
Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, April 5, 2016, 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. March 2, 2016 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** - In-Law Apartments, an amendment to Title XV Land Usage, Chapter 156 Zoning (p. 6)
 - B. Garfield Business Park (BJ Baas Builders) Preliminary Plat (p. 10) (tabled from March 2, 2016 meeting)
 - C. Garfield Business Park (BJ Baas Builders) Final Plat (p. 14)
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

Wednesday, March 2, 2016

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: Jim Godfrey, John Klossner, Joe Morin, Shirley Basta, and Chad Struss

Members Absent: Robert Nelson (Excused) and Bob Jackson (Absent)

Staff Present: Marcia Westover, City Planner

CALL TO ORDER and PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Struss moved, seconded by Klossner to approve the agenda as presented. The motion carried 5/0.

APPROVAL OF MINUTES

February 2, 2016 Regular Meeting Minutes

Morin moved, seconded by Basta to approve the February 2, 2016 meeting minutes as presented. Motion carried 5/0.

PUBLIC COMMENT

Godfrey opened the public comment period at 7:01 pm and without comments, closed the public comment period at 7:02 pm.

NEW BUSINESS

Public Hearing: Garfield Business Park (BJ Baas Builders) Preliminary Plat

Garfield Business Park (BJ Baas Builders) Final Plat

Westover stated a request was received from BJ Baas Builders, 380 Garfield St S, Cambridge, MN 55008, to request a preliminary and final plat of Garfield Business Park. Westover said the utilities are currently being reviewed for this plat request and it

appears the road and easements may have been previously vacated without providing new easements for the existing utilities that run through the proposed Lot 2. Westover added the developer, surveyor, and staff are working on this issue. Westover recommended to the Commission to table this item indefinitely until a resolution can be found for the utility easement.

Godfrey opened the public hearing period at 7:02 pm and without comments, closed the public hearing period at 7:03 pm. Morin moved, seconded by Klossner to table the Preliminary and Final Plats items indefinitely until a resolution can be found for the utility easement. Motion carried 5/0.

Discuss Potential Future Business Restrictions (used auto dealers, thrift stores/second hand stores, tattoos, massage)

Westover explained City staff is exploring the idea of limiting the number of certain types of businesses in the City and proposing ideas to the Planning Commission for discussion. The businesses currently being reviewed include used automobile sales and thrift stores (to include all second hand stores). Westover stated staff would like Commission to let staff know if they would like to explore the option further and have staff bring back proposals or leave the businesses as they are. Westover explained the reason staff wants to discuss this now is to be proactive in shaping the future of our City as other cities have had similar discussions after problems arose.

Westover stated she spoke with City Attorney Jay Squires about the legalities of such limitations. Westover said Squires explained thrift stores/second hand dealers are a common item to limit but used car dealerships are different and the city should look at more performance based standards. Westover stated Squires said the City could put a moratorium on these types of businesses which would limit any additional businesses of this nature coming into the City until a decision is made but pointed out this process would require a public hearing.

The Commissioners discussed these potential business restrictions. Godfrey asked if there are any businesses of this type applying for business licenses at the present. Westover stated no, but the city did have an inquiry into a used auto dealer last fall. Basta asked if there were any complaints regarding the number of these types of businesses. Westover stated there are no formal complaints about the number of businesses. Morin stated the City Council has heard informal complaints regarding the appearance and upkeep of the buildings and overcrowding of the parking on car dealership lots. Westover confirmed that the city does receive complaints on parking, appearance, and this is handled through the property maintenance process. Klossner stated if it came down to a choice, he would rather not see empty buildings or storefronts if a business wanted to move into Cambridge. Struss stated it would be difficult to choose which businesses can come in and which ones cannot. Westover stated this process may allow the City to either determine which businesses can be limited or at least develop stronger standards.

Further discussion centered around whether to table this discussion to May until after the Minnesota Design Team visit and the start of the Comprehensive Plan process. Godfrey stated Commissioner Nelson expressed an interest in being present for this discussion. The consensus was to table the discussion until a later meeting. Morin moved, seconded by Klossner to table this discussion until the May Planning Commission meeting. Motion passed 5/0.

OTHER BUSINESS / MISCELLANEOUS

City Council Update

Westover updated the Commission on the previous City Council meetings.

Parks, Trails, and Recreation Commission (PTRC) Update

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

ADJOURNMENT

Morin moved, seconded by Basta, to adjourn the meeting at 7:19 pm. The motion carried 5/0.

Jim Godfrey
Cambridge Planning Commission Chair

ATTEST:

Marc Westover
City Planner

PUBLIC HEARING- to amend Title XV Land Usage, Chapter 156 Zoning.

Overview

Staff received a request to consider allowing In-Law Apartments. This is a trend that many families are considering in order to take care of an elderly parent or family member. Some of the trends include a small detached temporary home or an attached separate living area for the person needing care. Our current city code would need to be amended to allow such use.

Staff is requesting that this item be tabled due to the fact that the legislature will be reviewing a bill to require cities to allow such temporary housing. The work is already started on the bill and the legislative session will end in May.

Staff talked to the person requesting the consideration of the in-law apartment and they can wait as there is no rush at this time.

Planning Commission Action

A motion to table this item indefinitely until staff brings back discussion on it after the legislative session.

