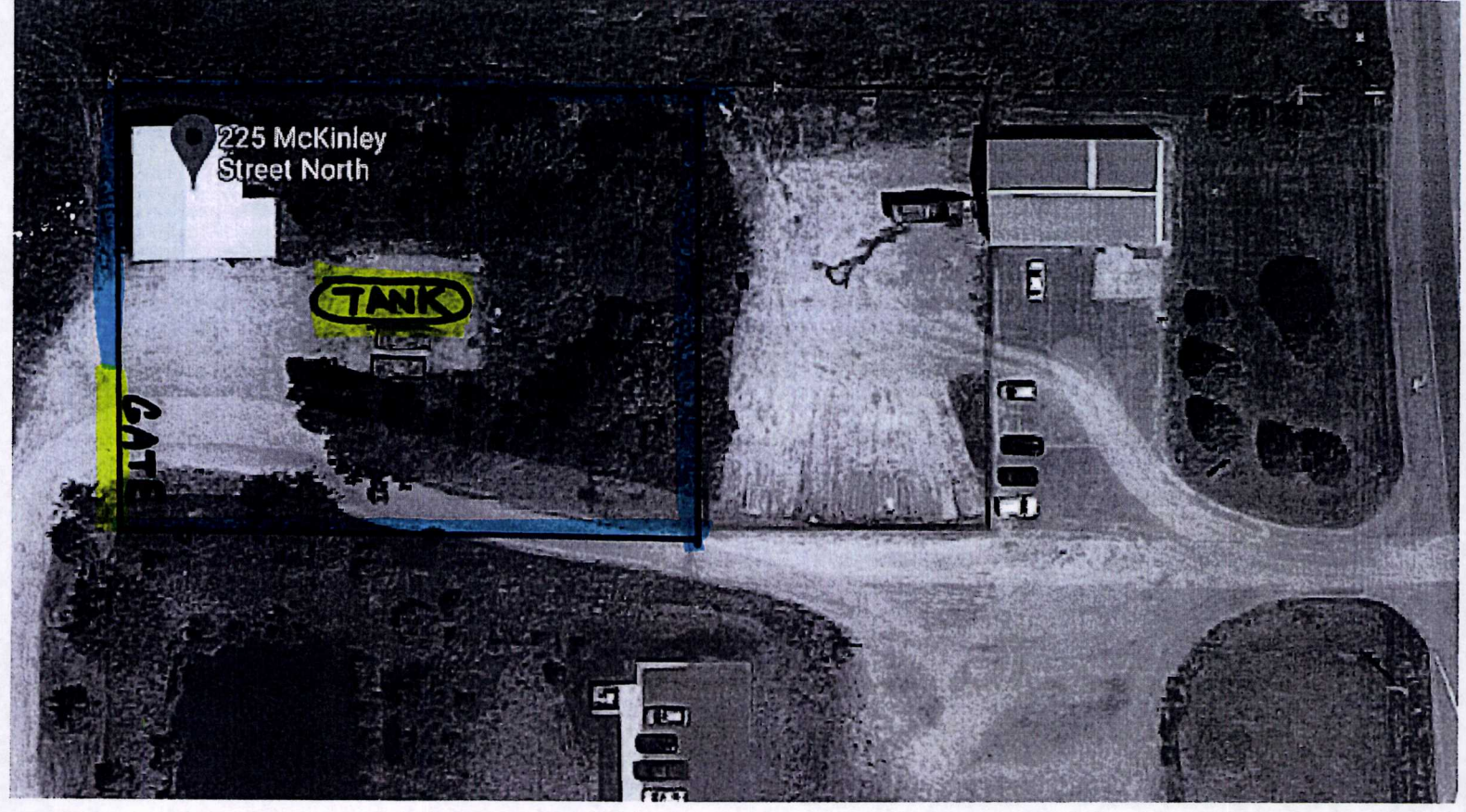
**Item #5B Planning Commission
Quality Propane Interim Use Permit**

September 4, 2018

4. Parking lot shall be paved with curb and gutter.
5. Sewer and water shall be connected to the building.

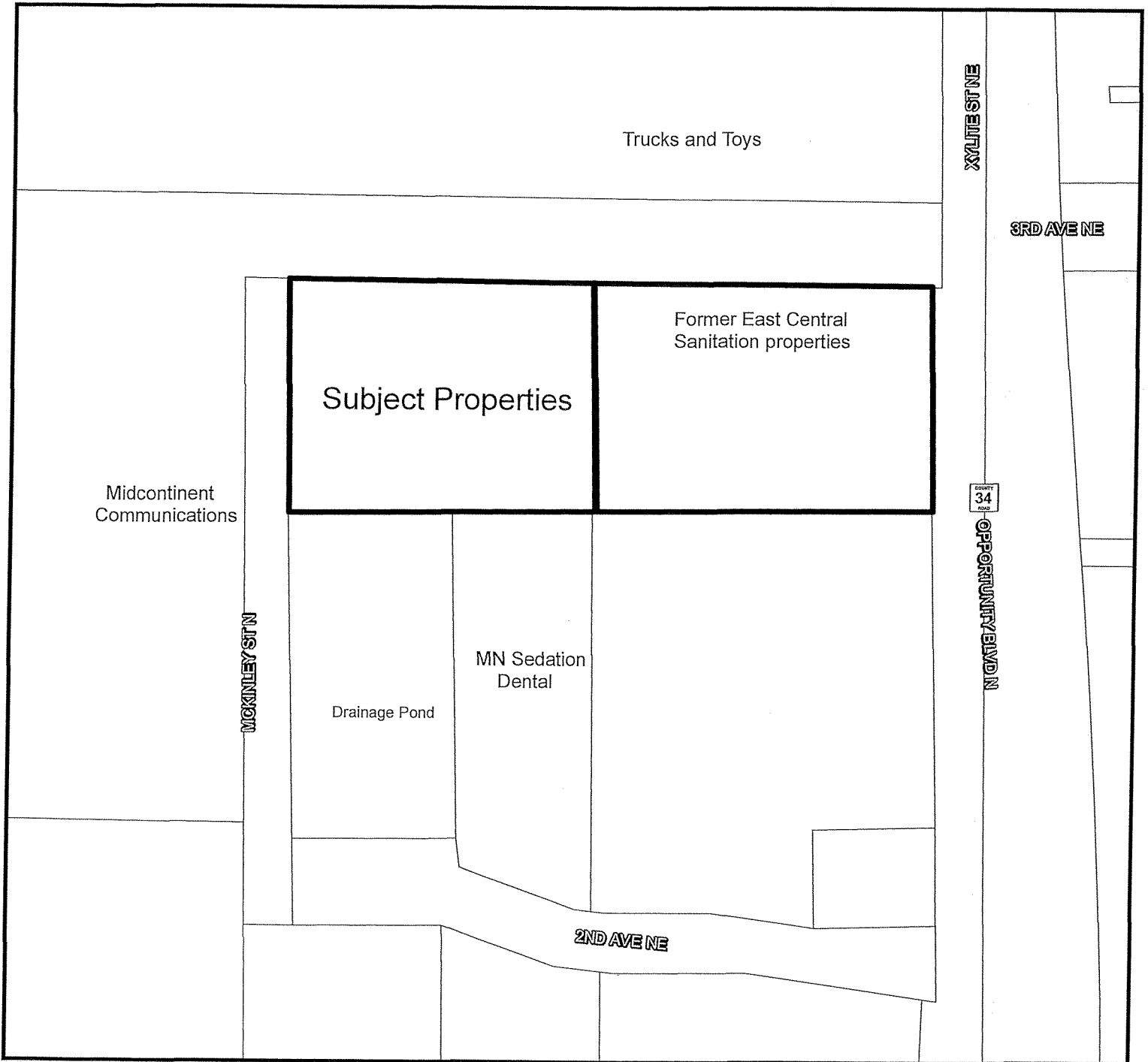
Attachments

1. Location Map
2. Applicant Submittal Map with notes

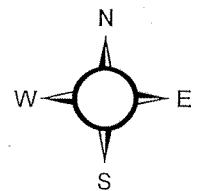


- Fully FENCED + SECURED
- MAIN GATE OFF OF MCKINLEY
- 12,500 gallon TANK IN EXISTING OPEN AREA
- TANK WILL BE AT LEAST 50 FT FROM ANY STRUCTURE

Interim Use Permit Request Quality Propane



A request by Quality Propane for an Interim Use Permit for a 12,000 gallon above ground LP tank. Quality Propane is looking to purchase just one of the highlighted properties, preferably the property to the west to place the tank.



