
Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, **WEDNESDAY**, September 6, 2017, **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 1, 2017 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 of Royal Court Commons 2 (p.11)
 - B. **PUBLIC HEARING** – Vacation of public easements indicated on the plat of Royal Court Condominiums and Royal Court Commons (p.15)
 - C. Final Plat of Royal Court Commons 2 (p.18)
 - D. **PUBLIC HEARING** – Preliminary Plat of Yerigan Farms 2nd Addition (p.21)
 - E. Final Plat of Yerigan Farms 2nd Addition (p.25)
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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PLANNING COMMISSION MEETING MINUTES

Tuesday, August 1, 2017

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: Mike Stylski, Chad Struss, Kersten Barfknecht-Conley (City Council Representative), Julie Immel, Brandon Grell, and Robert Nelson.

Members Absent: Bob Erickson (excused)

Staff Present: Marcia Westover, Community Development Director/City Planner and Stan Gustafson, Economic Development Director

CALL TO ORDER and PLEDGE OF ALLEGIANCE

Stylski called the meeting to order at 7:03 pm and led the Commission in the Pledge of Allegiance.

APPROVAL OF AGENDA

Struss moved, seconded by Grell to approve the agenda as presented. The motion carried 6/0.

APPROVAL OF MINUTES

July 5, 2017 Regular Meeting Minutes

Immel moved, seconded by Struss to approve the July 5, 2017 meeting minutes as presented. Motion carried 6/0.

PUBLIC COMMENT

Stylski opened the public comment period at 7:05 pm and without comments, closed the public comment period at 7:06 pm.

NEW BUSINESS

Public Hearing: Main Street Flats Conditional Use Permit to allow a multiple family dwelling

Westover explained the City received a request by Main Street Flats, LP, 801 Washington Ave. N. #108, Minneapolis, MN 55410 for a Conditional Use Permit (CUP) to build a multiple family dwelling unit in the B-1A Downtown Fringe Business

zoning district. The request is to build a two-story 28 unit multiple family dwelling on the corner of Main St. N and 3rd Ave NE. Three existing homes, a storage unit building and an old gas station building will be removed as part of this project. The applicant is working with the Minnesota Pollution Control Agency (MPCA) to mitigate any potential soil contamination from the former gas station.

Westover stated a preliminary review of the site has been done and it appears that the site requirements can be met including setbacks, parking, access, etc. Staff will perform a full Site Plan review once the project moves forward through this review process.

Westover stated that Multi Family Dwelling units are allowed in the B-1A Downtown Fringe Business district through a Conditional Use Permit (CUP). The location of the proposed multiple family dwelling is on the fringe and also adjacent to the R-3 Multiple Family zoning district along 4th Ave NE. Westover noted that the transition here from downtown to multifamily is harmonious with the intentions of the community and the Comprehensive Plan.

Westover stated the Comprehensive Plan identifies that safe, affordable, and available housing is necessary to every community. In order to encourage growth in the population and local economy, additional housing may be needed. In this case, the site is a redevelopment of existing substandard housing and the redevelopment will remove blighting influences and replace it with a project that meets community needs.

Westover stated the proposed project will provide housing that is close to downtown and conveniences associated with it (shopping, dining, professional services, and banking). In addition, if the NLX station moves into the City Center Mall, this project will provide transit-oriented housing.

Stylski opened the public hearing period at 7:08 pm.

Vern Hanson and Rob McCready, Metro Plains, 801 Washington Ave N, #108 Minneapolis, MN 55410, and Rob McCready were present at the meeting to answer questions.

Tony Gall, 120 4th Ave NE, Cambridge, MN, 55008, lives in this neighborhood and asked if this project will be Section 8 low income housing and if this will decrease the value of residential homes in the area. Gustafson stated this is not Section 8 housing; it is transit-oriented development, workforce housing and market rate apartments and does not believe the housing market will decrease.

Cody Ward, 148 4th Ave NE, Cambridge, MN, 55008, lives in the neighborhood of this project and asked if there would be any more public meetings regarding this project. Westover stated this subject will be discussed at the Monday, August 21st, City Council Meeting at 6:00 p.m. here in the Council Chambers at City Hall which is open to the public.

Stylski closed the public hearing at 7:14 p.m.

Conley moved, seconded by Struss, to recommend Council approve the resolution for the Main Street Flats Conditional Use Permit for Multiple Family Dwelling in the B-1A zoning district as long as the stated conditions can be met.

Grell asked if the parking lot plan takes into consideration guests that may visit residents and Westover replied yes the plan currently meets the city code.

Motion carried 6/0.

Public Hearing: Main Street Flats Vacation of Right-of-Way

Westover stated the City received a request by Main Street Flats, LP, 801 Washington Ave. N. #108, Minneapolis, MN 55410 to vacate a portion of Main St. N right-of-way. The request is to build a two-story 28 unit multiple family dwelling on the corner of Main St N and 3rd Ave NE. A preliminary and final plat is also being requested in addition to a Conditional Use Permit request for a multiple family dwelling in the B-1A zoning district.

Westover stated as part of the negotiations for this project, right-of-way vacation has been considered by the City and developer. The City Engineer has reviewed what portion of right-of-way can be vacated and what needs to be kept for Main Street N. Vacating this portion of the right-of-way cleans up the property lines and creates additional room for required parking.

Westover said the right-of-way vacation needs to be approved prior to approval of the preliminary and final plat so it can be shown as part of the property on the plat. The City Council has approved the financial incentives of the proposed right-of-way vacation.

Stylski opened the public hearing period at 7:19 pm.

Tony Gall, 120 4th Ave NE, Cambridge, MN, 55008, asked if the main entrance will be off of 4th Avenue or 3rd Avenue.

Westover stated ideally for the truck and emergency vehicle entry, there would be one way in and one way out. Westover added there are easements available for storing snow in the winter season as well.

Stylski closed the public hearing at 7:22 p.m.

Immel moved, seconded by Grell, to recommend Council approve the resolution approving the Main Street Flats Right-of-Way Vacation as long as the stated conditions can be met. Motion carried 6/0.

Public Hearing: Main Streets Preliminary Plat, and Final Plat

Westover stated the City received a request by Main Street Flats, LP, 801 Washington Ave. N. #108, Minneapolis, MN 55410 for a preliminary plat and final plat.

Westover stated the overall request is to build a two-story 28 unit multiple family dwelling on the corner of Main St. N and 3rd Ave NE. Three (3) existing homes, a storage unit building, and an old gas station building will be removed as part of this project.

Westover explained in order to build the proposed multi-family building, the property needs to be platted. The plat will combine the four (4) existing lots and a portion of existing right-of-way that is proposed to be vacated and combine them into one lot. The right-of-way vacation is also being heard with this request. The plat consists of 1.69 acres.

Stylski opened the public hearing period for the Preliminary Plat at 7:22 pm. Hearing no comments, Stylski closed the public hearing at 7:23 pm.

Nelson asked about the findings of the MPCA. Immel asked if there is a plan in place for either option depending on the MPCA findings.

Vern Hanson, Metro Plains, 801 Washington Ave N, #108 Minneapolis, MN 55410, stated Metro Plains has been working with MPCA for the past five months and so far, they have not received an adverse effect letter. The possible contamination area is not where the proposed building site is and will more than likely be made into a parking lot.

Stylski moved, seconded by Stylski, to recommend Council approve the resolution for the Main Street Preliminary Plat and Final Plat as long as the conditions stated can be met. Motion carried 6/0.

Resolution #R17-01: Finding that a Modification to Development Program for Development District No. 6 . . . 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 R17-01 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-18 conforms to the general plans for the development and redevelopment of the City.

Gustafson said staff started conversations with developers of Metro Plains in the fall of 2014 with Vern Hanson & Rob McCready, about a housing redevelopment and transit-orientated site for an apartment complex. Through various studies, it indicated a strong need for multi-family housing. Staff brought their concepts to City Council on May 5, 2014 for discussion and they have been supportive of this development.

Gustafson stated these apartments will feature an elevator, appliances and detached garages. The building would be sprinkled and the parking lot would meet the City's requirements. This apartment building would include 7-one bedroom units and 21-two bedroom units.

Gustafson stated the developer is seeking Tax Increment Financing (TIF) to assist with financing this project and help fill the gap of needed workforce housing.

Gustafson stated as part of the creation of this district, the Planning Commission is required to find the TIF District is in conformance with the City's general plans for development and redevelopment of the City. As described above, the program Modification and Tax Increment Financing (TIF) Plan for Development District No. 6 and TIF District No. 6-18 is in conformance with the City's Comprehensive Plan.