Attachments

1. March 16, 2016 Session Daily Article-Temporary dwelling proposal

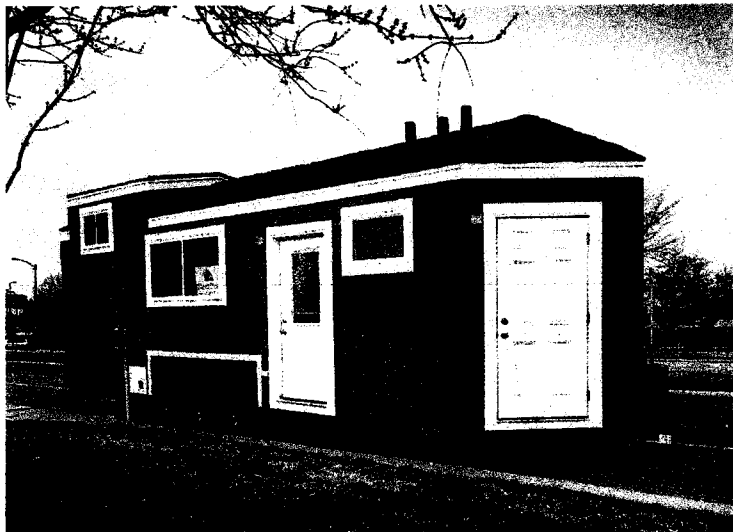
Minnesota House of Representatives

Public Information Services

Mar 16 2016 2:56PM

Temporary dwelling proposal offers opportunity, option

By Nick Longworth



An example of a temporary family health care dwelling was parked along John Ireland Boulevard near the Capitol Complex on Wednesday. Photo by Andrew VonBank

To what lengths would you go to take care of a family member?

Hospital visits? Diet changes? What about letting them live on your property in a "temporary family health care dwelling?"

HF2497, sponsored by Roz Peterson (R-Lakeville), would allow a temporary dwelling for a family member aside from a property owner's primary residence. Its use would be recommended under the oversight of a doctor's written certification of either mental illness or physical disability.

"Sometimes people have an elderly relative who is either injured or needs to be in temporary hospice that wants to come home, but there is either not enough room or the house isn't accessible anymore," Peterson said. "This provides an option to take care of those loved ones at home."

Only one temporary dwelling would be permitted per property, under the guidance of a caregiver over the age of 18 who is either a relative, legal guardian or health care agent. A permit would allow the dwelling to be established for a six-month period and could be extended for up to a year.

Approved by the House Aging and Long-Term Care Policy Committee Wednesday, the bill now moves to the House Government Operations and Elections Policy Committee.

North Carolina, Virginia and New York have passed similar laws.

LISTEN Full archived audio of the hearing

Humble homes

Session Daily Home

Search Session Daily

Recent Dailies

Mar 18 **Week in Review March 14-18**
The House of Representatives had a busy second week of the 2016 session. In its last act, the Hou...

Mar 18 **Rep. Dave Hancock not seeking re-election**
Rep. Dave Hancock (R-Bemidji) said Friday he will not seek re-election this fall. Currently s...

Mar 17 **Range worker financial relief now back in the hands of the Senate**
Financial relief to northeastern Minnesota iron workers remains caught in a volley of political m...

Mar 17 **Broadband plan for Greater MN catching up to speed**
Is high-speed Internet as important to developing rural communities in 2016 as electricity was in...

Mar 17 **Moorhead and Dilworth-Glyndon-Felton plan to redraw district boundaries**
A land exchange the Moorhead and Dilworth-Glyndon-Felton school districts have been working on fo...

Mar 17 **LCCMR funding moves forward, several projects do not**
The House Environment and Natural Resources Policy and Finance Committee approved nearly \$50 mill...

Mar 17 **Young entrepreneur seeks expansion of agritourism protection**
It's hard not to be impressed with Caleb Smith. The 11-year-old Bloomington rabbit farmer who tes...

Mar 17 **Sixth-grade class behind bill to honor Capitol builders**

Temporary dwellings visually resemble an RV or large enclosed trailer. However, the qualifications in which they are built are more like that of a home.

No larger than 300 square feet, each dwelling has its own 30-50 amp electrical outlet and a self-enclosed septic tank accompanied by an insulated water intake which can be connected to the primary residence on a property. They are constructed of exterior materials comparable in appearance and durability to materials used in residential construction. On the inside a full kitchen, bathroom and bedroom nook are designed to comply with American Disabilities Act requirements. Heating and air conditioning are available.



Apple Valley resident Anita Burke, left, testifies before the House Aging and Long-Term Care Policy Committee March 16 in support of a bill sponsored by Rep. Roz Peterson, right, that would regulate zoning of temporary family health care dwellings. Photo by Andrew VonBank

According to NextDoor Housing, which specializes in the creation of temporary dwellings, one can be rented for about \$1,500 a month, or bought for around \$55,000 depending on amenities. A nursing home can cost more than \$62,000 per year on average in Minnesota.

"This is about creating opportunity and accessibility for those in need," said John Louiselle, founder of NextDoor Housing.

Anita Burke of Apple Valley says the appeal to temporary dwellings stems from the desire to still take care of loved ones, but being logistically unable to do so.

"My mother lives in assisted living with a rent of over \$3,000 a month. Given her pension and social security benefits, she is quickly running out of funds. Over the last couple of years I have tried to find more affordable housing for her," said Burke.

"If I could move my mother into my home I would. I am willing and able. However, I do not have a handicap-accessible bathroom. We simply do not have room or enough money for an addition," she said.

Noble intent not enough

While discussion remained favorable about the bill's intent, concern was expressed over bill specifics that would need to be ironed out along its journey.

"Cities are specifically tasked with dealing with issues of public safety, health and welfare of our residents. Our task is to balance the needs, interests and rights with the various property owners in that jurisdiction," said Craig Johnson, intergovernmental relations representative with League of Minnesota Cities.



Rep. Jerry Newton looks at an example of a temporary family health care dwelling during discussion of HF2497 at the March 16 meeting of the House Aging and Long-Term Care Policy Committee. Photo by Andrew VonBank

One concern came over the power of local governments to control the use and location of temporary dwellings, including utility management and renewals.

Burke tried to petition the Apple Valley City Council to allow a temporary dwelling on her lot, but was told it would not be possible.

"This could really put a city council in a bind if, for whatever reason, they did not want to extend a renewal and are now in a position of evicting grandma," said Rep. Barb Yarusso

(DFL-Shoreview). As written, a city would be mandated to allow the temporary dwelling upon a doctor's certification.