PUD AMENDMENT REQUEST...PARKWOOD TOWNHOMES PHASE 2...PARKWOOD ON THE LAKES (4TH ADDITION).

Request

A request by Chenlee Liu, 129 2nd Ave SW, Cambridge, MN 55008, to request a Planned Unit Development (PUD) amendment in accordance with Chapter 156.049 of the city code.

Overview

On September 23, 2003, the city entered into a Development Agreement with CO-PAR Development, LLC, for the development of Parkwood on the Lakes. In this Agreement, a Planned Unit Development (PUD) was designated. The site was to be developed in a manner consistent with the plans identified in the Agreement. The request is to amend a portion of the original PUD Agreement Overall Concept plan.

The site in question was originally planned and platted for 58 townhome units. These units were proposed on eight (8) separate platted parcels including: Three (3) 10-plex lots, two (2) 8-plex lot, and three (3) 4-plex lots.

The request is to add six (6) units and plat each parcel separately (64 platted parcels (units) with property lines) and have an outlot for common shared area.

A modification such as this requires an amendment to the original PUD. The Planning Commission is required to hold a public hearing and make a recommendation to Council. The property is zoned R-3 Multiple Family Residence district. The proposed PUD amendment adheres to this zoning district and conforms to the districts density requirements.

The site ingress and egress remain the same with common looped driveways around each building. Each unit will have a separate driveway and garage area for parking. Guest parking is shown on the plan. All common area facilities (drives, parking, landscaping, etc.) will be maintained by a Homeowner's Association document.

Public utilities (sewer and water) are required into the site because of the individually platted units. Because public utilities are a required part of this request, the final plat (in which a separate report accompanies this request) will need to be tabled to a future meeting. In addition, city staff along with our City Attorney are still reviewing the Association document that accompanies this development. The PUD amendment and preliminary plat may continue to move forward through the approval process if the Commission desires.

Planning Commission Action

A motion on the attached resolution, as may be modified by the Commission, recommending approval of the proposed Planned Unit Development Amendment for 64 platted units with a common area outlot parcel, as long as the following conditions are met.

**Item #5C Planning Commission
Parkwood Townhomes Phase 2
Planned Unit Development Amendment**

September 4, 2018

1. Site Plan Review must be completed and approved by the city prior to building permit issuance.
2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.
3. Enter into a Development Agreement with the City for the construction of the public sanitary sewer and water main improvements through the site.
4. Enter into a Stormwater Maintenance Agreement with the City to cover the long term maintenance of the on-site stormwater treatment basins.
5. Final plat must be approved within one year of approval of the preliminary plat approval.

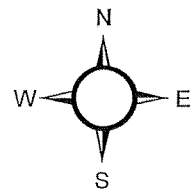
Attachments

1. Location Map
2. Applicant's Submittals (Preliminary Plat for 64 units)
3. Master Plan (2003) and Parkwood on the Lakes 4th Plat (2005) (58 units)
4. Ordinance

Parkwood Townhomes Phase II
Planned Unit Development Amendment
Preliminary Plat
Final Plat



A request by Chenlee Liu to amend the Planned Unit Development and for a preliminary and final plat. The amendment includes six additional townhome units (previously approved for 58 units, now requesting 64 units). The plat will create lot lines for each unit and includes an Outlot for the common area.

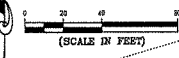


2018

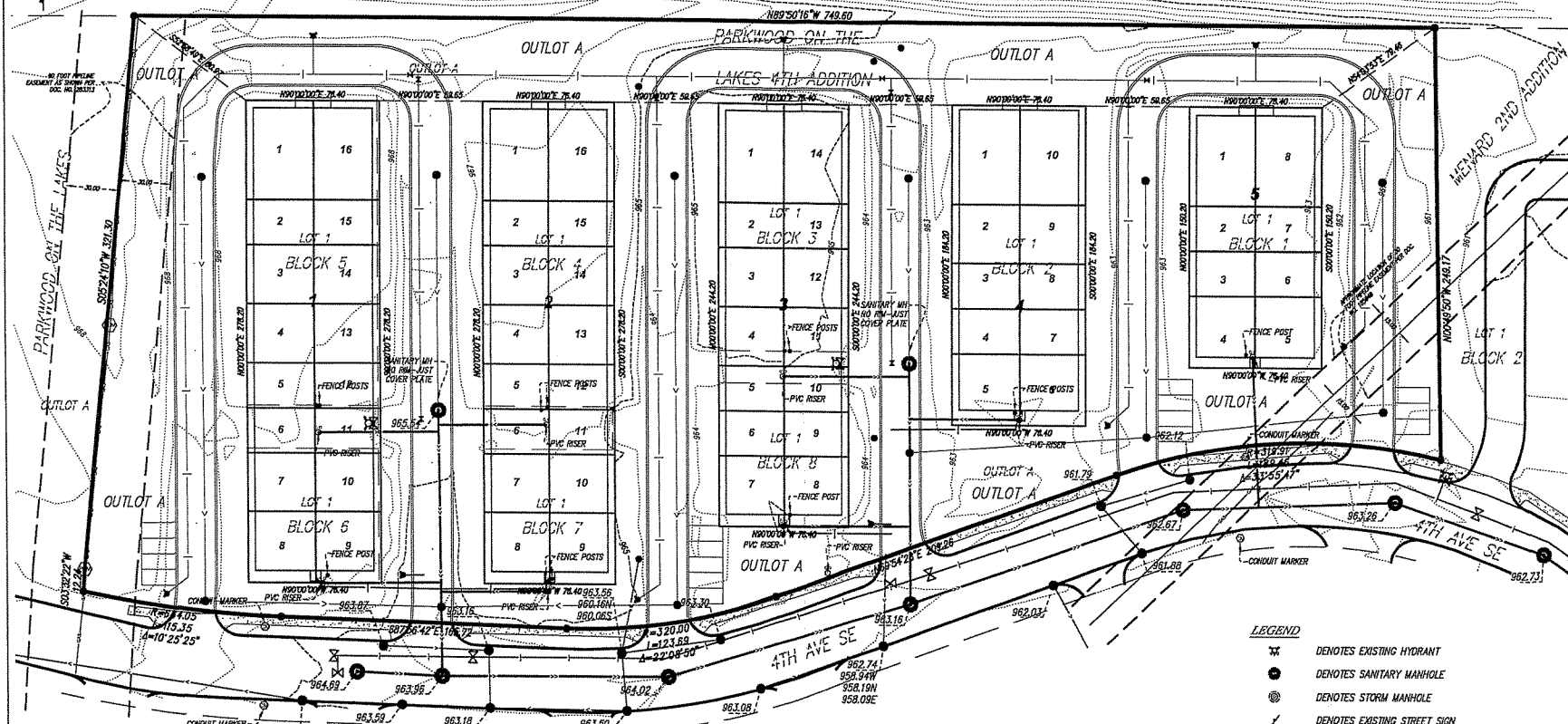
64 units

Preliminary Plat of PARKWOOD TOWNHOMES PHASE 2

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

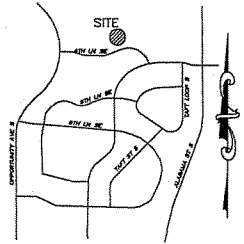


19



- LEGEND**
- ⊗ DENOTES EXISTING HYDRANT
 - DENOTES SANITARY MANHOLE
 - ⊙ DENOTES STORM MANHOLE
 - DENOTES EXISTING STREET SIGN
 - DENOTES EXISTING CATCH BASIN
 - DENOTES UNDERGROUND STORM SEWER
 - DENOTES UNDERGROUND SANITARY SEWER
 - DENOTES UNDERGROUND GAS
 - DENOTES UNDERGROUND WATER
 - ⊗ DENOTES EXISTING WATER VALVE
 - ⊙ DENOTES EXISTING TELEPHONE PEDESTAL