Gustafson explained TIF District 6-18 will be established on these four parcels. The proposed use includes the construction of a two-story apartment complex with detached garages. The proposed use of TIF is used for land cost, infrastructure, site improvement, required rain garden, parking lot and all other eligible costs.

Gustafson stated staff is recommending the Planning Commission approve Resolution R17-01 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. 6-18 is in conformance with the City's Comprehensive Plan.

Mr. Hanson, Metro Plains, stated sewer and water are all sufficiently sized to meet the demand.

Grell discussed the tight turn for emergency vehicles in the parking lot and wondered if there was room for a turnaround. Westover stated further review of the site plan will be required.

Barfknecht-Conley moved, seconded by Struss to recommend the Planning Commission approve Resolution R17-01 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. 6-18 is in conformance with the City's Comprehensive Plan. The motion passed 6/0.

Public Hearing: Amendment to the Future Land Use Map for 323 4th Ave NE and 345 4th Ave NE from High Density to Fringe/Transition Commercial

Westover explained the City has purchased two properties just north of the City Hall/Fire Department. The current addresses are 323 and 345 4th Ave NE. The Police Department is in need of a garage for its vehicles and equipment since the sale of the former MNDOT building on Emerson St. N. The garage in this location north of City Hall

is being considered by City Council. Requests for Proposals for the garage have been published and will be due in August.

Westover stated the properties on 4th Ave NE are currently identified as High Density Residential on the Future Land Use Map. In order for the garage to be built on these two parcels, the Future Land Use Map and the Zoning Map need to be amended. In addition, a plat accompanies this request to combine these two parcels with the City Hall parcel. The entire parcel must be zoned the same. These parcels are directly adjacent to the City Hall parcel which is identified as Fringe/Transition Commercial on the Future Land Use Map.

Westover stated the City purchased these two properties to plan for the future of the NLX transit station that has the potential to be located in the City Center Mall. If the NLX station comes to Cambridge, then the entire City Hall complex and the area along 4th Ave NE will likely change. At that time, a full rezoning amendment along 4th Ave NE would take place along with new planning efforts for the City Hall/NLX complex. In the meantime, only the two parcels proposed will be amended on the Future Land Use Map for the proposed police garage.

Stylski opened the public hearing period at 7:40 pm.

Ward asked if the NLX plan for the area will be used to build apartment buildings.

Westover stated at this point, the land will be used for a ticket depot and parking lots for possible NLX passengers.

Gall asked if the police garage was going to be a drive through building and if police cars as well as fire trucks will be driving on 4th Ave NE? If so, could a traffic light be added on 4th Ave NE?

Westover stated there should not be fire trucks driving through this building on a regular basis. Westover said plans are very preliminary at the present time, overhead doors are planned to be placed on both ends of the building but the plan is to exit off of 3rd Avenue and not off of 4th Avenue and plans for the police garage are taking into consideration the residential area that this future structure will be in.

Stylski closed the public hearing at 7:47 pm.

Barfknecht-Conley moved, seconded by Stylski to recommend the Council approve the amendment to the Future Land Use Map for 323 4th Ave NE and 345 4th Ave NE from R-3 Multiple Family Residence District to B-1A Downtown Fringe Business District. Motion carried 6/0.

Public Hearing: Amendment to the Zoning Map for 323 4th Ave NE and 345 4th Ave NE from R-3 Multiple Family Residence District to B-1A Downtown Fringe Business District

Westover stated staff is looking for a motion on the draft ordinance, as may be amended by the Commission, recommending approval of the Zoning Map Amendment for the parcels located at 323 and 345 4th Ave NE (PIN: 150410690 and 150410660) from R-3 Multiple Family Residence District to B-1A Downtown Fringe Business District.

Stylski opened the public hearing period at 7:48 pm. Stylski closed the public hearing at 7:49 pm.

Nelson moved, seconded by Grell to recommend the Council approve the amendment to the Zoning Map for 323 4th Ave NE and 345 4th Ave NE from R-3 Multiple Family Residence District to B-1A Downtown Fringe Business District. Motion carried 6/0.

Public Hearing: Downtown Commercial 4th Preliminary Plat, and Final Plat (City Hall)

Westover stated the request is to combine all of the City owned property into one parcel. The preliminary plat shows the new property boundary that encompasses the existing City Hall property and the two parcels to the north. The plat removes the property lines between the two parcels along 4th Ave NE and the southern property line to allow for the police garage to be built. The plat is consistent with the City's Subdivision Ordinance.

Stylski opened the public hearing period at 7:50 pm.

Immel asked why the City chose the two parcels at 323 and 345 4th Ave NE to build the garage?

Westover explained because these two parcels are adjacent to the property the Police Department is presently on and they are owned by the City.

Stylski closed the public hearing at 7:53 pm.

Grell moved, seconded by Immel to recommend the Council approve the Downtown Commercial 4th Preliminary and Final Plats as presented. Motion carried 6/0.

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 previous Parks, Trails, and Recreation Commission (PTRC) meeting.

ADJOURNMENT

Nelson moved, seconded by Conley, to adjourn the meeting at 7:57 pm. The motion carried 6/0.

Mike Stylski
Cambridge Planning Commission Chair

ATTEST:

Marcia Westover
Community Development Director City Planner

DRAFT

PUBLIC HEARING...PRELIMINARY PLAT. . . . ROYAL COURT COMMONS 2.

Applicant

A request by Neighborhood National Bank, PO Box 88, Mora, MN 55051 for a preliminary plat.

Review

The two properties involved with this plat include Harbinger Properties (East Central Veterinarians) and Rosewood Senior Housing (formerly the Haven House).

The two properties have several private easements and several public easements. The private easements are the main reason for the plat request. The Rosewood Senior Housing property currently has a private easement for their driveway over the Harbinger property. They would like to own their driveway without an easement and keep the existing driveway access onto Main St. N. The request is to straighten the property line between the two parcels to clarify the property boundaries. The existing pond easement will remain a private easement between the two properties. With this plat, the pond will be on the Rosewood property rather than the Harbinger property.

Along with this plat request is a public easement vacation request. All of the existing public easements will be vacated and then reinstated as shown with this plat. This is the recommended course of action due to a multitude of confusing easements running through both properties.

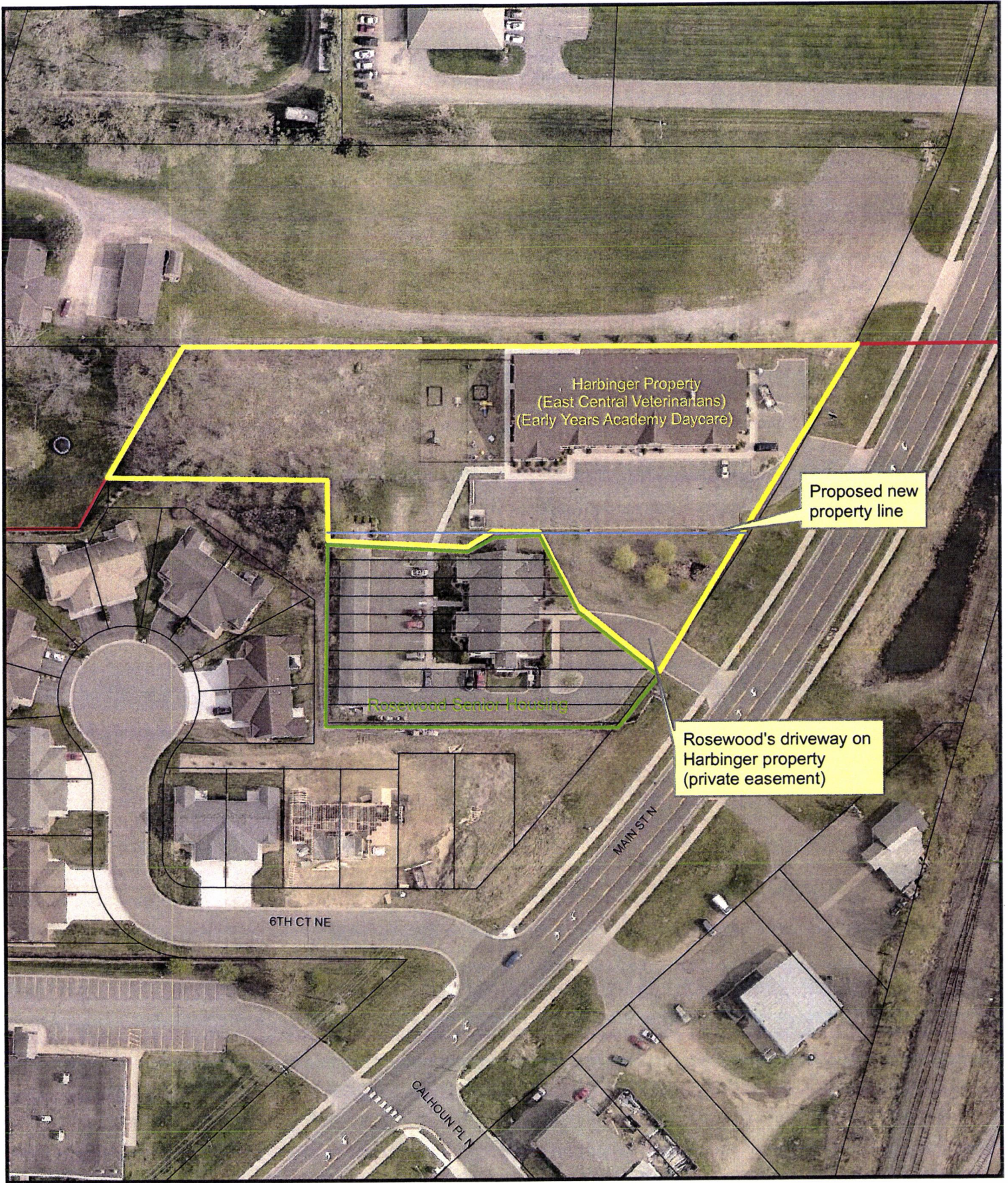
In addition to this plat request, Rosewood is pursuing removing the private CIC plat that was done several years ago. If you look at the aerial photo, this parcel has been divided into several long parcels, showing individual ownership (as done by the CIC plat). The CIC plat will be removed and the proposed plat will reflect only one lot. This is also being done in an effort to clarify the plat and ownership.