Minnesota's sixth graders could make history thanks to a design contest proposed Thursday in the ...

Mar 17 **State auditor's office funding change laid over by House committee**
Among the duties of the state auditor's office is to review financial data of more than 3,000 loc...

Mar 17 **Homestead classification could benefit 'beginning farmers'**
Rep. Tim Miller (R-Prinsburg) said the average age for Minnesota farmers remains high and the cos...

Mar 17 **Parental consent laws not keeping up with ease of collecting students' data**
With technological advances making data collection, storage and analysis easier, some lawmakers a...

Mar 17 **New child support formula proposed**
Contention over child support payments can potentially lead to lengthy litigation between legal g...

Mar 16 **Still miles apart, but transportation conference committee reconvenes**
Nine months after lawmakers failed to strike a deal on a long-term transportation funding plan th...

Mar 16 **Legislature takes aim at lead shot ban**
A Department of Natural Resources proposal that would ban the use of lead shot on wildlife manage...

Mar 16 **Program would offer college residential experience for students with disabilities**
Students in the new Bethel University Inclusive Learning and Development program are taking class...

Mar 16 **Tax surprise leaves rural ambulance services looking for exemption**
Help could be on the way for many rural ambulance services that suddenly find themselves owing ye...

Mar 16 **Federal grant could integrate mental health, chemical dependency treatment**
Creating a network of community behavioral health clinics to provide a one-stop shop for individu...

According to Peterson, an argument against the use of traditional city council channels is the need for an expedited timeline due to strenuous and often unforeseen circumstances.

"This is an opportunity to really streamline the process and make it easy for family members who are going through a very difficult time," Peterson said. "This is really lifting a barrier so that people can use their own property how they would like to."

Safety was another concern.

Since temporary dwellings are not secured to a permanent foundation, extreme weather such as a tornado could pose a safety threat.

Other concerns raised were potential neighbor complaints, property taxes and neighborhood aesthetics. The bill's companion, SF2722, sponsored by Sen. John Hoffman (DFL-Champlin), awaits action by the Senate State and Local Government Committee.

Related Articles

- Mar 16 [Tax surprise leaves rural ambulance services looking for exemption](#)
- Mar 16 [Federal grant could integrate mental health, chemical dependency treatment](#)
- Mar 15 [Genetic counselor licensure idea gets health committee approval](#)
- Mar 15 [Suicide training requirement could help teachers save lives](#)
- Mar 14 [Abortion facility bill will return to House Floor](#)

Mar 16 **A push to get more behind wheel of not-quite-car, not-quite-motorcycle**
A Minnesota driver's license lets motorists get behind the wheel of a vehicle on four wheels -- bu...

Mar 16 **Overseas demand for luxury cars hurts hometown dealers**
Luxury auto manufacturers are seeing an uptick in sales, and these U.S.-made vehicles are prized ...

Mar 16 **Appropriations approved for Outdoor Heritage Fund projects**
More than \$110 million in appropriations from the Outdoor Heritage Fund were approved by the Hous...

Request

A request by BJ Baas Builders, 380 Garfield St. S., Cambridge, MN 55008, to request a preliminary plat of Garfield Business Park.

Zoning

The subject property is zoned B-2 Highway Business District. Surrounding land uses to the north and south are also zoned B-2 Highway Business district. Land uses to the west are zoned I-1 Low Impact Business-Industrial district. The area to the east is Highway 65 right-of-way.

Review

The proposed plat is intended to create two lots out of several metes and bounds described lots. The plat will clean up the existing confusing lot lines and create two defined commercial lots.

Lot 1 will have 2.25 acres and Lot 2, will have .76 acres. Lot 1 has an existing multi-tenant building on it. BJ Baas Builders is currently remodeling the interior and exterior of this aging building. They intend to use it for their office location in addition to other tenants. Lot 2 will be an open lot subject to the uses allowed in the B-2 Highway Business Zoning district in addition to the utility easement.

Lot 2 currently has sanitary sewer and water utilities running through the lot. These utilities service the east side businesses; they run under Highway 65 and service the Willow Wood area all the way to Walmart. The utility easement and 4th Ave SE road were vacated in 1996 due to the Highway 65 bypass construction. The utility easement was never re-established though the utilities still exist. The easement is currently being re-established by the city and property owner, BJ Baas Builders. The city will purchase Lot 2 with intentions to sell to Hirsch Motors.

Recommendation

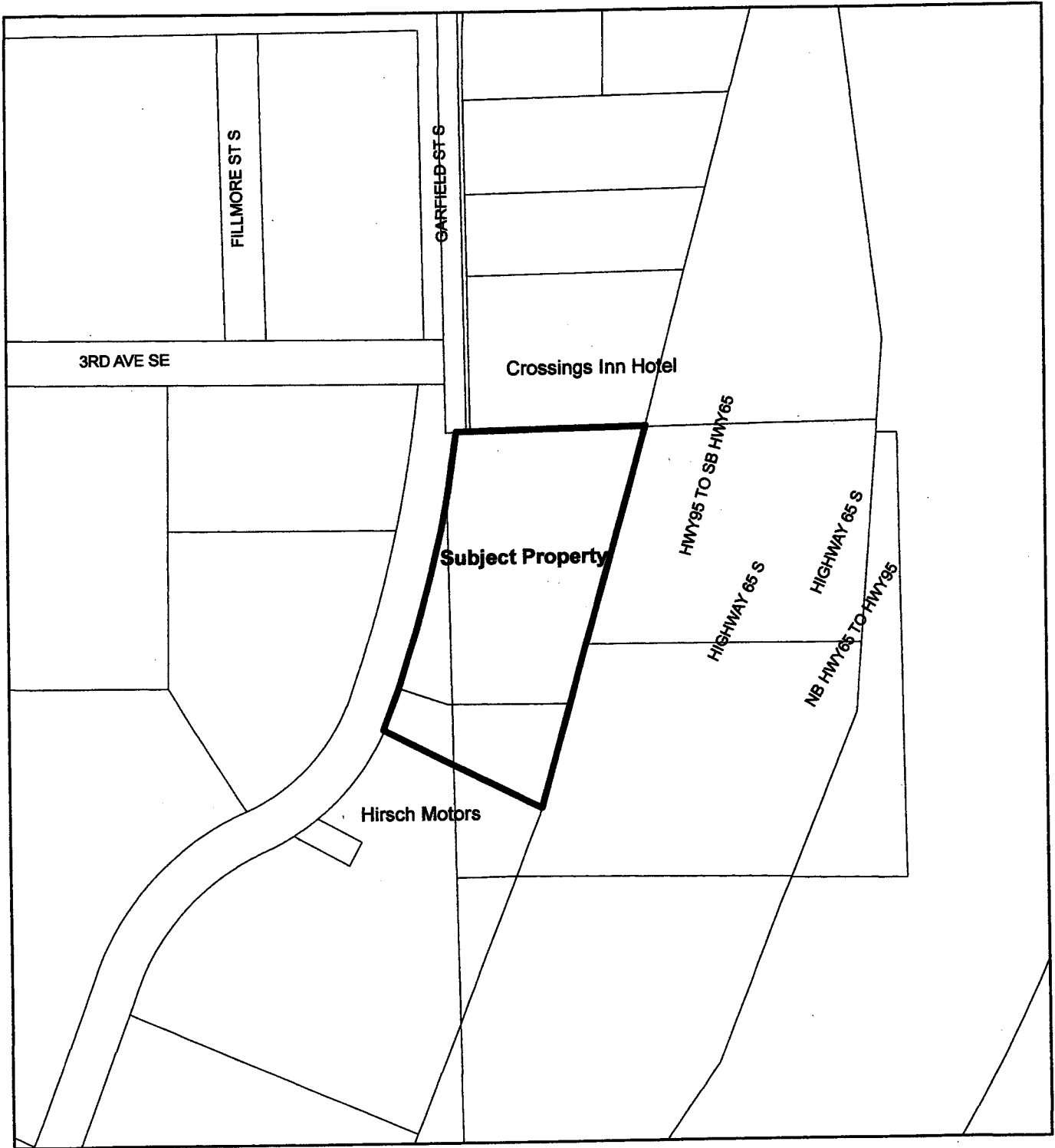
Staff is recommending approval of the preliminary plat request with the following conditions:

1. Within 30 days of approval, the final plat must be recorded with the Isanti County Recorder's office. A copy of the recorded plat must be provided to the city within 5 days of recording.

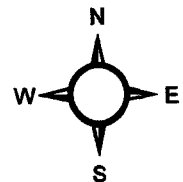
Attachments

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

Garfield Business Park



A request by BJ Baas Builders for a Preliminary and Final Plat. The plat will create two lots out of several lots. The location is just north of Hirsch Motors.



PRELIMINARY PLAT OF GARFIELD BUSINESS PARK

SEC. 33, TWP. 36, RANG. 23
ISANTI COUNTY



LEGEND

- DENOTES SET IRON MONUMENT
- DENOTES FOUND MONUMENT
- DENOTES EXISTING TELEPHONE PEDESTAL
- DENOTES EXISTING CABLE PEDESTAL
- DENOTES EXISTING CATCH BASIN
- DENOTES EXISTING STORM MANHOLE

OWNER
DAS PROPERTIES, LLC
300 GARFIELD ST. S
CAMBRIDGE, MN 55008

FLOOD ZONE

THIS SITE IS INCLUDED ON FLOOD INSURANCE RATE MAP—COMMUNITY PANEL NUMBER 330303000. THE AREA SHOWN TO BE WITHIN THE APPROXIMATE "X" FLOOD ZONE IS SHOWN HEREON.

LOT AREAS

LOT 1 2.26 ACRES
LOT 2 0.78 ACRES
TOTAL 3.04 ACRES

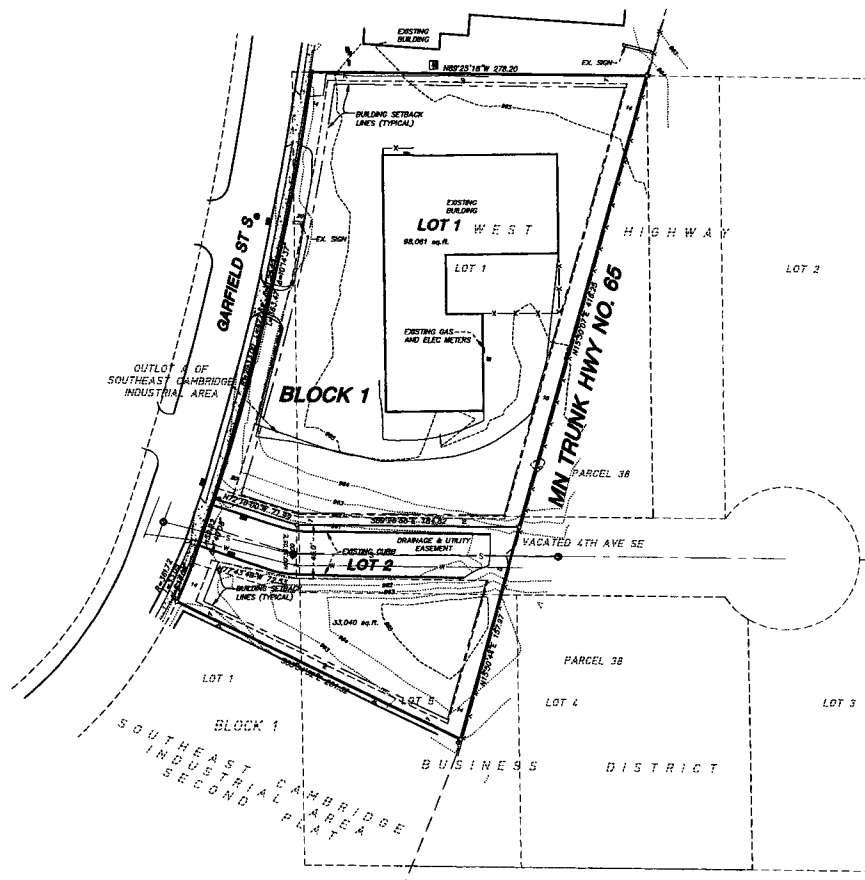
NOTE: THE AREA OF THE DRAINAGE AND UTILITY EASEMENT ON LOT 2 IS 10,429 SQ. FT. (EXCLUDING THE STANDARD 14 FOOT STANDARD FRONT/REAR 7 FOOT SIDE EASEMENT AREA).

ZONING DISTRICT

HIGHWAY BUSINESS DISTRICT (B-2)

LOT REQUIREMENTS

Minimum Front Yard Setback 20 feet
Minimum Side Yard Setback 10 feet
Minimum Rear Yard Setback 15 feet



LEGAL DESCRIPTION

Lot Five (5), Block One (1), West Highway Business District EXCEPTING THEREFROM that part lying West of Highway #65 By-Pass shown as Parcel 38 on Minnesota Department of Transportation Right of Way Plat Numbered 30-4 as the same on file and of record in the office of the County Recorder in and for Isanti County, as document number 201763 filed September 5, 1991 AND ALSO EXCEPTING THEREFROM that part of Lot 5, Block 1 of the recorded plat of West Highway Business District, Isanti County, Minnesota, lying westerly of Parcel No. 38 of the recorded Minnesota Department of Transportation Right of Way Plat Numbered 30-4 and lying southerly of the following described line: Commencing at the Northwest corner of Lot 5, Block 1 of said recorded plat of West Highway Business District, thence South 1 degree 40 minutes 14 seconds East, assumed bearing, along the west line of said Lot 5, a distance of 58.22 feet to the point of beginning of the line to be hereinafter described; thence South 64 degrees 45 minutes 05 seconds East, a distance of 145.12 feet to the westerly line of said Parcel No. 38 of the recorded Minnesota Department of Transportation Right of Way Plat Numbered 30-4 and there terminating. Subject to easements, restrictions and reservations of record, if any.

AND

All that part of Vacated Fourth Avenue SE lying and being west of Highway #65 By-Pass shown as Parcel 38 on Minnesota Department of Transportation Right of Way Plat Numbered 30-4 as the same on file and of record in the office of the County Recorder in and for Isanti County, Minnesota, as document number 201763, filed September 5, 1991, and east of Line A, said Line A described as follows: Said Line A shall commence at the southwest corner of Lot 1, Block 1, West Highway Business District and shall proceed southerly in a straight line to the northwest corner of Lot 5, Block 1, West Highway Business District, being the point of termination and there to end.

AND

Lot One (1), Block One (1), West Highway Business District EXCEPTING THEREFROM the following described parcels, to-wit:

a) The east 60 feet thereof (said 60 feet to be measured at right angles to the East line of said Lot 1); and

b) All that part lying west of Highway #65 By-Pass shown as Parcel 38 on Minnesota Department of Transportation Right of Way Plat Numbered 30-4 as the same is on file and of record in the office of the County Recorder in and for Isanti County, Minnesota.

AND ALSO

The Vacated Fourth Avenue Southeast, as previously dedicated on the recorded plat of SOUTHEAST CAMBRIDGE INDUSTRIAL AREA, Isanti County, Minnesota. Subject to easements, restrictions and reservations of record, if any.

Also that part of Lot 1, Block 1 of the recorded plat of SOUTHEAST CAMBRIDGE INDUSTRIAL AREA SECOND PLAT, Isanti County, Minnesota, lying northerly of the following described line: Commencing at the northeast corner of Lot 1, Block 1, of said SOUTHEAST CAMBRIDGE INDUSTRIAL AREA SECOND PLAT; thence South 1 degree 40 minutes 14 seconds East, assumed bearing, along the east line of said Lot 1, a distance of 58.22 feet to the point of beginning of the line to be hereinafter described; thence North 64 degrees 45 minutes 05 seconds West, a distance of 115.30 feet to the westerly line of said Lot 1 and there terminating. Subject to easements, restriction and reservations of record, if any.

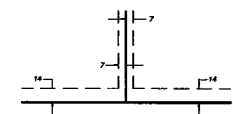
Also that part of Lot 5, Block 1 of the recorded plat of WEST HIGHWAY BUSINESS DISTRICT, Isanti County, Minnesota, lying westerly of Parcel No. 38 of the recorded MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT No. 30-4, Isanti County, Minnesota, and lying northerly of the following described line: Commencing at the northwest corner of Lot 5, Block 1 of said recorded plat of WEST HIGHWAY BUSINESS DISTRICT; thence South 1 degree 40 minutes 14 seconds East, assumed bearing, along the west line of said Lot 5, a distance of 58.22 feet to the point of beginning of the line to be hereinafter described; thence South 64 degrees 45 minutes 05 seconds East, a distance of 145.12 feet to the westerly line of said Parcel No. 38 of said recorded MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT No. 30-4 and there terminating. Subject to easements, restrictions and reservations of record, if any.

Also that part of the vacated Fourth Avenue Southeast, as previously dedicated on the recorded plat of WEST HIGHWAY BUSINESS DISTRICT, Isanti County, Minnesota, lying westerly of the westerly right of way line of State Trunk Highway No. 65, as established by the recorded Minnesota Department of Transportation Right of Way Plat Numbered 30-4, Isanti County, Minnesota.

AND ALSO,

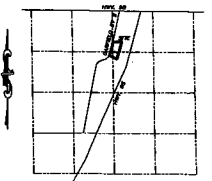
Outlet A, of the recorded plat of Southeast Cambridge Industrial Area.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 7 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 14 FEET IN WIDTH, AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

VICINITY MAP
Section 33, T.36, R.23
Isanti County
"No Scale"



Resolution No. R16-XX

**RESOLUTION APPROVING A PRELIMINARY PLAT
FOR GARFIELD BUSINESS PARK
(BJ Baas-380 Garfield St. S)**

WHEREAS, the applicant BJ Baas Builders, has requested approval of a Preliminary Plat on the following described property:

The legal description includes: Lot Five (5), Block One (1), West Highway Business District excepting portions therefrom, Lot One (1), Block One (1), West Highway Business District exception portions therefrom, Vacated portions of Fourth Avenue SE, part of Lot 1, Block 1, Southeast Cambridge Industrial Area Second Plat, part of Lot 5, Block 1 West Highway Business District, and Outlot A Southeast Cambridge Industrial Area. (PIN'S: 15.093.0010, 15.091.0050, 15.121.0011, 15.093.0050)

WHEREAS, the Planning Commission of the city, on the 2nd day of March, 2016, following proper notice, held a public hearing regarding the Garfield Business Park Preliminary Plat request; and

WHEREAS, the Planning Commission tabled this item indefinitely until a resolution could be found for the utility easement; and

WHEREAS, the Planning Commission, on the 5th day of April, 2016, heard the request again after a resolution was found on the utility easement and recommended that the Garfield Business Park Preliminary Plat be approved and brought forward to City Council for consideration, subject to the following conditions:

1. Within 30 days of approval, the final plat must be recorded with the Isanti County Recorder's Office. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

WHEREAS, it is found that such plat is in compliance with the Cambridge Zoning and Subdivision Ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, hereby approves the Garfield Business Park Preliminary Plat with the condition as identified above.

Adopted this 18st day of April, 2016.

Mariys A. Palmer, Mayor

ATTEST: _____
Lynda J. Woulfe, City Administrator

Request

A request by BJ Baas Builders, 380 Garfield St. S., Cambridge, MN 55008, to request a final plat of Garfield Business Park.

Review

The proposed plat is intended to create two lots out of several metes and bounds described lots. The plat will clean up the existing confusing lot lines and create two defined commercial lots.

Lot 1 will have 2.25 acres and Lot 2, will have .76 acres. Lot 1 has an existing multi-tenant building on it. BJ Baas Builders is currently remodeling the interior and exterior of this aging building. They intend to use it for their office location in addition to other tenants. Lot 2 will be an open lot subject to the uses allowed in the B-2 Highway Business Zoning district in addition to the utility easement.

Staff finds the final plat is consistent with the preliminary plat. The preliminary and final plat can be reviewed concurrently as no new infrastructure is needed. The utility easement is being re-established by the city and property owner as identified in the preliminary plat staff report.

Recommendation

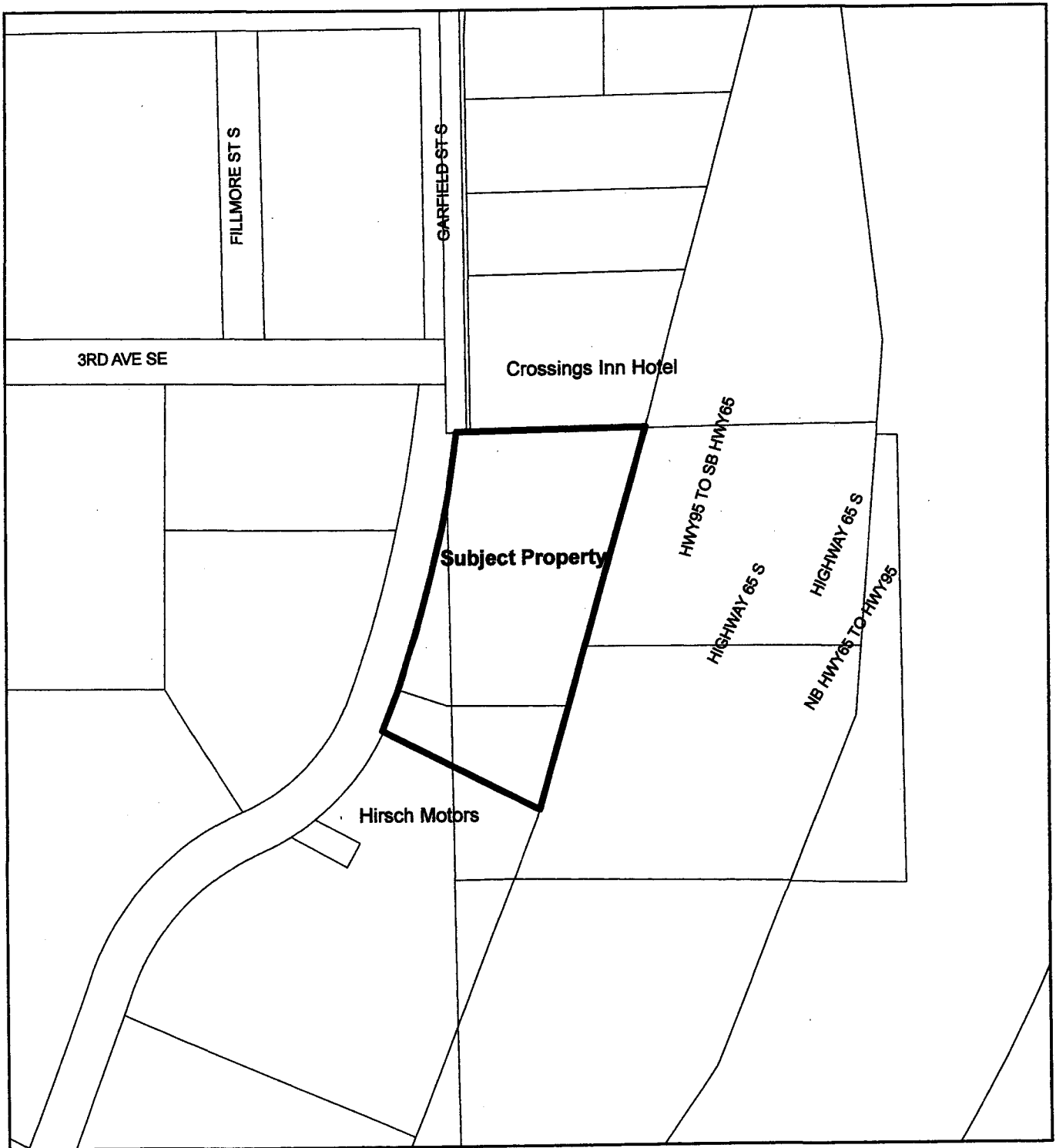
Staff is recommending approval of the final plat request with the following conditions:

1. Within 30 days of approval, the final plat must be recorded with the Isanti County Recorder's office. A copy of the recorded plat must be provided to the city within 5 days of recording.

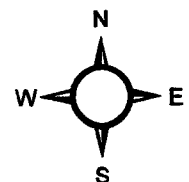
Attachments

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

Garfield Business Park



A request by BJ Baas Builders for a Preliminary and Final Plat. The plat will create two lots out of several lots. The location is just north of Hirsch Motors.

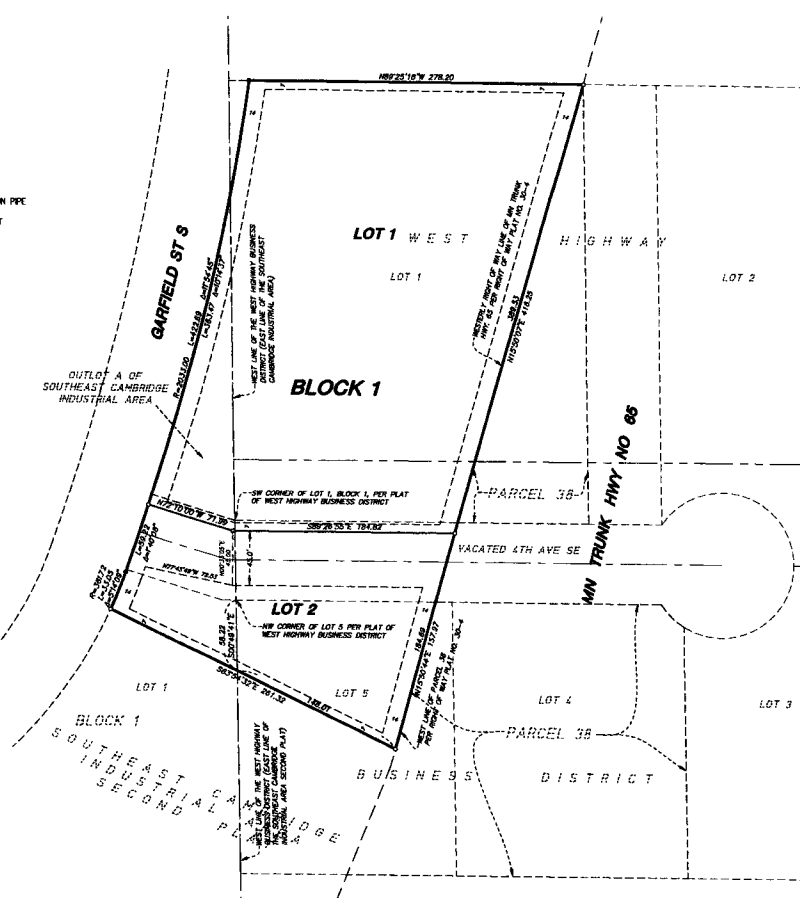


GARFIELD BUSINESS PARK

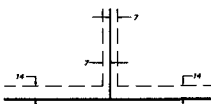
SEC. 33, TWP. 36, RANG. 23
ISANTI COUNTY



LEGEND
 ● DENOTES PREVIOUSLY SET IRON PIP
 ○ DENOTES SET IRON MONUMENT



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



BEING 7 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 14 FEET IN WIDTH, AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

BEARING NOTE

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF LOT 1 IS ASSUMED TO BEAR NORTH 88 DEGREES 51 MINUTES 59 SECONDS WEST.

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

Isanti County Auditor-Treasurer _____ By _____ Deputy

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

Isanti County Recorder _____

KNOW ALL PERSONS BY THESE PRESENTS, that Boos Properties LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Isanti, State of Minnesota, to-wit:

Lot Five (5), Block One (1), West Highway Business District EXCEPTING THEREFROM all that part lying West of Highway #65 By-Pass shown as Parcel 38 on Minnesota Department of Transportation Right of Way Plat Numbered 30-4 as the same on file and of record in the office of the County Recorder in and for Isanti County, on document number 201763 filed September 5, 1991 AND ALSO EXCEPTING THEREFROM that part of Lot 5, Block 1 of the recorded plat of West Highway Business District, Isanti County, Minnesota, lying westerly of Parcel No. 38 of the recorded Minnesota Department of Transportation Right of Way Plat Numbered 30-4 and lying southerly of the following described line: Commencing at the Northwest corner of Lot 5, Block 1 of said recorded plat of West Highway Business District, thence South 1 degree 40 minutes 14 seconds East, assumed bearing, along the west line of said Lot 5, a distance of 58.22 feet to the point of beginning of the line to be herein described; thence south 64 degrees 45 minutes 05 seconds east, a distance of 146.12 feet to the westerly line of said Parcel No. 38 of the recorded Minnesota Department of Transportation Right of Way Plat Numbered 30-4 and there terminating. Subject to easements, restrictions and reservations of record, if any.

AND

All that part of Vacated Fourth Avenue SE lying and being west of Highway #65 By-Pass shown as Parcel 38 on Minnesota Department of Transportation Right of Way Plat Numbered 30-4 as the same on file and of record in the office of the County Recorder in and for Isanti County, Minnesota, as document number 201763, filed September 5, 1991, and east of Line A, said Line A described as follows: Said Line A shall commence at the southwest corner of Lot 1, Block 1, West Highway Business District and shall proceed southerly in a straight line to the northwest corner of Lot 5, Block 1, West Highway Business District, being the point of termination and there to end.

AND

Lot One (1), Block One (1), West Highway Business District EXCEPTING THEREFROM the following described parcels, to-wit:

a) The east 60 feet thereof (said 60 feet to be measured at right angles to the East line of said Lot 1); and

b) All that part lying west of Highway #65 By-Pass shown as Parcel 38 on Minnesota Department of Transportation Right of Way Plat Numbered 30-4 as the same on file and of record in the office of the County Recorder in and for Isanti County, Minnesota.

AND ALSO

The Vacated Fourth Avenue Southeast, as previously dedicated on the recorded plat of SOUTHEAST CAMBRIDGE INDUSTRIAL AREA, Isanti County, Minnesota. Subject to easements, restrictions and reservations of record, if any.

Also that part of Lot 1, Block 1 of the recorded plat of SOUTHEAST CAMBRIDGE INDUSTRIAL AREA SECOND PLAT, Isanti County, Minnesota, lying northerly of the following described line: Commencing at the northeast corner of Lot 1, Block 1, of said SOUTHEAST CAMBRIDGE INDUSTRIAL AREA SECOND PLAT; thence South 1 degree 40 minutes 14 seconds East, assumed bearing, along the east line of said Lot 1, a distance of 58.22 feet to the point of beginning of the line to be herein described; thence North 84 degrees 45 minutes 05 seconds West, a distance of 115.30 feet to the westerly line of said Lot 1 and there terminating. Subject to easements, restriction and reservations of record, if any.

Also that part of Lot 3, Block 1 of the recorded plat of WEST HIGHWAY BUSINESS DISTRICT, Isanti County, Minnesota, lying westerly of Parcel No. 38 of the recorded MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT No. 30-4, Isanti County, Minnesota, and lying northerly of the following described line: Commencing at the northeast corner of Lot 3, Block 1 of said recorded plat of WEST HIGHWAY BUSINESS DISTRICT; thence South 1 degree 40 minutes 14 seconds East, assumed bearing, along the west line of said Lot 3, a distance of 58.22 feet to the point of beginning of the line to be herein described; thence South 64 degrees 45 minutes 05 seconds East, a distance of 146.12 feet to the westerly line of said Parcel No. 38 of said recorded MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT No. 30-4 and there terminating. Subject to easements, restrictions and reservations of record, if any.

Also that part of the vacated Fourth Avenue Southeast, as previously dedicated on the recorded plat of WEST HIGHWAY BUSINESS DISTRICT, Isanti County, Minnesota, lying westerly of the westerly right of way line of State Trunk Highway No. 65, as established by the recorded Minnesota Department of Transportation Right of Way Plat Numbered 30-4, Isanti County, Minnesota.

AND ALSO,

Outlet A, of the recorded plat of Southeast Cambridge Industrial Area.

Have caused the same to be surveyed, platted and known as GARFIELD BUSINESS PARK, 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, Boos Properties LLC, has caused these presents to be signed by its property officer this _____ day of _____, 20____.

Brian Boos, President
 STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Brian Boos, President, Boos Properties, LLC.

SIGNATURE _____ PRINTED NAME _____ (DO NOT USE STAMP)

Notary Public, _____ County, Minnesota
 My commission expires _____

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

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

SIGNATURE _____ PRINTED NAME _____ (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
 Minn. License No. _____
 This plat was recommended for approval this _____ day of _____, 20____.

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

Chairperson _____ Secretary _____
 Approved by the City Council, City of Cambridge, Minnesota this _____ day of _____, 20____ and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Mayor _____ City Administrator _____



Resolution No. R16-XX

**RESOLUTION APPROVING A FINAL PLAT
FOR GARFIELD BUSINESS PARK
(BJ Baas-380 Garfield St. S)**

WHEREAS, the applicant BJ Baas Builders, has requested approval of a Final Plat on the following described property:

The legal description includes: Lot Five (5), Block One (1), West Highway Business District excepting portions therefrom, Lot One (1), Block One (1), West Highway Business District exception portions therefrom, Vacated portions of Fourth Avenue SE, part of Lot 1, Block 1, Southeast Cambridge Industrial Area Second Plat, part of Lot 5, Block 1 West Highway Business District, and Outlot A Southeast Cambridge Industrial Area. (PIN'S: 15.093.0010, 15.091.0050, 15.121.0011, 15.093.0050)

WHEREAS, the Planning Commission of the city, on the 2nd day of March, 2016, held a meeting regarding the Garfield Business Park Final Plat request; and

WHEREAS, the Planning Commission tabled this item indefinitely until a resolution could be found for the utility easement; and

WHEREAS, the Planning Commission, on the 5th day of April, 2016, heard the request again after a resolution was found on the utility easement and recommended that the Garfield Business Park Final Plat be approved and brought forward to City Council for consideration, subject to the following conditions:

1. Within 30 days of approval, the final plat must be recorded with the Isanti County Recorder's Office. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

WHEREAS, it is found that such plat is in compliance with the Cambridge Zoning and Subdivision Ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, hereby approves the Garfield Business Park Final Plat with the condition as identified above.

Adopted this 18st day of April, 2016.

Marlys A. Palmer, Mayor

ATTEST: _____
Lynda J. Woulfe, City Administrator