

PLANNING COMMISSION MEETING MINUTES

Tuesday, April 4, 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: Chad Struss, Brandon Grell, Kersten Conley (City Council Representative), and Robert Nelson

Members Absent: Bob Erickson (Excused), Julie Immel (Excused) and Mike Stylski (Absent)

Staff Present: Marcia Westover, Community Development Director/City Planner

CALL TO ORDER and PLEDGE OF ALLEGIANCE

Struss 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 Conley to approve the agenda as presented. The motion carried 4/0.

APPROVAL OF MINUTES

March 7, 2017 Regular Meeting Minutes

Conley moved, seconded by Grell to approve the March 7, 2017 meeting minutes as presented. Motion carried 4/0.

PUBLIC COMMENT

Struss 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: Preliminary Plat of Cortec Addition, a request by Miksic Realty

Westover stated Miksic Realty, LLC, 4119 White Bear Pkwy., St. Paul, MN 55110, is requesting approval of the Cortec Addition Preliminary Plat. The future land use of the

subject property is Industrial and the current zoning is I-3 General Industrial District. Properties to the north and east are zoned Industrial with a mix of Business Transitional zoning along 1st Ave E (Highway 95). The properties to the west across the railroad are zoned Commercial and the properties to the south across 1st Ave E. are zoned Industrial.

Westover explained Miksic Realty, the owner of Cortec, plans to expand the warehouse with an addition to the building on the north end of their property. Due to the complexity of their existing property lines, they have requested to plat their property. Miksic Realty currently owns four (4) separate parcels with long metes and bounds legal descriptions. Platting the property will combine all of these parcels into one lot and block. The plat will remove the existing property lines allowing an addition to the north end of their building and will contain 4.2 acres.

Westover stated a Site Plan Review application has been submitted to the City for review of their addition and site plan changes. Westover explained a condition has been added to the approval of the plats that the Site Plan Review must be completed to the satisfaction of the City prior to a building permit being issued. Westover explained the plat approval process is a separate matter from the Site Plan Review; however, everything is being reviewed simultaneously, therefore a condition was added to assure the owner recognizes the needs of the City.

According to Westover, the plat is consistent with the Subdivision Ordinance, and the City's Comprehensive Plan.

Struss opened the public hearing period at 7:04 pm and without comments, closed the public hearing at 7:06 pm.

Discussion ensued among the Commissioners on the number of parcels.

Nelson moved, seconded by Conley to recommend the approval of the Cortec Addition Preliminary Plat provided the conditions as listed by the City are met. Motion carried 4/0.

Final Plat of Cortec Addition, a request by Miksic Realty

Westover stated the final plat is consistent with the preliminary plat just reviewed by the Commission. Westover explained a preliminary plat and a final plat can be reviewed simultaneously when no new infrastructure is required, and no new infrastructure is required with this plat.

Grell moved, seconded by Nelson to recommend the approval of the Cortec Addition Final Plat provided the conditions as listed by the City are met. Motion carried 4/0.

OTHER BUSINESS / MISCELLANEOUS

City Council Update

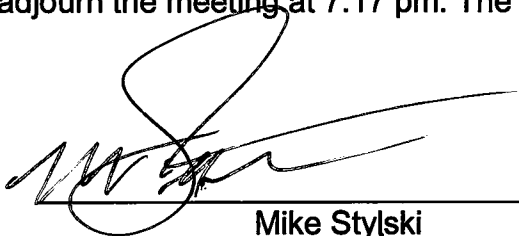
Westover and Conley updated the Commission on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

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

ADJOURNMENT

Conley moved, seconded by Grell, to adjourn the meeting at 7:17 pm. The motion carried 4/0.



Mike Stylski
Cambridge Planning Commission Chair

ATTEST:



Marcia Westover
Community Development Director/City Planner