Planning Commission Action

Motion on the attached draft resolution as may be amended by the Commission, recommending approval of the preliminary plat.

Attachments

1. Aerial Map
2. Preliminary Plat
3. Draft Resolution



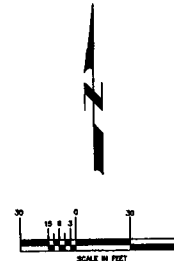
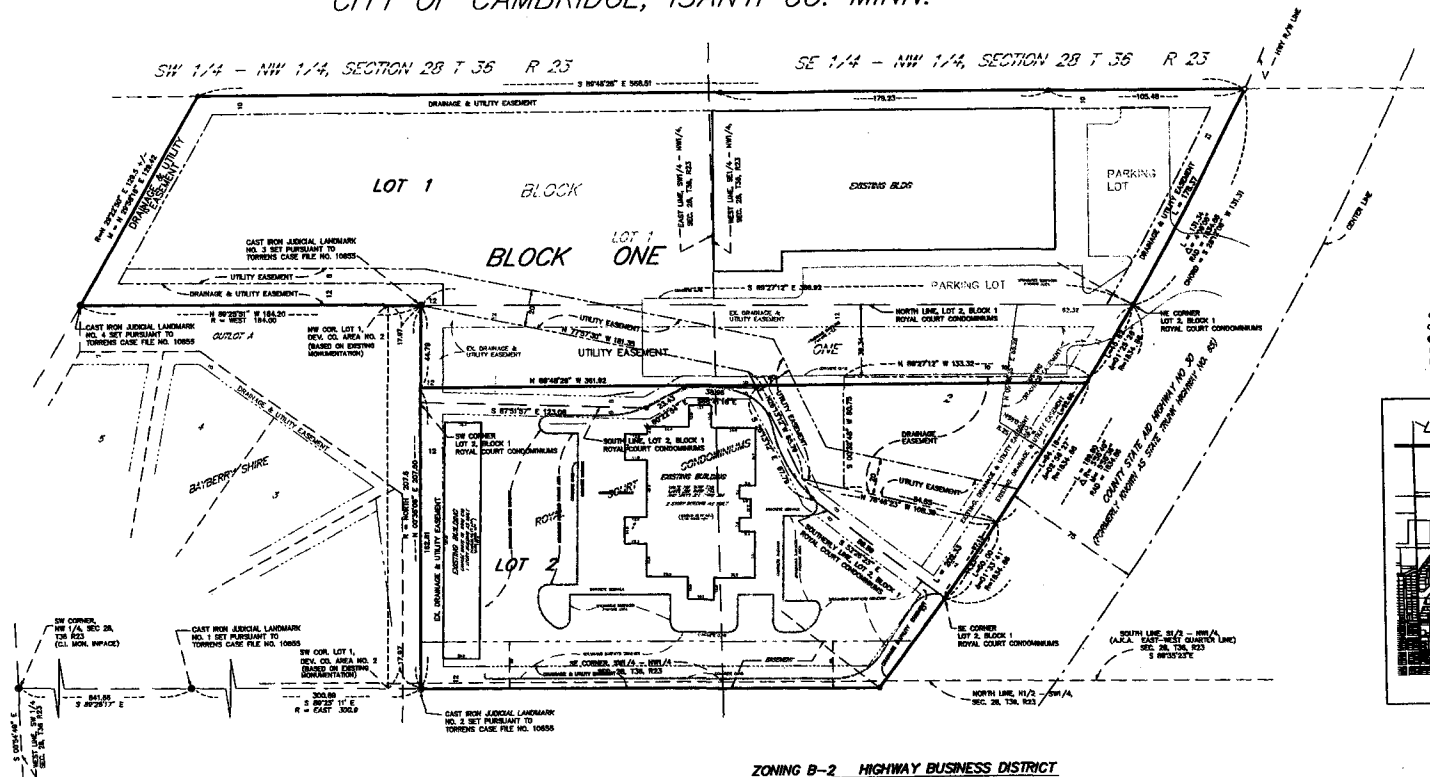
Royal Court Commons 2
For illustration purposes only

PRELIMINARY PLAT
ROYAL COURT COMMONS 2
 CITY OF CAMBRIDGE, ISANTI CO. MINN.

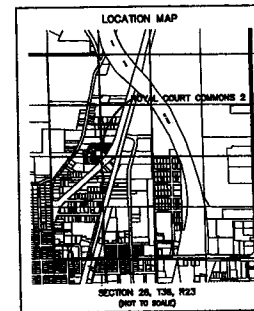
SECTION 28, T36, R23
 CITY OF CAMBRIDGE
 ISANTI COUNTY, MINNESOTA

SW 1/4 - NW 1/4, SECTION 28 T 36 R 23

SE 1/4 - NW 1/4, SECTION 28 T 36 R 23



- INDICATES IRON NAIL FOUND REPLACEMENT
- INDICATES IRON PIPE NAIL SET
- ⊕ INDICATES CAST IRON JUDICIAL LANDMARK FOUND REPLACEMENT
- ⊞ INDICATES RECORDED DIMENSION
- M INDICATES MEASURED DIMENSION



ZONING B-2 HIGHWAY BUSINESS DISTRICT

MINIMUM LOT REQUIREMENTS

- MINIMUM LOT SIZE = 7,500 SQ. FT.
- MINIMUM LOT WIDTH = 50 FEET
- MINIMUM LOT DEPTH = 100 FEET
- MINIMUM LOT WIDTH = 350 FEET

MINIMUM SETBACKS:

- FRONT YARD = 20 FEET
- SIDE YARD = 10 FEET - EXCEPT 15 FEET ADJACENT TO STREET OR ALLEY
- REAR YARD = 15 FEET

MAXIMUM BUILDING HEIGHT: 30 FEET

OWNERS AND DEVELOPERS

NEIGHBORHOOD NATIONAL BANK
 40 N UNION ST. P.O. BOX 98
 NOKIA, MINNESOTA 55051
 HANDBYER PROPERTIES, L.L.C.
 2024 MANOYAN ST.
 NOKIA, MINNESOTA 55051

PROPERTY DESCRIPTION:

Lot 1, Block 1 of the recorded plat of Royal Court Condominiums, Isanti County, Minnesota.
 Lot 1, Block 1 of the recorded plat of Royal Court Commons, Isanti County, Minnesota.
 Subject to assessments, restrictions, and reservations of record, if any.

AREAS

LOT 1, BLOCK 1 89,800 SQ. FT +/-
 LOT 2, BLOCK 1 89,099 FT +/-
 TOTAL PLAT AREA = 178,899 SQ. FT +/- (4.02 ACRES +/-)



Resolution No. R17-0XX

**RESOLUTION APPROVING A PRELIMINARY PLAT
ROYAL COURT COMMONS 2**

WHEREAS, Neighborhood National Bank, PO Box 88, Mora, MN 55051, representative of the property located at:

Lot 1, Block 1 of the recorded plat of Royal Court Condominiums, Isanti County, Minnesota

AND

Lot 1, Block 1 of the recorded plat of Royal Court Commons, Isanti County, Minnesota

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

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 6th day of September, 2017, 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.

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 September, 2017

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

PUBLIC HEARING...PUBLIC EASEMENT VACATION... ROYAL COURT COMMONS 2.

Applicant

A request by Neighborhood National Bank, PO Box 88, Mora, MN 55051 to vacate public easements.

Review

The two properties involved with this request include Harbinger Properties (East Central Veterinarians) and Rosewood Senior Housing (formerly the Haven House). The Harbinger property is currently platted as Royal Court Commons. The Rosewood property is currently platted as Royal Court Condominiums.

These two properties share several public and private easements. The overall request is to re-plat the property to clarify property lines. Because of the complexity of the easements, it is easiest to vacate all of the existing public easements from the Royal Court Commons Plat and the Royal Court Condominiums Plat and reinstate them with the new plat of Royal Court Commons 2.

Planning Commission Action

Motion on the attached draft resolution as may be amended by the Commission, recommending approval of the vacation of all public easements as stated.

Attachments

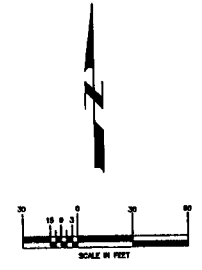
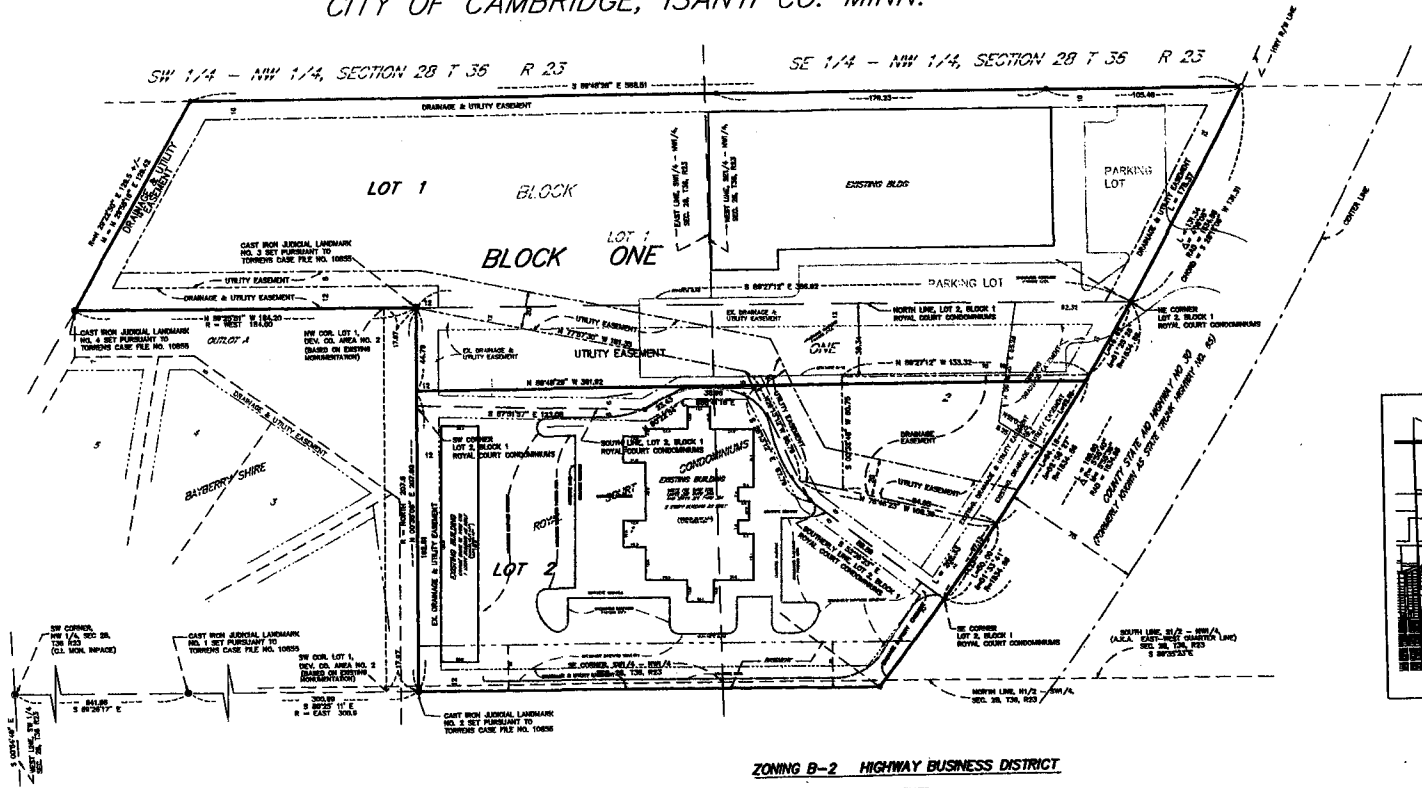
1. Preliminary Plat showing existing easements
2. Draft Resolution

PRELIMINARY PLAT
ROYAL COURT COMMONS 2
 CITY OF CAMBRIDGE, ISANTI CO. MINN.

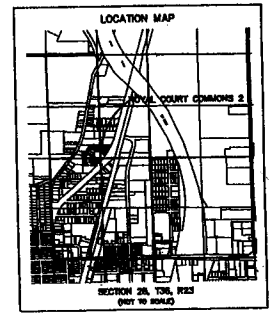
SECTION 28, T36, R23
 CITY OF CAMBRIDGE
 ISANTI COUNTY, MINNESOTA

SW 1/4 - NW 1/4, SECTION 28 T 36 R 23

SE 1/4 - NW 1/4, SECTION 28 T 36 R 23



- INDICATES IRON MON. FOUND REPLACEMENT
- INDICATES IRON PIPE MON. SET
- ⊙ INDICATES CAST IRON JEWELRY LANDMARK FOUND REPLACEMENT
- ⊞ INDICATES RECORDED DIMENSION
- ⊞ INDICATES MEASURED DIMENSION



16

ZONING B-2 HIGHWAY BUSINESS DISTRICT

MINIMUM LOT REQUIREMENTS

- MINIMUM LOT SIZE = 7,500 SQ. FT.
- MINIMUM LOT WIDTH = 50 FEET
- MINIMUM LOT DEPTH = 100 FEET
- MINIMUM LOT WIDTH = 350 FEET

MINIMUM SETBACKS:

- FRONT YARD - 20 FEET
- SIDE YARD = 10 FEET - EXCEPT 15 FEET ADJACENT TO STREET OR ALLEY
- REAR YARD = 15 FEET

MAXIMUM BUILDING HEIGHT: 30 FEET

OWNERS AND DEVELOPERS
 HENRIKSSON NATIONAL BANK
 45 W LINCOLN ST. P.O. BOX 89
 MORA, MINNESOTA 55051
 HANSEN PROPERTIES, LLC
 2004 SAUNDERS ST.
 MORA, MINNESOTA 55051

PROPERTY DESCRIPTION:
 Lot 1, Block 1 of the recorded plat of Royal Court Condominiums, Isanti County, Minnesota.
 Lot 2, Block 1 of the recorded plat of Royal Court Condominiums, Isanti County, Minnesota.
 Subject to assessments, restrictions, and reservations of record, if any.

AREAS
 LOT 1, BLOCK 1 81,800 SQ FT +/-
 LOT 2, BLOCK 1 50,000 SQ FT +/-
 TOTAL PLAT AREA = 131,800 SQ. FT +/- (3.02 ACRES +/-)



Resolution No. R17-0XX

RESOLUTION APPROVING VACATION OF PUBLIC EASEMENTS
(EASEMENTS VACATED FROM ROYAL COURT CONDOMINIUMS AND ROYAL COURT COMMONS TO BE REINSTATED WITH THE
PLAT OF ROYAL COURT COMMONS 2)

WHEREAS, Neighborhood National Bank, PO Box 88, Mora, MN 55051, representative of the property located at:

All public easements for drainage and/or utility purposes as dedicated on the recorded plats of Royal Court Condominiums and Royal Court Commons, Isanti County, Minnesota

Is requesting Vacation of Public Easements; 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 6th day of September, 2017, 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed vacation of public easements.

Adopted by the Cambridge City Council

This 18th day of September, 2017

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Applicant

A request by Neighborhood National Bank, PO Box 88, Mora, MN 55051 for a final plat.

Review

The two properties involved with this plat include Harbinger Properties (East Central Veterinarians) and Rosewood Senior Housing (formerly the Haven House).

The two properties have many confusing private and public easements and the intent of the plat is to clarify the easements and property boundaries. The property line between the two parcels will be adjusted to eliminate the need for a private driveway easement. The preliminary plat request and the vacation of public easements accompany this request. Staff finds that final plat is consistent with the preliminary plat. Simultaneous review of the preliminary and final plat can be done as long as no new infrastructure is required.

Planning Commission Action

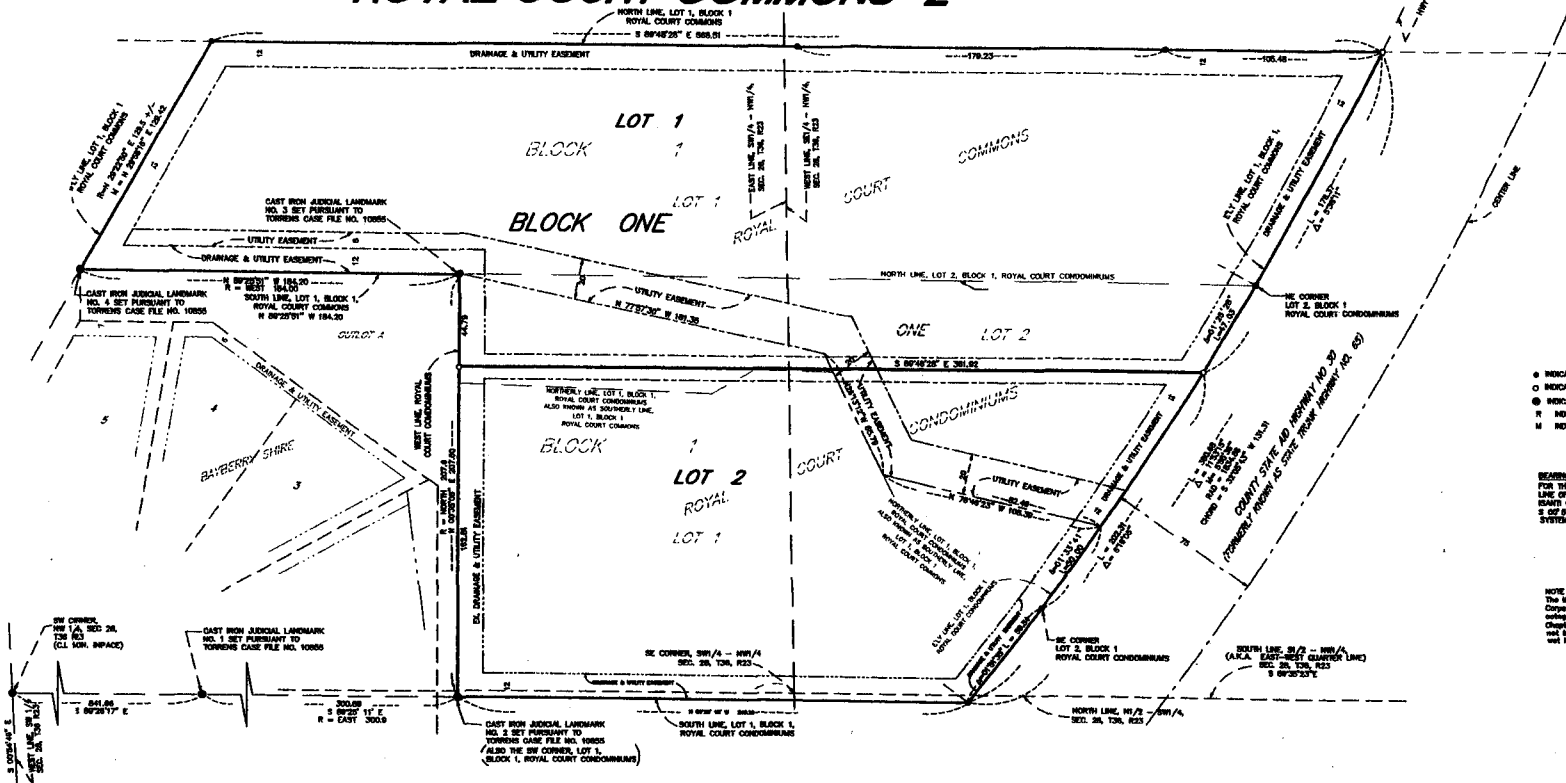
Motion on the attached draft resolution as may be amended by the Commission, recommending approval of the final plat.

Attachments

1. Final Plat
2. Draft Resolution

ROYAL COURT COMMONS 2

SECTION 26, T36, R23
CITY OF CAMBRIDGE
SANTU COUNTY, MINNESOTA



- INDICATES IRON MON. FOUND IMPLACE
- INDICATES IRON PIPE MON. SET
- ⊙ INDICATES CAST IRON ARCHAICAL LANDMARK FOUND IMPLACE.
- ⊞ INDICATES RECORDED DIMENSION
- M INDICATES MEASURED DIMENSION

BEARING ORIENTATIONS
FOR THE PURPOSES OF THIS SURVEY, THE WEST LINE OF THE SW 1/4, SECTION 26, T. 36, R. 23, SANTU COUNTY, MINNESOTA, HAS A BEARING OF S 0° 00' 00" E AND THE NORTH COUNTY COORDINATE SYSTEM, NAD 83 (GCS 83) IS USED ALTERNATIVELY.

NOTE REGARDING WEST LINES
The Minnesota Department of Natural Resources, United States Corps of Engineers and other water management agencies have implemented various rules and laws, which are not contemplated by Chapter 550.02, Subsection 1 of Minnesota Statutes and may not be shown herein. Development of lands containing said wet lands may be subject to special conditions or restrictions.

KNOW ALL PERSONS BY THESE PRESENTS, That Neighborhood National Bank, a National Banking Association under the laws of the United States of America, owner and proprietor of the following described property situated in the County of Santu, State of Minnesota, to-wit:
Lot One, Block One of the recorded plat of Royal Court Condominiums located County, Minnesota.
Has caused the same to be surveyed and platted as ROYAL COURT COMMONS 2 and do hereby dedicate the easements as shown on this plat for public utility and/or drainage purposes only.
In witness whereof said Neighborhood National Bank, a National Banking Association under the laws of the United States of America, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

By: _____
Dagla S. Jädding
President Neighborhood National Bank

STATE OF MINNESOTA
COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Dagla S. Jädding, President of Neighborhood National Bank, a National Banking Association under the laws of the United States of America, on behalf of said Neighborhood National Bank of Minn.

Signature _____ Print Name _____ (Do not use Notary Stamp)
Notary Public _____ County, Minnesota
My Commission expires _____

ALSO: KNOW ALL PERSONS BY THESE PRESENTS, That Herbage Properties, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Santu, State of Minnesota, to-wit:
Lot One, Block One of the recorded plat of Royal Court Commons, located County, Minnesota.

Has caused the same to be surveyed and platted as ROYAL COURT COMMONS 2 and do hereby dedicate the easements as shown on this plat for public utility and/or drainage purposes only.
Herbage Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

By: _____
Officers Name _____ Title _____ Officers Name _____ Title _____

STATE OF MINNESOTA
COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ and _____ of Herbage Properties, LLC, a Minnesota limited liability company, on behalf of said Herbage Properties, LLC.

Signature _____ Print Name _____ (Do not use Notary Stamp)
Notary Public _____ County, Minnesota
My Commission expires _____

I, Don E. Hansen, hereby certify that I have surveyed and platted the property described on this plat as ROYAL COURT COMMONS that this plat is a correct representation of the survey; that all dimensions are correctly shown on the plat in feet and hundredths of a foot; that all monuments are in place on the ground as shown within one year of recording; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than shown.

Don E. Hansen, Land Surveyor
Minnesota License No. 5290

STATE OF MINNESOTA
COUNTY OF SANTU: The foregoing Surveyors Certificate was acknowledged before me this _____ day of _____, 20____.

Signature _____ Print Name _____ (Do not use Notary Stamp)
Notary Public _____ County, Minnesota
My Commission expires _____

I, Don E. Hansen, hereby certify that I have surveyed and platted the property described on this plat as ROYAL COURT COMMONS that this plat is a correct representation of the survey; that all dimensions are correctly shown on the plat in feet and hundredths of a foot; that all monuments are in place on the ground as shown within one year of recording; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than shown.

Don E. Hansen, Land Surveyor
Minnesota License No. 5290

STATE OF MINNESOTA
COUNTY OF SANTU: The foregoing Surveyors Certificate was acknowledged before me this _____ day of _____, 20____.

Signature _____ Print Name _____ (Do not use Notary Stamp)
Notary Public _____ County, Minnesota
My Commission expires _____

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

I hereby certify that this plat has been checked and recommended for approval as to compliance with Chapter 550, Minnesota Statutes this _____ day of _____, 20____.

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

I hereby certify that this plat has been checked and recommended for approval as to compliance with Chapter 550, Minnesota Statutes this _____ day of _____, 20____.

City Engineer _____
Minnesota Licensed Surveyor No. _____

Approved by the Planning Commission of the City of Cambridge, Minnesota, on the _____ day of _____, 20____.

City Engineer _____
Secretary _____

We do hereby certify that on the _____ day of _____, 20____, the City Council of Cambridge, Minnesota, approved this plat and the conditions of Minnesota Statutes Section 550.02, Subsection 2, have been fulfilled.

Mayor _____
City Administrator _____

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

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 as Document No. _____.

City Engineer _____
Minnesota Licensed Surveyor No. _____



Resolution No. R17-0XX

**RESOLUTION APPROVING A FINAL PLAT
ROYAL COURT COMMONS 2**

WHEREAS, Neighborhood National Bank, PO Box 88, Mora, MN 55051, representative of the property located at:

Lot 1, Block 1 of the recorded plat of Royal Court Condominiums, Isanti County, Minnesota

AND

Lot 1, Block 1 of the recorded plat of Royal Court Commons, Isanti County, Minnesota

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

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 6th day of September, 2017, 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.

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 September, 2017

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

PUBLIC HEARING...PRELIMINARY PLAT. . . . YERIGAN FARMS 2ND ADDITION.

Applicant

A request by TL Truck, LLC (Timothy Landborg), 31989 Lakeway Dr., Cambridge, MN 55008 for a preliminary plat.

Review

Mr. Landborg has purchased the 60 acres south of Pioneer Trail SE, known as the second phase of the Yerigan Farms development (Outlot A Yerigan Farms). He would like to plat only five (5) lots at this time. The lots are along Pioneer Trail SE and already have city water and sewer available. Mr. Landborg plans to continue the development process of the remaining parcels and streets in the future as the need arises.

The plat consists of 1.7 acres total and is currently zoned R-1 One Family Residence district. The proposed homes would be split entry homes which are consistent with the existing Yerigan Farms development to the north. Staff has not fully completed review of the information that has been submitted and will place a condition of approval of the plat that all comments from the City be satisfactorily addressed. In addition, a Development Agreement will need to be prepared between the City and the Developer to assure sewer and water area charges are paid as well as park dedication fees. No new city infrastructure is required as part of this five (5) lot plat.

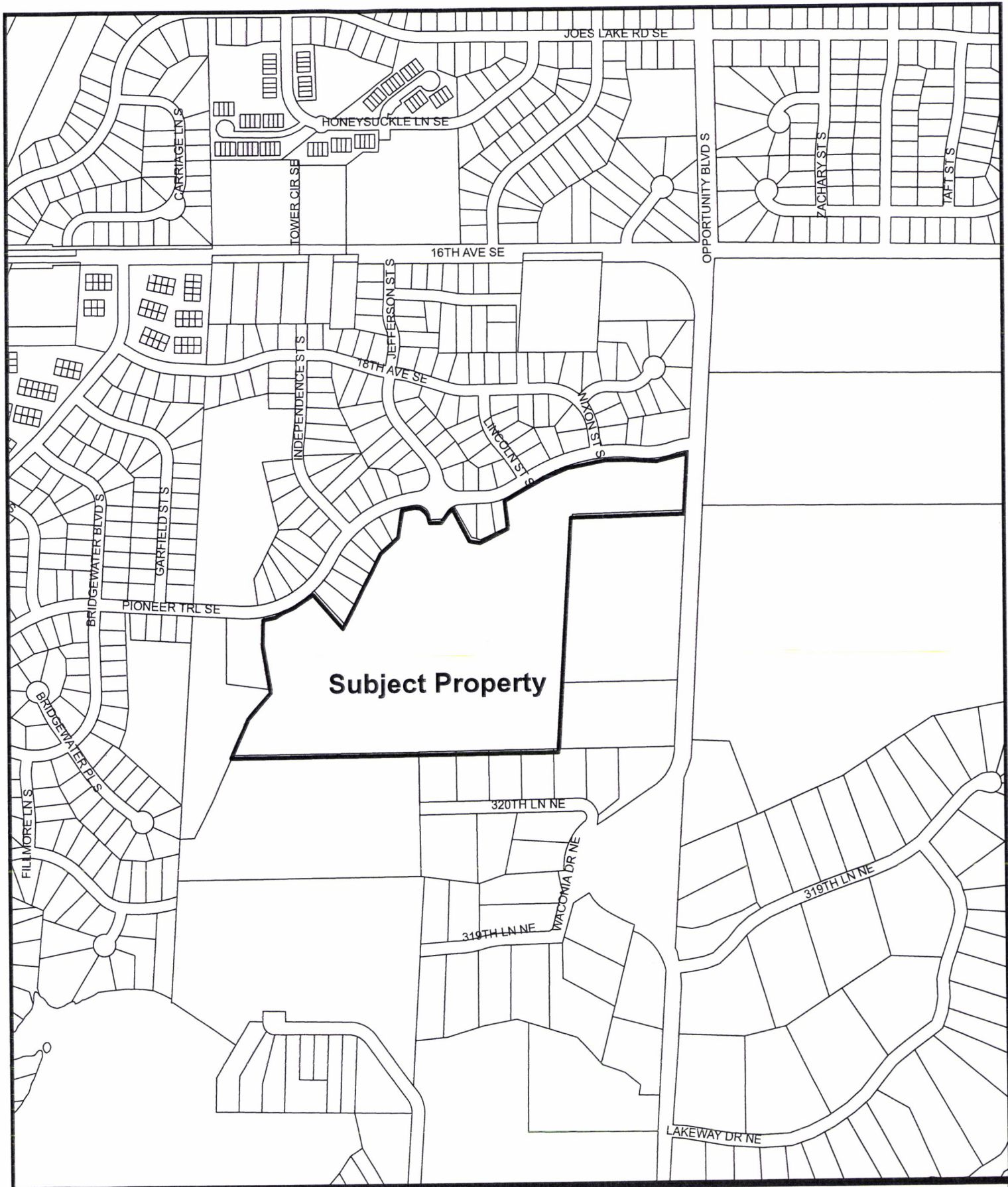
Planning Commission Action

Motion on the attached draft resolution as may be amended by the Commission, recommending approval of the preliminary plat as long as the conditions listed below are met:

1. City staff will provide further review comments. All comments must be addressed to the satisfaction of City staff.
2. Developer must enter into a Development Contract with the City to cover any outstanding subdivision and/or city requirements for this plat.
3. Final plat must be recorded with the Isanti County Recorder's office within 90 days of final plat approval.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

Attachments

1. General Location Map
2. Preliminary Plat
3. Draft Resolution



Subject Property



300 Third Ave NE, Cambridge, MN 55008 - 763-689-3211
www.ci.cambridge.mn.us

**TL Truck, LLC, is requesting to plat
 5 new lots from an existing outlot,
 creating Yerigan Farms 2nd Addition**



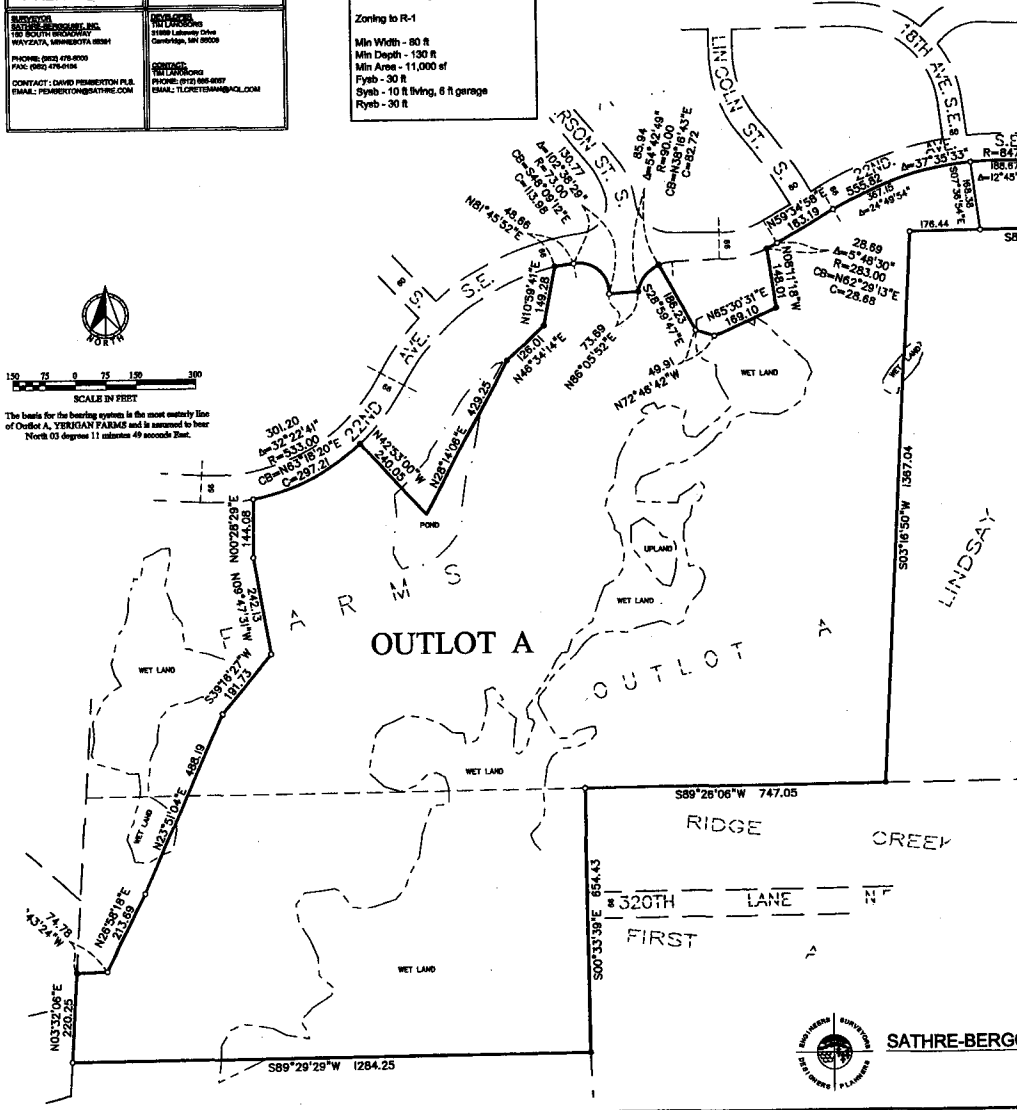
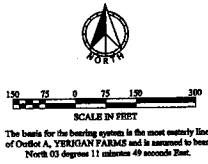
cleviski

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources and is to be used for reference purposes only. The City of Cambridge does not warrant that the GIS data used to prepare this map are error free, and The City of Cambridge does not represent that the GIS data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that the City of Cambridge shall not be liable for any damages which arise out of the user's access or use of data provided.

YERIGAN FARMS 2ND ADDITION PRELIMINARY PLAT

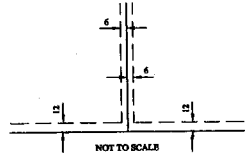
PREPARED BY	PREPARED FOR
SATHRE-BERGQUIST, INC. 150 LINDSEY DRIVE WAYZATA, MINNESOTA 55391 PHONE: (952) 478-8000 FAX: (952) 478-8100 CONTACT: DAVID BERGQUIST OR EMAIL: DAVIDBERGQUIST@SATHRE.COM	YERIGAN FARMS 11888 Lindsey Drive Cambridge, MN 55008 CONTACT: YERIGAN FARMS PHONE: (952) 488-6977 EMAIL: TLOPER@YERIGANFARMS.COM

Notes:
 Lot Count: 5 Single Family Units
 Zoning to R-1
 Min Width - 80 ft
 Min Depth - 130 ft
 Min Area - 11,000 sq ft
 Fyeb - 30 ft
 Syeb - 10 ft living, 8 ft garage
 Ryeb - 30 ft



- DESCRIPTION OF PROPERTY INVOLVED**
 Outlet A, Yerigan Farms, Isanti County, Minnesota
- File Address: 122 Pioneer Trail NE, Cambridge, Minnesota.
 - Plat and Easement Information: This property appears to be in Zone X (area designated to be outside the 6.7% natural stream bankline) and Zone AD (Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood, base flood elevation determined, 545.60(727) per Flood Insurance Rate Map, Community Panel No. 2701W 0100 D, effective date of November 1, 2005).
 - Parcel Area Information: Gross Area: 2,421.79 s.f. - 55.29 acres
 Block 1 Area: 13,814 s.f.
 - Boundaries: Easements are based on the TWE of the southeast corner of Plats 74 62 and 75 61, which has an area of 791.72 sq. ft.
 - Utilities: We have shown the location of utilities on the adjacent property by observed evidence and record plan only. There may be underground utilities underlying the subject property or our easement. Please note that we have not placed a Copper Status Call for this survey. There may or may not be underground utilities in the project area. Groundwater elevation should be recorded before any construction takes place on or near this site. Before digging, you are required by law to notify Copper Status Call at least 48 hours in advance at 651.454.6002.

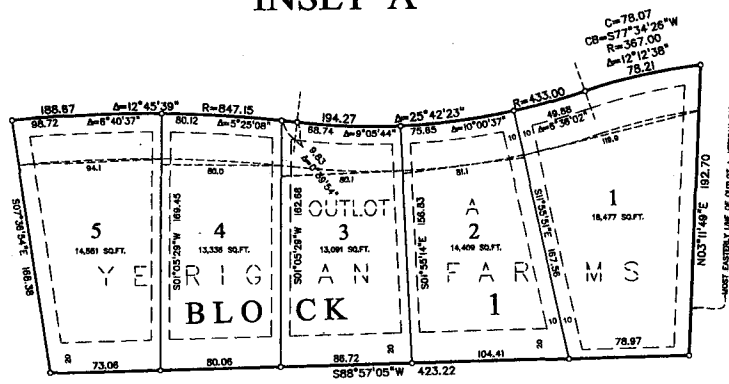
Drainage and Utility Easements are shown thus:



Being 6 feet in width and adjoining lot lines, unless otherwise indicated, and 12 feet in width and adjoining right-of-way lines, unless otherwise indicated, as shown on the plat.



INSET A



 **SATHRE-BERGQUIST, INC.**

Resolution No. R17-0XX

**RESOLUTION APPROVING A PRELIMINARY PLAT
YERIGAN FARMS 2ND ADDITION**

WHEREAS, TL Truck, LLC (Timothy Landborg), 31989 Lakeway Dr, Cambridge, MN 55008, representative of the property located at:

Outlot A, Yerigan Farms, 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 6th day of September, 2017, 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. City staff will provide further review comments. All comments must be addressed to the satisfaction of City staff.
2. Developer must enter into a Development Contract with the City to cover any outstanding subdivision and/or city requirements for this plat.
3. Final plat must be recorded with the Isanti County Recorder's office within 90 days of final plat approval.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat as long as the conditions listed above are met.

Adopted by the Cambridge City Council

This 18th day of September, 2017

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Applicant

A request by TL Truck, LLC (Timothy Landborg), 31989 Lakeway Dr., Cambridge, MN 55008 for a final plat.

Review

Mr. Landborg has purchased the 60 acres south of Pioneer Trail SE, known as the second phase of the Yerigan Farms development (Outlot A Yerigan Farms). He would like to plat only five (5) lots at this time. The lots are along Pioneer Trail SE and already have city water and sewer available. Since no new infrastructure is a requirement of this plat, the preliminary and final plat can be reviewed simultaneously. Staff finds that the preliminary and final plat is consistent and meets the intent of the Subdivision ordinance.

Staff has not fully completed review of the information that has been submitted and will place a condition of approval of the plat that all comments from the City be satisfactorily addressed. In addition, a Development Agreement will need to be prepared between the City and the Developer to assure sewer and water area charges are paid as well as park dedication fees.

Planning Commission Action

Motion on the attached draft resolution as may be amended by the Commission, recommending approval of the final plat as long as the conditions listed below are met:

1. City staff will provide further review comments. All comments must be addressed to the satisfaction of City staff.
2. Developer must enter into a Development Contract with the City to cover any outstanding subdivision and/or city requirements for this plat.
3. Final plat must be recorded with the Isanti County Recorder's office within 90 days of final plat approval.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

Attachments

1. Final Plat
2. Draft Resolution

YERIGAN FARMS 2ND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That XXX, LLC, a Minnesota limited liability company, for owner of the following described property situated in the State of Minnesota, County of Isanti to-wit:

Outlet A, YERIGAN FARMS, Isanti County, Minnesota, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as YERIGAN FARMS 2ND ADDITION and does hereby dedicate the drainage and utility easements as shown on this plat.

It witness whereof said XXX, LLC, a Minnesota limited liability company, on behalf of the company, has caused these presents to be signed by its proper officer this _____ day of _____, 2017.
XXX, LLC.

XXX, President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by XXX, the President of XXX, LLC, a Minnesota limited liability company, on behalf of said company.

Notary Public, _____ County, Minnesota.

Notary Printed Name

My Commission Expires: _____

I, David B. Penberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Sections 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

David B. Penberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by David B. Penberton, Licensed Land Surveyor, Minnesota License No. 40344.

Notary Public, _____ County, Minnesota.

Notary Printed Name

My Commission Expires: _____

CITY PLANNING COMMISSION
OF THE CITY OF CAMBRIDGE, MINNESOTA

This plat of YERIGAN FARMS 2ND ADDITION, was approved by the City Planning Commission of the City of Cambridge, Minnesota, at a meeting thereof held on this _____ day of _____, 2017.

By: _____
Planning Commission Chairman

By: _____
Planning Commission Chairman

CAMBRIDGE, MINNESOTA

This plat of YERIGAN FARMS 2ND ADDITION, was approved and accepted by the City Council of the City of Cambridge, Minnesota at a meeting held this _____ day of _____, 2017.

By: _____
Mayor

By: _____
City Administrator

COUNTY AUDITOR

Taxes paid for all years through year _____ and transfer entered this _____ day of _____, 2017.

Isanti County Auditor

COUNTY TREASURER

I hereby certify that taxes payable in the year _____ on lands herein described are paid this _____ day of _____, 2017.

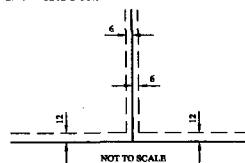
Isanti County Treasurer

COUNTY RECORDER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 2017, at _____ o'clock _____ M., and was duly recorded as Document Number _____

Isanti County Recorder

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



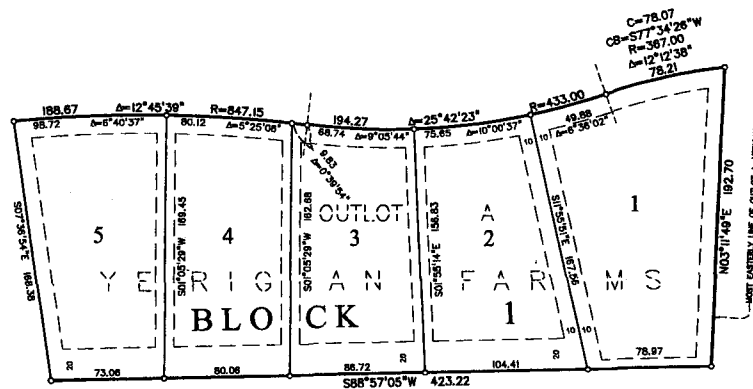
Being 6 feet in width and adjoining lot lines, unless otherwise indicated, and 12 feet in width and adjoining right-of-way lines, unless otherwise indicated, as shown on the plat.



- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked by License No. 24764, unless shown otherwise.

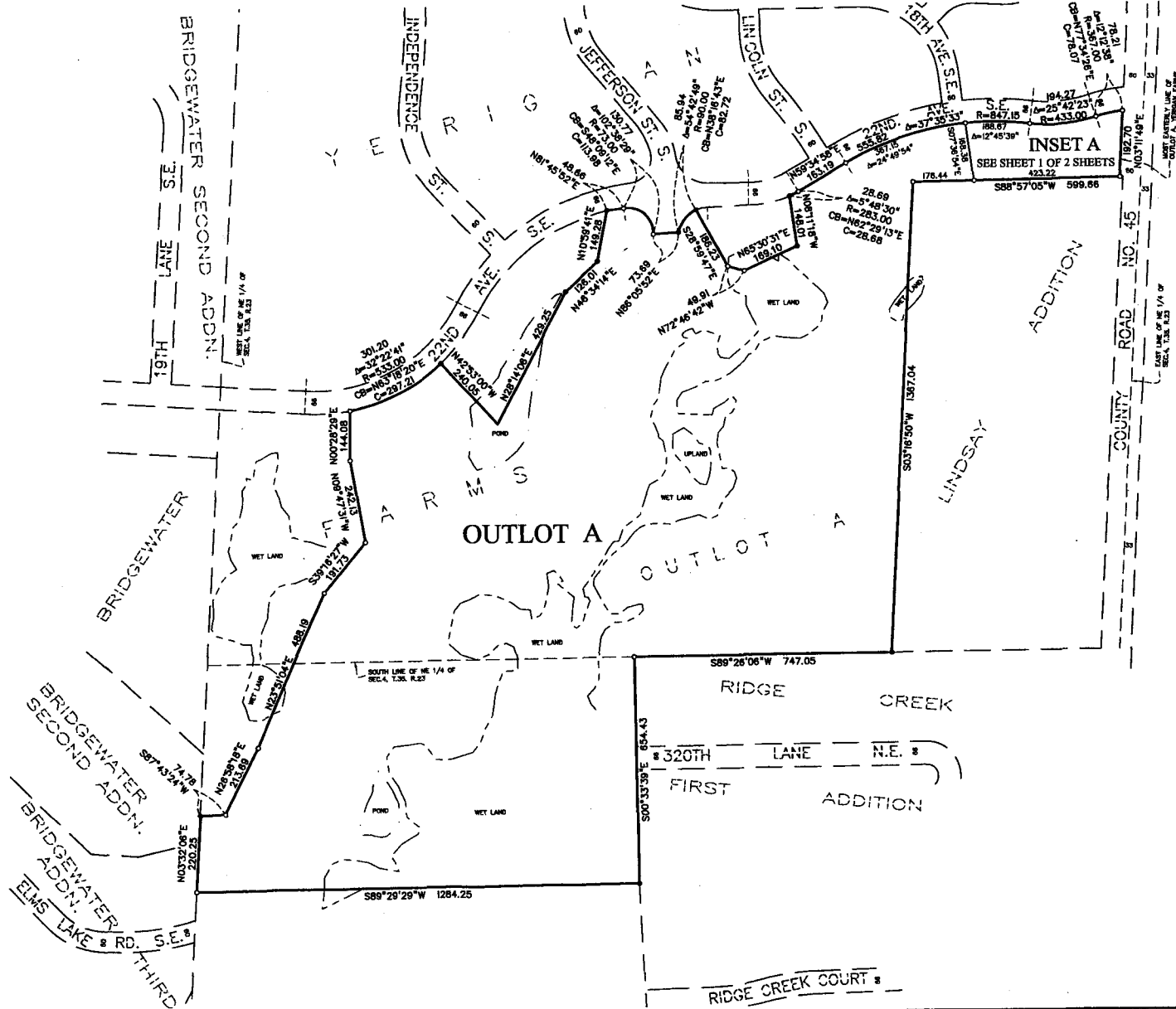
The basis for the bearing system is the most easterly line of Outlet A, YERIGAN FARMS and is assumed to bear North 03 degrees 11 minutes 49 seconds East.

INSET A



SATHRE-BERGQUIST, INC.

YERIGAN FARMS 2ND ADDITION



INSET A
SEE SHEET 1 OF 2 SHEETS
423.22



The basis for the bearing system is the most easterly line of Outlot A, YERIGAN FARMS and is assumed to bear North 03 degrees 11 minutes 49 seconds East.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40544.
- Denotes a 1/2 inch pipe found and marked by License No. 24764, unless shown otherwise.



SATHRE-BERGQUIST, INC.

Resolution No. R17-0XX

**RESOLUTION APPROVING A FINAL PLAT
YERIGAN FARMS 2ND ADDITION**

WHEREAS, TL Truck, LLC (Timothy Landborg), 31989 Lakeway Dr, Cambridge, MN 55008, representative of the property located at:

Outlot A, Yerigan Farms, 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 6th day of September, 2017, 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. City staff will provide further review comments. All comments must be addressed to the satisfaction of City staff.
2. Developer must enter into a Development Contract with the City to cover any outstanding subdivision and/or city requirements for this plat.
3. Final plat must be recorded with the Isanti County Recorder's office within 90 days of final plat approval.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat as long as the conditions listed above are met.

Adopted by the Cambridge City Council

This 18th day of September, 2017

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator