

## **PLANNING COMMISSION MEETING MINUTES**

Wednesday, September 6, 2017

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 – 3<sup>rd</sup> Avenue NE, Cambridge, Minnesota.

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

**Members Absent:** Bob Erickson and Robert Nelson (excused)

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

### **CALL TO ORDER and PLEDGE OF ALLEGIANCE**

Stylski 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 5/0.

### **APPROVAL OF MINUTES**

#### ***August 1, 2017 Regular Meeting Minutes***

Grell moved, seconded by Immel to approve the August 1, 2017 meeting minutes as presented. Motion carried 5/0.

### **PUBLIC COMMENT**

Stylski 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 Royal Court Commons 2***

Westover explained the City received a request by Neighborhood National Bank for a preliminary plat. Westover explained the two properties involved with this plat include Harbinger Properties (East Central Veterinarians) and Rosewood Senior Housing (formerly the Haven House).

Westover explained 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. Westover further explained 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. Westover explained that a condition of approval needs to be added to the Resolution that both property owners must ensure that they maintain the right and responsibility to use and maintain the shared storm sewer pipe and pond.

Westover explained that 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.

Westover further explained that in addition to this plat request, Rosewood is pursuing removing the private CIC plat that was done several years ago. 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.

Stylski opened the public hearing period at 7:06 pm

Jerold Ziebarth, 33775 Hastings Street, Cambridge, owns property just to north. Ziebarth asked how wide the easement is on north Main street. Don Hansen confirmed it is 75' from center line according to the right-of-way designated on the plat.

Stylski closed the public hearing at 7:08 p.m.

Stylski moved, seconded by Immel, to recommend Council approve the resolution approving the preliminary plat of Royal Court Commons 2 with the addition of the added condition regarding the pond. Motion carried 5/0.

***Public Hearing: Vacation of Public Easements indicated on the plat of Royal Court Condominiums and Royal Court Commons***

Westover stated the City received a request by Neighborhood National Bank, to vacate public easements. 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.

Westover explained 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.

Stylski opened the public hearing period at 7:09 pm. Hearing none, Stylski closed the public hearing at 7:10 p.m.

Conley moved, seconded by Struss, to recommend Council approve the resolution, recommending approval of the vacation of all public easements as stated. Motion carried 5/0.

### ***Final Plat of Royal Court Commons 2***

Westover explained that a final plat does not require a public hearing. The two properties involved with this plat include Harbinger Properties (East Central Veterinarians) and Rosewood Senior Housing (formerly the Haven House).

Westover explained that 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.

Grell moved, seconded by Conley, to recommend Council approve the final plat of Royal Court Commons 2 with the addition of the added condition regarding the pond. Motion carried 5/0.

### ***Public Hearing: Preliminary Plat of Yerigan Farms 2<sup>nd</sup> Addition***

Westover stated the City received a request by TL Truck, LLC (Timothy Landborg), for a preliminary plat.

Westover explained 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.

Westover explained that 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. Westover further explained that 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 and other items.

Westover further noted that an error was made in the staff report and there is new public improvements with the storm sewer and trail extension.

Conley confirmed that only five lots will be developed for now. Mr. Landborg explained they are working on wetland delineations in September for the remaining development and they will move forward with 39 lots eventually.

Grell questioned the snowmobile trail and easements.

Conley confirmed the 10 acres of farmland (Lindsay property) to the south is not included with the 60 acres owned by Landborg.

Westover explained that the original preliminary plat of this second phase of Outlot A Yerigan Farms did include the 10 acres of Lindsay farmland (as a ghost plat). This land is no longer a part of the plan therefore future phases of the Yerigan Farms grading and drainage needs to be reconfigured.

Stylski opened the public hearing at 7:20 pm. Hearing no comments, Stylski closed the public hearing at 7:21 pm.

Immel moved, seconded by Conley, to recommend Council approve the resolution approving the Yerigan Farms 2<sup>nd</sup> Addition Preliminary Plat as long as the conditions stated can be met. Motion carried 5/0.

### ***Final Plat of Yerigan Farms 2<sup>nd</sup> Addition***

Westover stated no public hearing is required for a final plat. Westover stated the City received a request by TL Truck, LLC (Timothy Landborg), for a final plat.

Westover explained 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. Staff finds that the preliminary and final plat is consistent and meets the intent of the Subdivision ordinance.

Westover further explained 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 obligations are met.

Struss moved, second by Grell to recommend Council approve the resolution approving the Yerigan Farms 2<sup>nd</sup> Addition Final Plat as long as the conditions stated can be met. Motion carried 5/0.

## **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 (PTRC) meeting and explained that last month the Commission went on a bus tour.

## **ADJOURNMENT**

Struss moved, seconded by Conley, to adjourn the meeting at 7:24 pm. The motion carried 5/0.



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Mike Stylski  
Cambridge Planning Commission Chair

ATTEST:



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Marcia Westover  
Community Development Director/City Planner