VICINITY MAP
(NO SCALE)



OWNER/DEVELOPER
PARKWOOD ON THE LAKES TOWNHOMES LLC
129 2ND AVE SW
CAMBRIDGE, MN 55008

FLOOD ZONE
THIS SITE IS INCLUDED ON FLOOD INSURANCE RATE MAP—COMMUNITY PANEL NUMBERS 270590180D. THE AREA SHOWN LIES WITHIN THE FLOOD ZONE 'X', WHICH IS DETERMINED TO BE OUTSIDE THE FLOOD ZONE.

LEGAL DESCRIPTION
Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of PARKWOOD ON THE LAKES 4TH ADDITION, according to the plat of record thereof, Isanti County, Minnesota.

Subject to assessments, restrictions, or reservations of record, if any.

ZONING DISTRICT
MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3)

LOT AREAS
OVERALL AREA — 237167 sq.ft. / 5.44 Acres
OUTLOT A AREA— 190454 sq.ft. / 3.45 Acres

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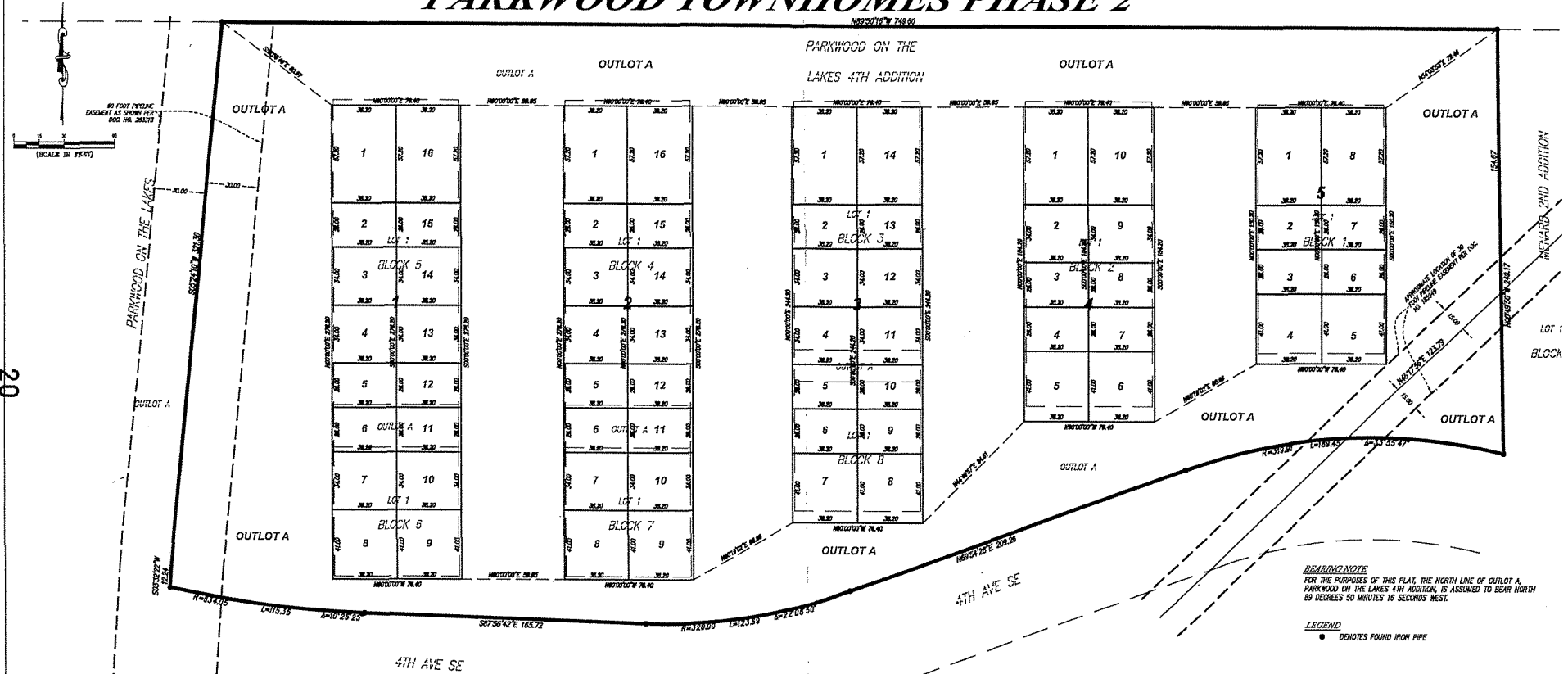


514 Cedar St. • Cambridge, MN 55005 • 763.461.4912

2018
64 units

Final
Preliminary Plat of
PARKWOOD TOWNHOMES PHASE 2

SEC. 34 TWP. 56. RANG. 23
CITY OF CAMBRIDGE
ISANTI COUNTY



20

KNOW ALL PERSONS BY THESE PRESENTS: Parkwood on the Lakes Townhomes, LLC, a Minnesota limited liability company, for owners of the following described property situated in the County of Isanti, State of Minnesota, to-wit:
Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of PARKWOOD ON THE LAKES 4TH ADDITION, according to the plat of record thereof, Isanti County, Minnesota.

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 surveys of mathematical data and labels are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year of meter 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.

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

Chairperson Secretary

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by President, Parkwood on the Lakes Townhomes LLC, a Minnesota limited liability company.

Kyle J. Roddy
MI Licensed Surveyor No. 42827
STATE OF MINNESOTA
COUNTY OF _____
The foregoing Surveyor's Certificate by Kyle J. Roddy, Minnesota License No. 42827, was acknowledged before me this _____ day of _____, 20____.

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

Mayor City Administrator

IN WITNESS WHEREOF, Parkwood on the Lakes Townhomes, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

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____.

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____.

Notary Public, _____ County, Minnesota
My commission expires _____

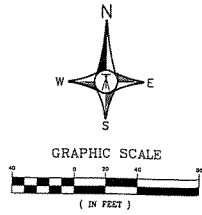
Isanti County Surveyor
Minn. License No. _____
This plat was recommended for approval this _____ day of _____, 20____.

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

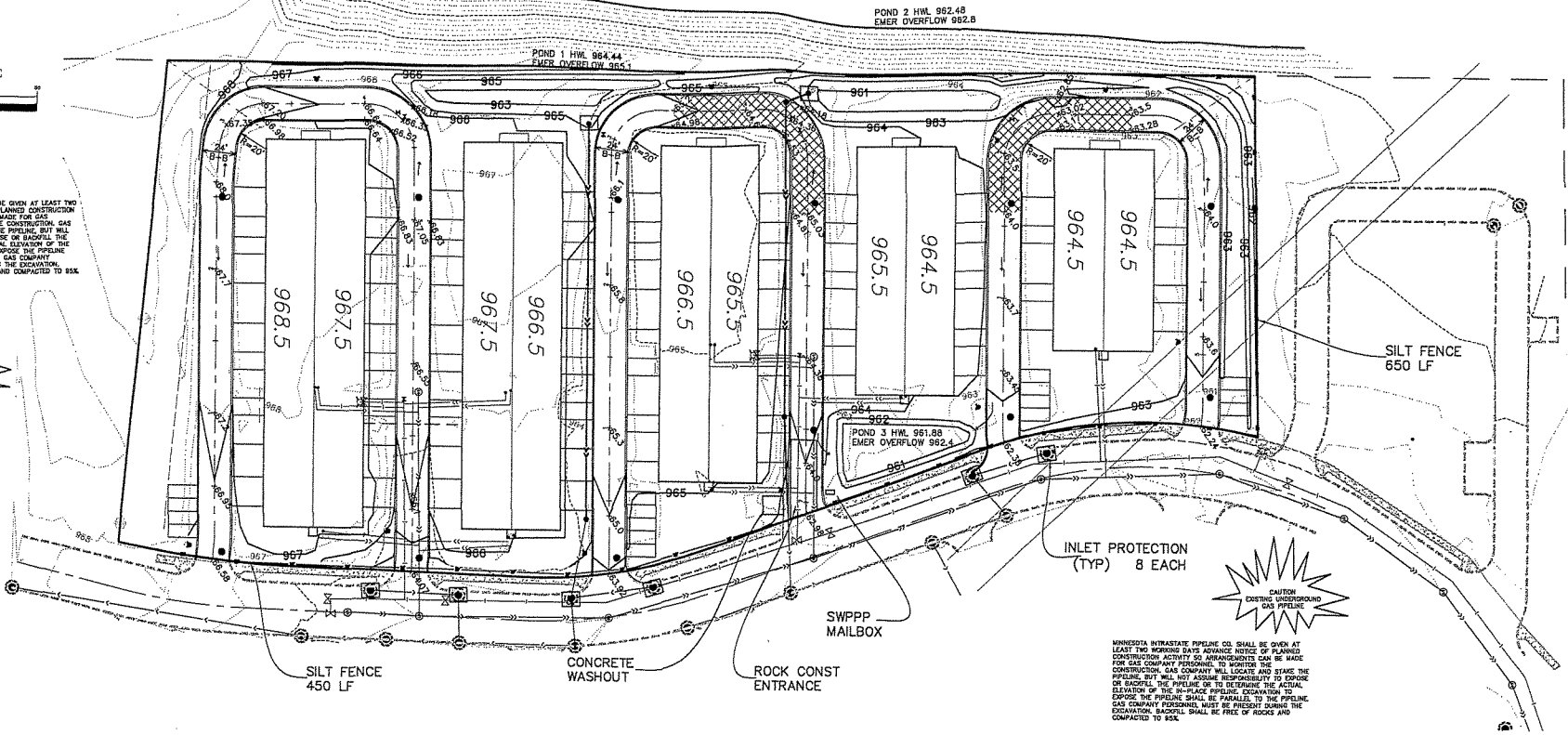
BEARING NOTE
FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF OUTLOT A, PARKWOOD ON THE LAKES 4TH ADDITION, IS ASSUMED TO BEAR NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST.

LEGEND
● DENOTES FOUND IRON PIPE

2018 6.4 units



NORTHERN NATURAL GAS CO. SHALL BE GIVEN AT LEAST TWO WORKING DAYS ADVANCE NOTICE OF PLANNED CONSTRUCTION ACTIVITY SO ARRANGEMENTS CAN BE MADE FOR GAS COMPANY PERSONNEL TO MONITOR THE CONSTRUCTION. GAS COMPANY WILL LOCATE AND STAKE THE PIPELINE BUT WILL NOT ASSUME RESPONSIBILITY TO EXPOSE OR BACKFILL THE PIPELINE OR TO DETERMINE THE ACTUAL LOCATION OF THE IN-PLACE PIPELINE. EXCAVATION TO EXPOSE THE PIPELINE SHALL BE PARALLEL TO THE PIPELINE. GAS COMPANY PERSONNEL MUST BE PRESENT DURING THE EXCAVATION. BACKFILL SHALL BE FREE OF ROCKS AND COMPACTED TO 95%.



21

OWNER:
PARKWOOD ON THE LAKES
TOWNHOMES, LLC
129 2ND AVE SW
CAMBRIDGE, MN 55008

SURVEYOR:
LHB CORPORATION
324 GARFIELD ST S
CAMBRIDGE, MN 55008
PH 783-889-4042

- INDEX
- C1 SITE, GRADING, DRAINAGE PLAN
 - C2 SANITARY SEWER & WATER - ROAD A
 - C3 SANITARY SEWER & WATER - ROAD B&C
 - C4 STREET & STORM SEWER - ROAD A
 - C5 STREET & STORM SEWER - ROAD B&C
 - C6 DETAILS
 - C7 DETAILS
 - C8 SWPPP
 - C9 SWPPP

INFILTRATION POND NOTES

INSTALL ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.

THE INFILTRATION BASIN SHALL NOT BE USED AS A TEMPORARY SEDIMENTATION BASIN.

SEDIMENT INTRODUCED INTO THE INFILTRATION BASIN DURING OR IMMEDIATELY FOLLOWING CONSTRUCTION MUST BE REMOVED WITHIN 24 HOURS.

INFILTRATION POND SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.

BOTTOM OF POND SHALL NOT BE COMPACTED.

NO TOPSOIL TO BE PLACED IN INFILTRATION POND.

VERIFY POND GRADING AND INFILTRATION RATE (TEST REQUIRED) IS CORRECT BEFORE TURF ESTABLISHMENT COMMENCES.

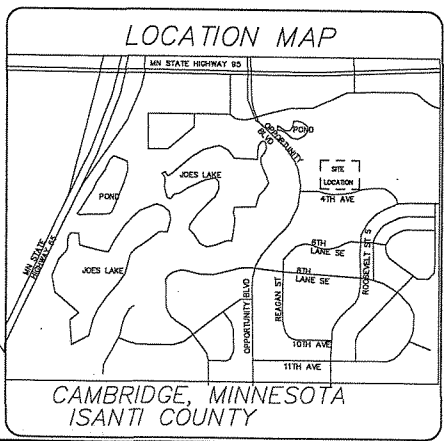
PONDS TO BE SEEDDED WITH MNDOT SEED MIX 33-262 (44 lb/ac) AND EROSION CONTROL BLANKET INSTALLED WITHIN 48 HOURS OF POND COMPLETION.

PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION.

TEMPORARY EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

NOTE:
DURING CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE ENTIRE SITE AT LEAST ONCE A WEEK AND FOLLOWING ANY MEASURABLE RAINFALL EVENTS FOR SIGNS OF EROSION AND SILTING. WASHED OUT TURF AND OTHER DAMAGED AREAS SHALL BE REPAIRED IMMEDIATELY. CONTRACTOR SHALL MAINTAIN WRITTEN RECORD OF ALL INSPECTIONS AND MEASURABLE RAINFALL EVENTS AS REQUIRED BY MPCA.

ALL CONSTRUCTION MATERIALS, MEANS, AND METHODS OF INSTALLATION SHALL COMPLY WITH THE CURRENT VERSION OF THE CITY GENERAL SPECIFICATIONS AND STANDARD PLATES FOR STREET AND UTILITY CONSTRUCTION DATED NOVEMBER 2016, THE 2013 CITY ENGINEERS ASSOCIATION OF MINNESOTA SPECIFICATIONS, AND THE 2016 MNDOT STANDARD SPECIFICATIONS.



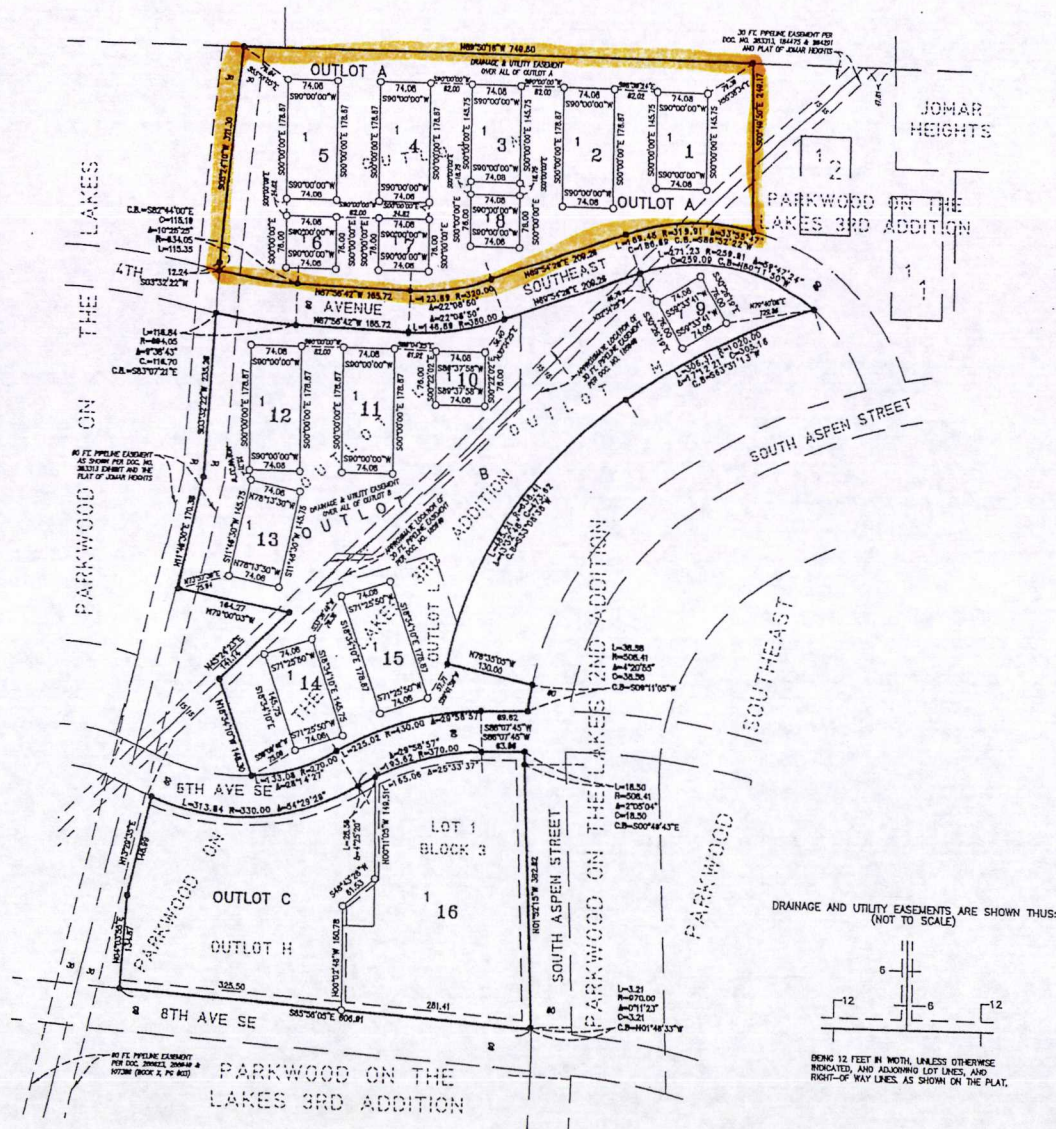
DATE	REVISIONS	ROSHLE ENGINEERING, LLC 6192 287 TH CT RYOMING, MN 55092 PHONE: 763.288.0521
DATE	REVISIONS	
DATE	REVISIONS	
DATE	REVISIONS	
PARKWOOD TOWNHOMES II SITE, GRADING, & DRAINAGE PLAN CAMBRIDGE, MINNESOTA		I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA. DATE: 4-23-18 SHEETS: 1 OF 1 DRAWN BY: [Signature] CHECKED BY: [Signature]
C1		

8 platted lots

original PUD platted lots

PARKWOOD ON THE LAKES 4TH ADDITION

SECTION 34, TOWNSHIP 38, RANGE 23



22

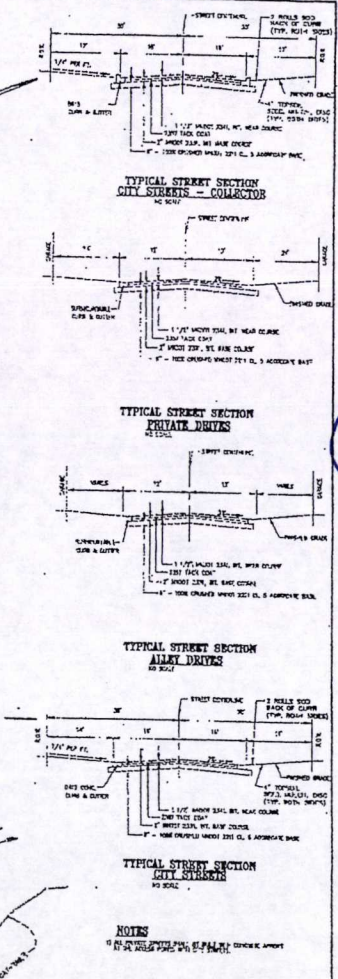
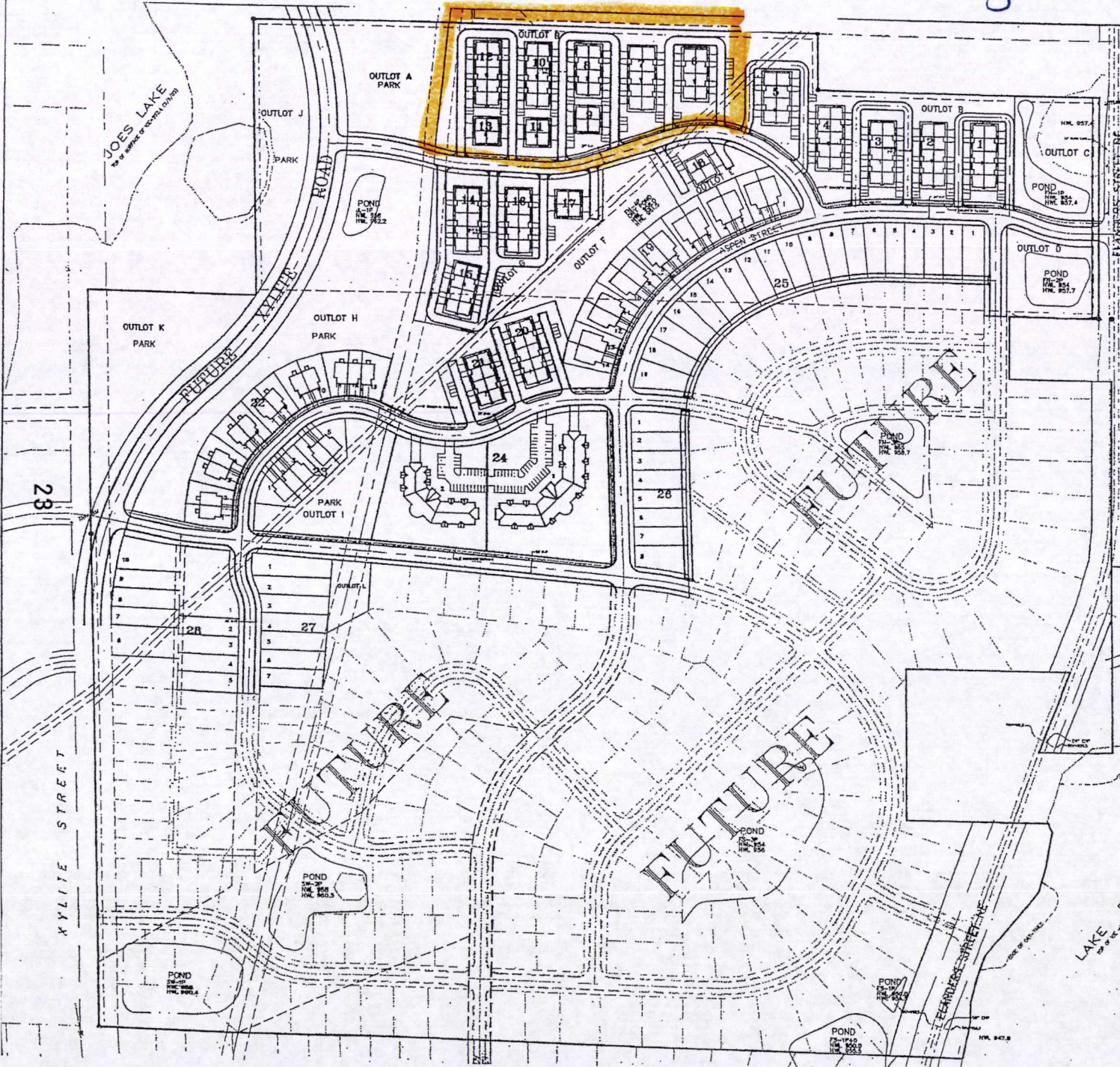
McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND LAND SURVEYORS

SHEET 2 OF 2 SHEETS

2005

58 units

original PUD Concept Master Plan



Engineering • Planning • Surveying

MFRA
McCombs Frank Rose Associates, Inc.

15000 23rd Avenue North • Plymouth, Minnesota • 55117
Phone 763/478-2010 • Fax 763/478-2532
E-Mail: info@mfra.com

Client
CO-PAR Development, LLC
Hugo, MN

Project
Master Community Plan
Cambridge, MN

Sheet Title
Preliminary Site Plan

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature _____
Name _____
Date 4/9/03 License # C257

Designed: [] Drawn: []
Checked: []
Date: 4/9/03

Revisions

No.	Date	By	Remarks
A	4/21/03	DER	REVISED ALLOWANCES PER COMMENTS WITH EXEMPTIONS
B	5/15/03	DER	REVISED PER CITY COMMENT
C	6/2/03	DER	REVISED PER CITY COMMENT
D	6/18/03	DER	REVISED PER CITY COMMENT
E	6/18/03	DER	REVISED PER CITY COMMENT
F	7/1/03	DER	REVISED PER CITY COMMENT
G	7/20/03	DER	REVISED PER CITY COMMENT
H	8/15/03	DER	REVISED PER CITY COMMENT

8/3/2003

City of Cambridge
ORDINANCE NO. XXX

AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT OF PARKWOOD ON THE LAKES
(Parkwood Townhomes Phase 2)

WHEREAS, the tracts of land, hereinafter called the "tracts", lying and being in the City of Cambridge, County of Isanti and State of Minnesota, described as follows, to wit:

Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of Parkwood on the Lakes 4th Addition, Isanti County, Minnesota

are currently zoned by the City of Cambridge, hereinafter called the "City", as being in the R-3 Multiple Family Residence District; and

WHEREAS, said tracts are identified in the original Planned Unit Development of Parkwood on the Lakes as 58 total units on eight (8) parcels; and

WHEREAS, the applicant, Chenlee Liu has requested an amendment to the Planned Unit Development; and

WHEREAS, the applicant, has requested to add six (6) units for a total of 64 units and plat each parcel separately for a total of 64 lots plus an outlot; and

WHEREAS, the Planning Department has made a report pertaining to such Planned Unit Development amendment, a copy of which review has been presented to the City Council of the City; and

WHEREAS, the Planning Commission of the City, on the 4th day of September, 2018, following proper notice, held and conducted a public hearing regarding the requested amendment, following which hearing such Planning Commission adopted a recommendation that such amendment be approved as long as the following conditions are met; and

1. Site Plan Review must be completed and approved by the city prior to building permit issuance.
2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.
3. Enter into a Development Agreement with the City for the construction of the public sanitary sewer and water main improvements through the site.
4. Enter into a Stormwater Maintenance Agreement with the City to cover the long term maintenance of the on-site stormwater treatment basins.
5. Final plat must be approved within one year of approval of the preliminary plat approval.

WHEREAS, such recommendation has been presented to the City Council and the City Council of Cambridge hereby finds that the amendment is practical and conforms to the City's Comprehensive Plan and City Code.

NOW, THEREFORE, the City Council of the City of Cambridge, Minnesota, hereby approves the Planned Unit Development amendment as described as long as the conditions listed above are met.

This ordinance shall become effective the day following publication of notice of its adoption.

Adopted this 17th day of September, 2018

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Date of Publication: September 26, 2018

PRELIMINARY PLAT...PARKWOOD TOWNHOMES PHASE 2...CHENLEE LIU

Request

A request by Chenlee Liu, 129 2nd Ave SW, Cambridge, MN 55008, to request a preliminary plat.

Overview

In October 2005, the final plat of Parkwood on the Lakes 4th Addition was approved. The plat was approved with eight (8) parcels including: Three (3) 10-plex lots, two (2) 8-plex lot, and three (3) 4-plex lots (and an outlot) providing 58 dwelling units. This plat was consistent with the original Planned Unit Development (PUD) master plan.

Ms. Liu is now requesting to re-plate the area with 64 parcels, 64 dwelling units, and an outlot. The new plat would be named Parkwood Townhomes Phase 2. The plat consists of 5.44 acres and is currently zoned R-3 Multiple Family Residence District. A Planned Unit Development Amendment accompanies this request and a separate staff report has been provided.

The revised plat adds six (6) units and places property lines between each unit. The units are intended to be individually owned, and an Association will be in place for the owners. The site ingress and egress remain the same as the original plat with common looped driveways around each building. Each unit will have a separate driveway and garage area for parking. Guest parking is shown on the plan. All common area facilities (drives, parking, landscaping, etc.) will be maintained by a Homeowner's Association document.

Public utilities (sewer and water) are required into the site because of the individually platted units. Because public utilities are a required part of this request, the final plat (in which a separate report accompanies this request) will need to be tabled to a future meeting. In addition, city staff along with our City Attorney are still reviewing the Association document that accompanies this development. The PUD amendment and preliminary plat may continue to move forward through the approval process if the Commission desires.

Planning Commission Action

A motion on the attached resolution, as may be modified by the Commission, recommending approval of the proposed preliminary plat for 64 parcels with a common area outlot parcel, as long as the following conditions are met.

1. Site Plan Review must be completed and approved by the city prior to building permit issuance.
2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.

**Item #5D Planning Commission
Parkwood Townhomes Phase 2
Preliminary Plat**

September 4, 2018

3. Enter into a Development Agreement with the City for the construction of the public sanitary sewer and water main improvements through the site.
4. Enter into a Stormwater Maintenance Agreement with the City to cover the long term maintenance of the on-site stormwater treatment basins.
5. Final plat must be approved within one year of approval of the preliminary plat approval.

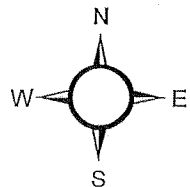
Attachments

1. Location Map
2. Preliminary Plat
3. Resolution

Parkwood Townhomes Phase II
Planned Unit Development Amendment
Preliminary Plat
Final Plat



A request by Chenlee Liu to amend the Planned Unit Development and for a preliminary and final plat. The amendment includes six additional townhome units (previously approved for 58 units, now requesting 64 units). The plat will create lot lines for each unit and includes an Outlot for the common area.



2018

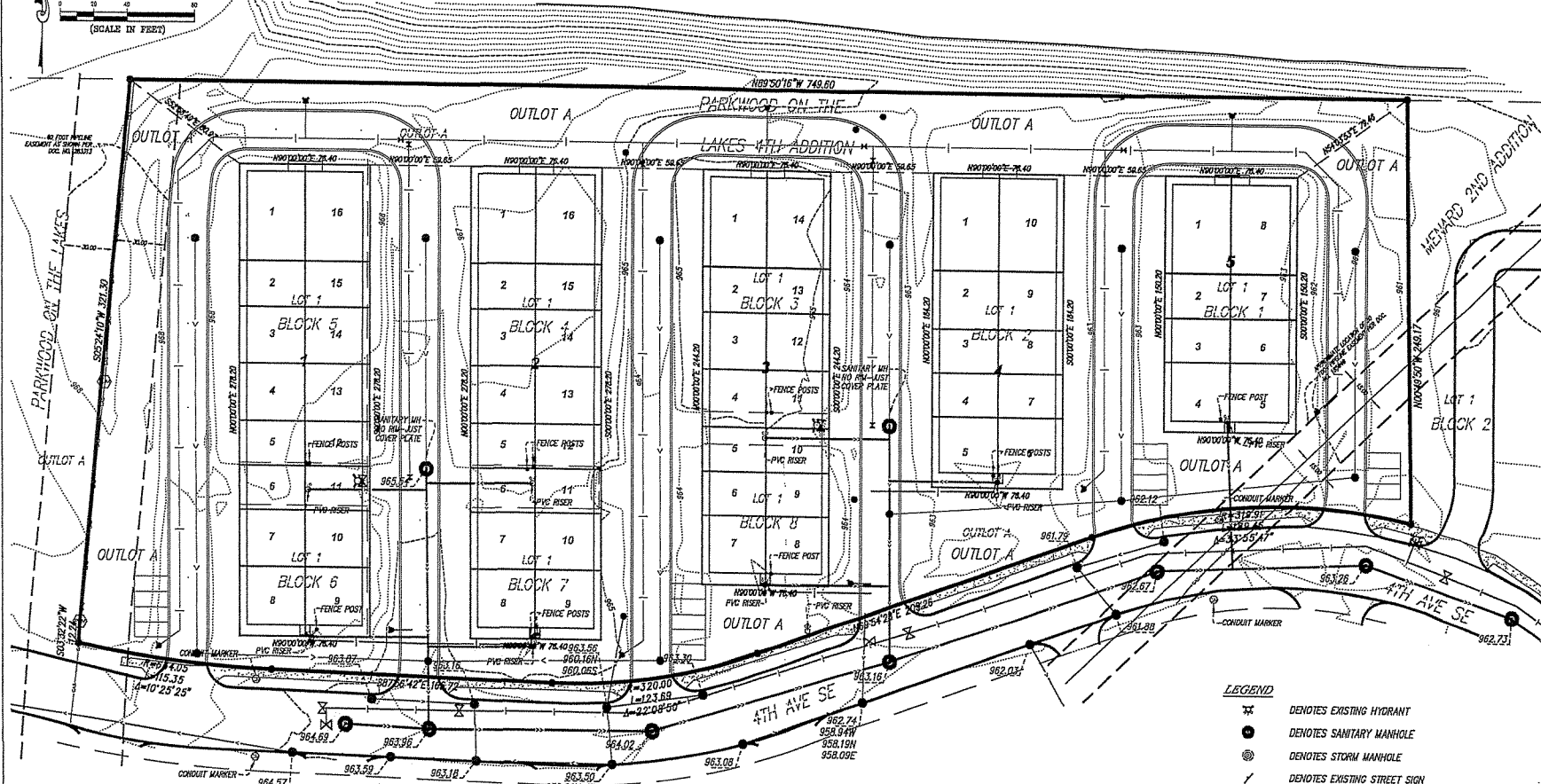
64 units

Preliminary Plat of PARKWOOD TOWNHOMES PHASE 2

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

SCALE IN FEET

29



- LEGEND**
- XX DENOTES EXISTING HYDRANT
 - DENOTES SANITARY MANHOLE
 - ⊙ DENOTES STORM MANHOLE
 - / DENOTES EXISTING STREET SIGN
 - DENOTES EXISTING CATCH BASIN
 - DENOTES UNDERGROUND STORM SEWER
 - DENOTES UNDERGROUND SANITARY SEWER
 - DENOTES UNDERGROUND GAS
 - DENOTES UNDERGROUND WATER
 - ⊕ DENOTES EXISTING WATER VALVE
 - ⊙ DENOTES EXISTING TELEPHONE PEDestal

OWNER/DEVELOPER
 PARKWOOD ON THE LAKES TOWNHOMES LLC
 129 2ND AVE SW
 CAMBRIDGE, MN 55008

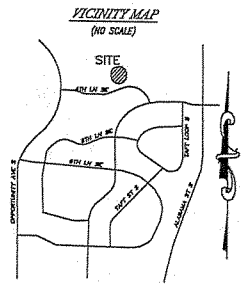
ZONING DISTRICT
 MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3)

FLOOD ZONE
 THIS SITE IS INCLUDED ON FLOOD INSURANCE RATE MAP—COMMUNITY PANEL NUMBERS 270960180D. THE AREA SHOWN LIES WITHIN THE FLOOD ZONE 'X', WHICH IS DETERMINED TO BE OUTSIDE THE FLOOD ZONE.

LOT AREAS
 OVERALL AREA — 237167 sq.ft. / 5.44 Acres
 OUTLOT A AREA— 150454 sq.ft. / 3.45 Acres

LEGAL DESCRIPTION
 Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of PARKWOOD ON THE LAKES 4TH ADDITION, according to the plat of record thereof, Isanti County, Minnesota.

Subject to easements, restrictions, or reservations of record, if any.



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Resolution No. R18-XXX

**RESOLUTION APPROVING A PRELIMINARY PLAT
PARKWOOD TOWNHOMES PHASE 2
CHENLEE LIU**

WHEREAS, Chenlee Liu, 129 2nd Avenue SW, Cambridge, MN 55008, owner of the property located at:

Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of Parkwood on the Lakes 4th 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 4th day of September, 2018, following proper notice, held a public hearing to review the request; and

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

1. Site Plan Review must be completed and approved by the city prior to building permit issuance.
2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.
3. Enter into a Development Agreement with the City for the construction of the public sanitary sewer and water main improvements through the site.
4. Enter into a Stormwater Maintenance Agreement with the City to cover the long term maintenance of the on-site stormwater treatment basins.
5. Final plat must be approved within one year of approval of the preliminary plat approval.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat of Parkwood Townhomes Phase 2 as long as the conditions listed above can be met.

Adopted by the Cambridge City Council

This 17th day of September, 2018

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Request

A request by Chenlee Liu, 129 2nd Ave SW, Cambridge, MN 55008, to request a final plat.

Overview

In October 2005, the final plat of Parkwood on the Lakes 4th Addition was approved. The plat was approved with eight (8) parcels including: three (3) 10-plex lots, two (2) 8-plex lots, and three (3) 4-plex lots (and an outlot) providing 58 dwelling units. This plat was consistent with the original Planned Unit Development (PUD) master plan.

Ms. Liu is now requesting to re-plat the area with 64 parcels (64 dwelling units) and an outlot. The new plat would be named Parkwood Townhomes Phase 2. The plat consists of 5.44 acres and is currently zoned R-3 Multiple Family Residence District. A Planned Unit Development Amendment and Preliminary Plat accompanies this request and separate staff reports have been provided.

Public utilities (sewer and water) are required into the site because of the individually platted units. Because public utilities are a required part of this request, the final plat will need to be tabled to a future meeting since staff are still working out the details. In addition, city staff along with our City Attorney are still reviewing the Association document that accompanies this development.

Planning Commission Action

Motion to table this final plat request to October 2, 2018 to allow for staff to fully review the proposed public utilities and the Association documents.

Owner should verbally agree to table this final plat request to October 2, 2018.

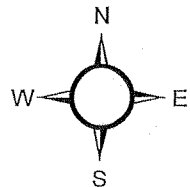
Attachments

1. Location Map
2. Final Plat
3. Draft Resolution

Parkwood Townhomes Phase II
Planned Unit Development Amendment
Preliminary Plat
Final Plat



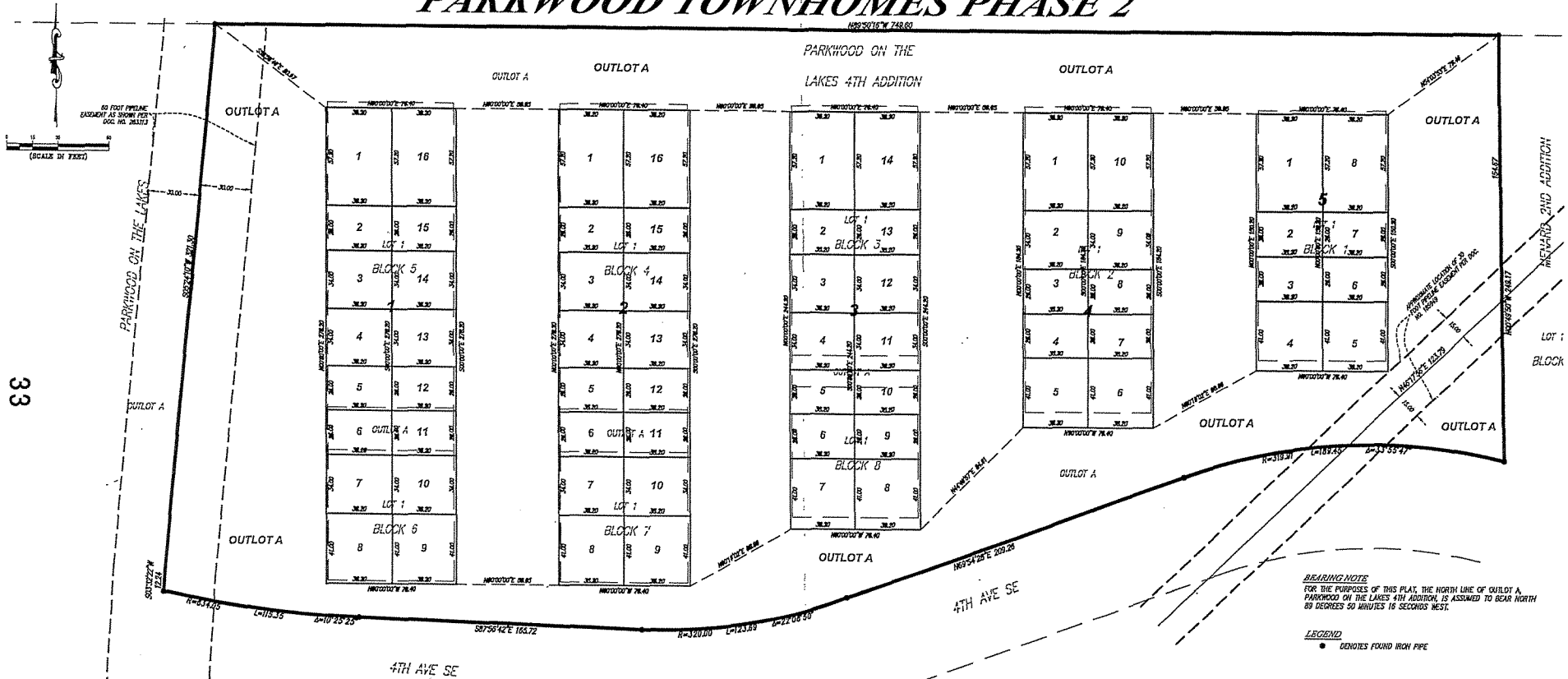
A request by Chenlee Liu to amend the Planned Unit Development and for a preliminary and final plat. The amendment includes six additional townhome units (previously approved for 58 units, now requesting 64 units). The plat will create lot lines for each unit and includes an Outlot for the common area.



2018
64 units

Final
Preliminary Plat of
PARKWOOD TOWNHOMES PHASE 2

SEC. 34 TWP. 36. RMG. 23
CITY OF CAMBRIDGE
ISANTI COUNTY



33

KNOW ALL PERSONS BY THESE PRESENTS, Parkwood on the Lakes Townhomes, LLC, a Minnesota limited liability company, the owners of the following described property situated in the County of Isanti, State of Minnesota, to-wit:

Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of PARKWOOD ON THE LAKES 4TH ADDITION, according to the plat of record thereof, Isanti County, Minnesota.

Have caused the same to be surveyed, platted and shown on PARKWOOD TOWNHOMES PHASE 2, and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for public utility and/or drainage purposes only.

In Witness Whereof, Parkwood on the Lakes Townhomes, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer, this _____ day of _____, 20____.

Name/TITLE
STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by President, Parkwood on the Lakes Townhomes LLC, a Minnesota limited liability company.
SIGNATURE _____ PRINTED NAME _____ (DO NOT USE STAMP)
Notary Public, _____ County, Minnesota
My commission expires _____

I hereby certify that I have surveyed and platted or directly supervised the surveying and plating of the land described on this plat; that this plat is a correct representation of the boundary survey; all mathematical data and labels 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 on of this plat 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
MPL 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 _____ (DO NOT USE STAMP)
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
Min. 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 in compliance with the provisions of Chapter 505.01, Subdivision 2, Minnesota Statutes.
Mayor _____ 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 _____ 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 _____ A.M. and was duly recorded in the Isanti County Records as Document No. _____
Isanti County Recorder _____

BEARING NOTE
FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF OUTLOT A, PARKWOOD ON THE LAKES 4TH ADDITION, IS ASSUMED TO BEAR NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST.

LEGEND
● DENOTES FOUND IRON PIPE

Resolution No. R18-XXX

**RESOLUTION APPROVING A FINAL PLAT
PARKWOOD TOWNHOMES PHASE 2
CHENLEE LIU**

WHEREAS, Chenlee Liu, 129 2nd Avenue SW, Cambridge, MN 55008, owner of the property located at:

Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of Parkwood on the Lakes 4th 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 4th day of September, 2018, held a meeting to review the request and tabled the discussion to October 2, 2018; and

WHEREAS, The Planning Commission of the City, on the 2nd day of October, 2018, held a meeting to review the request and made a recommendation to Council to approve said request as long as the following conditions can be met:

1. Site Plan Review must be completed and approved by the city prior to building permit issuance.
2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.
3. Enter into a Development Agreement with the City for the construction of the public sanitary sewer and water main improvements through the site.
4. Enter into a Stormwater Maintenance Agreement with the City to cover the long term maintenance of the on-site stormwater treatment basins.
5. Final plat must be approved within one year of approval of the final plat approval.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat of Parkwood Townhomes Phase 2 as long as the conditions listed above can be met.

Adopted by the Cambridge City Council

This 15th day of October, 2018

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator