

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 supported 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 fire 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.

Styklski moved, seconded by Immel, 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 Avenue?

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 on being 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

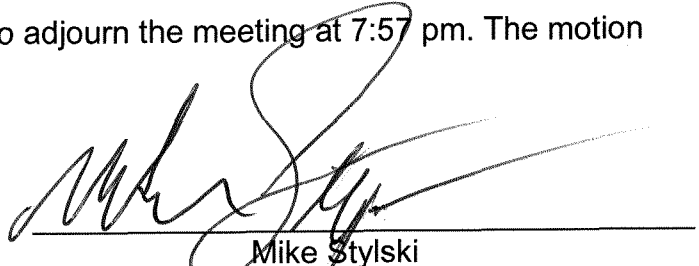
Westover updated the Commission on the previous City Council meeting.

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