
Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, April 7, 2020, 6:00 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 4, 2020 Regular Meeting (p. 3)
4. New Business
 - A. **PUBLIC HEARING** – Preliminary Plat Parkwood on the Lakes 5th Addition (p. 9)
 - B. Final Plat Parkwood on the Lakes 5th Addition (p. 9)
5. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) Update
6. 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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**Cambridge Planning Commission Meeting Minutes
Wednesday, March 4, 2020**

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: Commissioners Aaron Berg (Chair), Robert Boese (Vice Chair), Monte Dybvig, Jessica Kluck, David Redfield, and Bob Shogren (City Council Representative). Arianna Weiler (arrived at 7:33 p.m.).

Members Absent: None.

Staff Present: Community Development Director Marcia Westover.

Call To Order and Pledge of Allegiance

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

Approval of Agenda

Boese moved, seconded by Dybvig to approve the agenda. Motion passed 6/0.

Approval of Minutes

February 4, 2020 Regular Meeting Minutes

Redfield moved, seconded by Boese, to approve the February 4, 2020 meeting minutes. Motion passed 6/0.

Public Comment

Berg opened the public comment period at 7:02 pm and, without any comments, closed the public comment period at 7:04 pm.

New Business

Public Hearing – Variance for Menards Gate Drive Lane

Westover stated staff received a request by Menard, Inc., 5101 Menard Drive, Eau Claire, WI 54703, for a variance.

Westover stated Menards, located at 2355 2nd Avenue SE, Cambridge, MN, is requesting a setback variance. Menards is proposing an additional drive lane on the west side of their existing gated guard shack area that would house a self-serve kiosk pedestal for online orders. Westover explained the existing gated guard shack will remain in place for those who order at the store and the new drive lane and kiosk will be fully automated for online orders only.

Westover stated Menard, Inc. locations all over the country are adding this new entrance lane and with the uptick of self-serving automated purchases, this new drive lane serves the shopping trend that ensures Menards offers the best possible service.

Westover stated site constraints are a concern and the only way to add this drive lane requires a variance. The drive lane will abut the property line. A zero lot line setback variance is being requested. Westover explained City code requires a 5' setback to any driveways or pavement. A 3' poured concrete wall is proposed to be built on the property line to keep vehicles off of the adjacent property (Walmart) and will also guide stormwater to the appropriate locations and not affect Walmart.

Westover stated the concern with this request is the setback and the drive lane being built in an existing drainage and utility easement. While the proposed wall and stormwater drainage is acceptable to the City Engineer, there is concern that Walmart could propose the same or similar variance request. Therefore, Westover explained a condition has been applied to the variance that if the adjacent property (Walmart) does propose a setback variance, that the two property owners work together to provide appropriate drainage along the easement areas.

Westover stated the purpose of the Variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties. Westover stated in considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the findings that the application complies with the standards as identified in the Resolution. Westover noted that the standards can be met as identified in the Resolution.

Tyler Edwards, the real estate representative for Menards, stated a few years ago, Menards added an online pick up area to the back of the store. Edwards stated customers can shop online and within an hour, their order is ready to be picked up at the store through this pickup area. However, it caused some delays getting in the gate to pick up their orders which caused some dissatisfaction with the speed of picking up ordered materials at the store. A solution was to add another entrance lane added at the gate, consisting of one bar that lifts up, allowing customers to scan their code, notifying the pickup area of your arrival, the order is loaded into your vehicle and you can leave. This helps with the satisfaction of online shopping as it is hard for Menards to compete due to the large size of their home improvement products.

Edwards explained this addition is just 150 more square feet of pavement west of the existing curb line. This area is already fenced in with a chain link fence. The pavement will be extended over the existing pavement up to the edge with curb and gutter on the Menards side and the curb continues down to meet the ground elevation, about two or three feet along that entire drive area. This is not increasing the existing traffic to the store; it is just getting everyone in and out faster when using the online program. Walmart does know this is occurring and they have no objections. Menards has checked with the city engineer and have approval from the pipeline company and seem to have checked all the boxes.

Shogren asked if customers drive in the new lane and exit in the existing exit lane.

Edwards stated yes, customers still have to use the exit lane as this is a theft and security measure to allow an employee to check the car to make sure products not in the order were placed in the vehicle.

Boese asked Edwards to estimate how many orders Menards has delivered this way now.

Edwards stated it is hard to estimate but there is never a line; this is really a convenience factor.

Boese clarified with Edwards there will be two lanes going in and one coming out. Edwards confirmed this to be true.

Kluck asked on average, how long does it take for a vehicle to be looked at while they are exiting?

Edwards stated as long as it takes for the security employee to open your vehicle door, scan the receipt and view the items in your vehicle.

Redfield asked if there is any written documentation regarding the agreement between Menards and Walmart in case Walmart needs a variance in the future?

Edwards replied, not exactly as it would be pretty hard to get Walmart to put this in writing. Menards had originally requested to build a roof structure over the on-line kiosk but Walmart denied them at this Cambridge location since it interferes with Walmart's future building additions, if needed, referencing state building code restrictions.

Berg opened the public hearing at 7:14 pm.

Sandra Kristy, 315 Roosevelt St S, Cambridge, MN, shared her concerns about the 3' fence being added and her concerns regarding both Menards and Walmart continuing to expand in the future and how that may affect their property values. Westover clarified the fence and poured concrete wall is on the west side adjacent to Walmart, not on the south side adjacent to the residential townhomes.

Hearing no further comments, Berg closed the public hearing at 7:16 pm.

Berg confirmed that the seven standards have been met. Commissioners discussed the seven standards.

Shogren moved, seconded by Boese, to recommend the City Council approve the resolution as presented to allow a zero-lot line setback for a drive lane for Menard, Inc. Motion carried 6/0.

Public Hearing – Interim Use Permit for The Farm Mini Storage

Westover stated staff received a request by Craig Rabenberg, The Farm Mini Storage, 30925 County Road 5 NW, Princeton, MN 55371, for an Interim Use Permit.

Westover stated Mr. Rabenberg is requesting a mini storage facility at 315 Cleveland Street S, Cambridge, MN. The property is zoned I-2 Light Industrial District. The definition of Light Industrial is: "The light industrial district is intended to allow light industrial uses that are free from objectionable features, or whose objectionable features are limited and can be eliminated by design, screening and other appropriate devices."

Westover stated mini storage is allowed with an Interim Use Permit (IUP) in the I-2 Light Industrial and I-3 General Industrial districts. The purpose of the IUP is to allow a use that reasonably utilizes the property for a limited period of time or allow a use that is presently acceptable but with anticipated

development or other changes will not be acceptable in the future. IUP's terminate upon a specific date, but can be extended upon reapplication before the Planning Commission and City Council.

Westover explained staff find mini storage reasonably utilizes this property and staff do not anticipate any development or other changes to this area in the near future. Staff find the proposed mini storage facility is free from objectionable features. Industrial districts are preferred locations for mini-storage and no outdoor storage is proposed. All storage will be housed within the buildings. The site plan provided appears to meet the intent of the zoning code with a few modifications needed during the site plan review process. A condition of approval is that the site plan review process is completed prior to issuance of a building permit.

Westover stated staff has been discussing the exterior materials with the owner/applicant. Westover stated no decision has been made on what materials will be used. If the owner does not meet City code and proceeds with all steel siding, a variance will be required. If the owner meets the code, no variance will be needed. A condition has been added to reflect the exterior materials compliance.

Westover stated an existing mini storage facility is developed just south of this site on Cleveland Street S. Other uses in the area include manufacturing/warehouse, outdoor propane storage, and auto body. The area to the north, south, east, and west is zoned I-2 light Industrial district. The westerly property line is bordered by unimproved Railroad Street S.

Westover explained as with all Interim Use Permits, a timeline and other conditions need to be met. This allows the City to review the use and determine if any unexpected concerns arise from the use and to determine if the area has gone through significant changes to signify the end of the use as mini storage. If approved, the following are the conditions identified: (1.) The Interim Use Permit shall discontinue after five (5) years from the date of approval. The applicant must re-apply for an extension prior to the expiration date. (2.) The Interim Use Permit for mini-storage is not transferrable and shall only be used by The Farm Mini Storage, Craig Rabenberg. (3.) The Site Plan Review approval process must be complete prior to building permit issuance. (4.) Exterior materials need to be in compliance with City Code or receive a variance for approval of other materials prior to issuance of a building permit. (5.) No outdoor storage is allowed.

Westover stated staff find the use compatible with the surrounding areas.

Ryan Anderson of ISG, representing the applicant as the Civil Engineer of the project, stated they are excited to start construction on this project this summer. Final revisions to the site plan have yet to be approved but they are working on this with City staff. Anderson stated if a variance is required, they will return with that request.

Dyvbig asked how many units there will be and how deep the units will be?

Anderson responded there are proposing four buildings, 350 feet long and 10 feet wide and there will be approximately 120 units. The units will be 20 feet deep with combination doors on both the front and back side of the building.

Berg opened the public hearing at 7:26 pm. No one appeared so Berg closed the public hearing at 7:27 pm.

Shogren asked Westover what the issues are that still need to be worked out with the applicant?

Westover stated the issues are mostly engineering concerns, including driveway aprons, curb, erosion control at the curb spillway, standard items from the City Engineer, emergency overflows for the storm ponds, construction stormwater permit needed, minor planning issues including exterior, height of the fence, a different tree species and the lighting.

Shogren asked whether any of these issues are being contested by the applicant.

Westover responded that it is standard administrative plan review with requests and letters going back and forth. New plans with comments will be submitted addressing these issues until requirements are satisfied.

Shogren asked if these are issues that the City Engineer will approve or disapprove.

Westover stated yes, the applicant will revise the civil plans and provide a corrected civil plan that the City Engineer will approve.

Shogren moved, seconded by Dybvig, to recommend City Council approve the resolution as presented to allow an Interim Use Permit for The Farm Mini Storage located at 315 Cleveland Street S, Cambridge, MN contingent on the stated conditions being met.

Redfield inquired about the name on the Interim Use Permit being The Farm Mini Storage, Craig Rabenberg possibly transferring to other individuals under The Farm name.

Berg asked how are variances typically issued, are they put in the applicant's name, the property owner's name or the business name?

Westover stated it is rare to have an actual business name and typically it is the applicant's or the owner's name.

Berg stated the assumption is that the variance is granted to the owner of the property.

Westover stated it is good that this is clarified now so it doesn't become an issue in the future.

Commissioner Weiler arrived at the meeting at 7:33 pm.

Berg stated a motion to amend the resolution is needed. Redfield made a motion, Dybvig seconded, to amend the motion, to change the name to Craig Rabenberg and not include The Mini Farm Storage. Motion on the amendment carried 7/0.

Motion and a second on approval of variance including the amendment. Motion carried 7/0.

Other Business/Miscellaneous

City Council Update

City Council Representative Shogren gave an update on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

Westover updated the Commission on the Parks Commission. The City has received a grant from the Bernick Family Foundation for \$22,750 for the Parkwood Park improvements. This grant is for exercise equipment, ADA accessible equipment including a swing, fitness stations, shuffleboard, benches and trees. Westover stated this will be a nice addition to the area.

Adjournment

Being no further business before the Commission, Shogren moved, seconded by Boese, to adjourn the meeting at 7:38 pm. Motion passed 7/0.

Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director

DRAFT

**Item #4A and #4B Planning Commission
Parkwood on the Lakes 5th Addition
Preliminary and Final Plat**

April 7, 2020

**PRELIMINARY AND FINAL PLAT...PARKWOOD ON THE LAKES 5TH
ADDITION...INH PROPERTIES...**

Request

A request by INH Properties, 175 7th Avenue S, Waite Park, MN 56387, to request a preliminary and final plat.

Overview

INH Properties is preparing to build a new 36-unit apartment building located at 2000 11th Avenue SE (to be called Roosevelt Gardens Phase II). This site is just south of the first phase of Roosevelt Gardens currently being constructed. The site is currently a vacant parcel and was originally platted as an Outlot with the Parkwood on the Lakes plat in 2003. Parcels are typically platted as an Outlot until such time the developer plans to build on that parcel; developers typically build in phases. All Outlots must be platted (into a lot and block legal description prior to any building permits being issued.

The total lot area is 1.98 acres. The property is currently zoned R-3 Multiple Family Residence district. A multiple family apartment building is a permitted use. The properties to the north and west are also zoned R-3 Multiple Family Residence district. The properties to the east and south are zoned R-1 One Family Residence district.

The preliminary and final plats have been reviewed by staff and are complete. Preliminary and final plats can be reviewed simultaneously when no new public infrastructure is required. All public infrastructure is in place for this site.

A Site Plan Review is currently being done by city staff for the multiple family site. This is done administratively and not reviewed by the Planning Commission or Council. Site Plan Review consists of planning, public works, engineering, and building preliminary review. During this process, staff obtains information and plans to review the property's buildability and city code standards.

Planning Commission Action

A public hearing must be held for the preliminary plat. Due to the COVID-19 pandemic this meeting is being held through electronic means. Staff will be monitoring facebook live for any relevant comments that can be addressed by the Commission. Staff also prepared a public notice asking for comments and/or feedback via email, telephone, or written correspondence.

A motion on the attached resolutions, as may be modified by the Commission, recommending approval of the proposed preliminary and final plat for Parkwood on the Lakes 5th Addition as long as the following conditions are met.

1. Site Plan Review must be completed and approved by the city prior to building permit issuance.

**Item #4A and #4B Planning Commission
Parkwood on the Lakes 5th Addition
Preliminary and Final Plat**

April 7, 2020

2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.

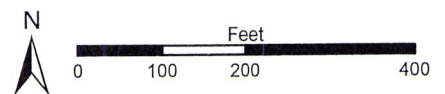
Attachments

1. Location Map
2. Preliminary Plat
3. Final Plat
4. Resolutions

Preliminary and Final Plat Parkwood on the Lakes 5th Addition



The request by INH Properties for a preliminary and final plat of Parkwood on the Lakes 5th Addition. The parcel is currently an outlot. There will be no changes to the size or shape of the lot



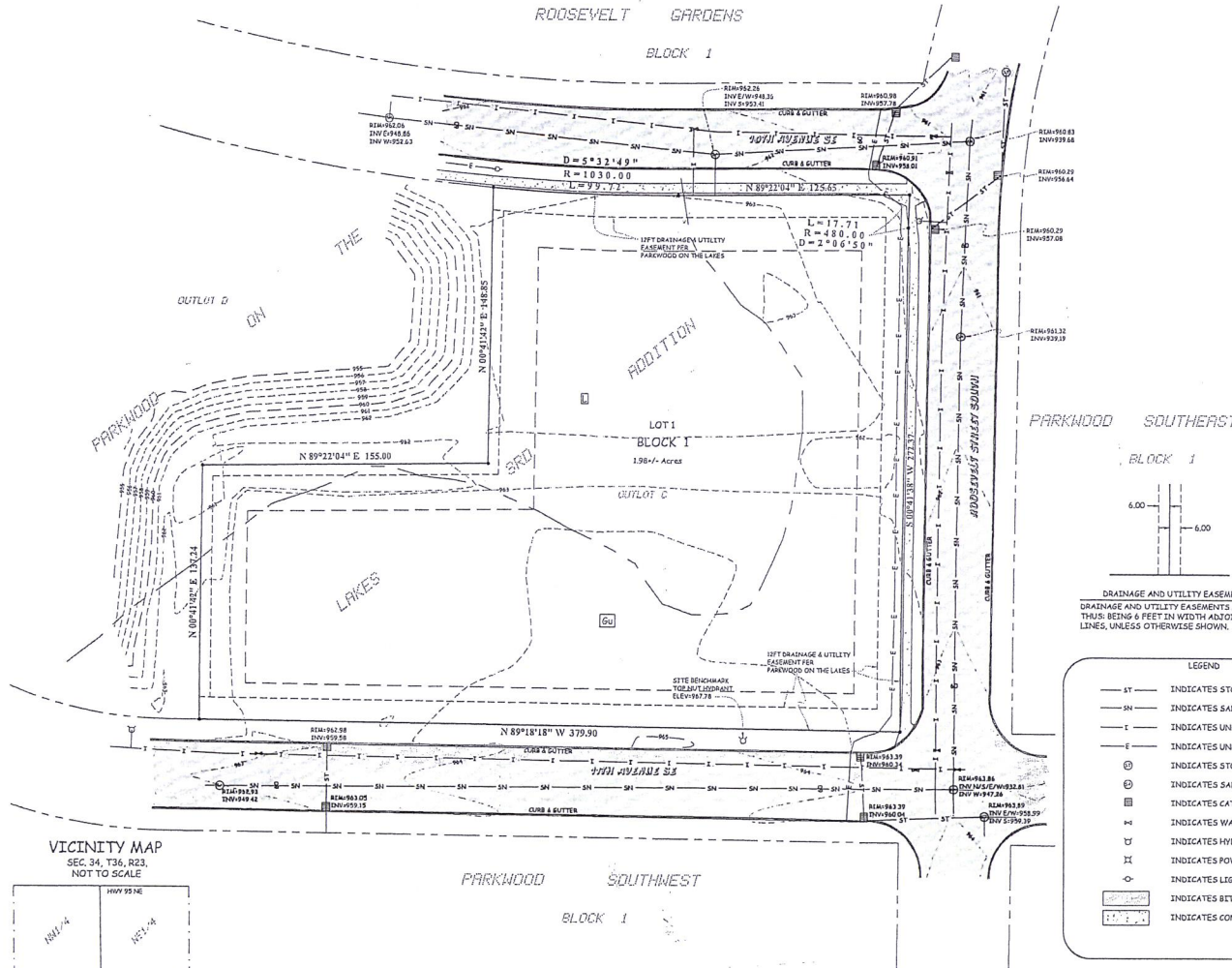
clevitski

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 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.

PRELIMINARY PLAT OF: PARKWOOD ON THE LAKES 5TH ADDITION

ROOSEVELT GARDENS

BLOCK 1



LEGAL DESCRIPTION

Outlet C, PARKWOOD ON THE LAKES 3RD ADDITION, according to the recorded plan thereof, Itasca County, Minnesota.

*The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, etc. may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-251-1166 and refer to ticket number 190982185.

SURVEYOR'S NOTES:

OWNER/DEVELOPER:
Uptown Landings of Rochester Exchange LLC
175 7th Ave. S.
White Park, MN 56387

-Total plot area = 1.98 Acres +/-
-Existing zoning is R-3, Multiple Family Residence District
-Existing use is empty lot
-Proposed use is Multiple Family Residence
-Existing vegetation is grassland.

LOT REQUIREMENTS:
-Minimum Lot Area = 20,000 sq. ft.
-Minimum Lot Width = 100 ft.
-Minimum Lot Depth = 120 ft.

-SETBACKS - - - - -
(Per Cambridge Planning and Zoning Dept):
Front (10th Ave. SE) = 30 feet
Side (West side & Roosevelt St. S.) = 25 feet
Rear (11th Ave. SE) = 20 feet

Soils:
(Per USDA soil survey)
Described by:
L - Lino loamy fine sand
G - Anoka loamy fine sand, 2 to 7% slopes

Flood Zone Information (Per FIRMA MAP NO. 27059C0160D, effective November 3, 2003):
-Subject property is located in Zone "X" and is determined to be outside the 0.2% annual chance floodplain.

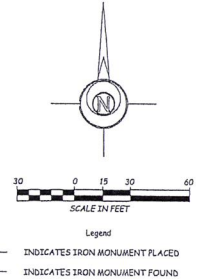
DRAINAGE AND UTILITY EASEMENTS
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: BEING 6 FEET IN WIDTH, ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN.

LEGEND

- ST — INDICATES STORM SEWER LINE
- SN — INDICATES SANITARY SEWER LINE
- I — INDICATES UNDERGROUND WATER
- E — INDICATES UNDERGROUND ELECTRIC
- ⊙ INDICATES STORM MAN-HOLE
- ⊕ INDICATES SANITARY MAN-HOLE
- ⊞ INDICATES CATCH BASIN
- ⊞ INDICATES WATER VALVE
- ⊞ INDICATES HYDRANT
- ⊞ INDICATES POWER POLE
- ⊞ INDICATES LIGHT POLE
- ⊞ INDICATES BITUMINOUS SURFACE
- ⊞ INDICATES CONCRETE SURFACE

Legend

- ○ — INDICATES IRON MONUMENT PLACED
- ○ — INDICATES IRON MONUMENT FOUND



NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

340 CHAPEL HILL RD.
COLD SPRING MN 56320
PH. 320-685-5905
FAX 320-685-3056

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

1004 2nd ST. SE
WILLMAR, MN 56201
PH. 320-235-4012
FAX 320-685-3056

REVISED 03-19-20 (CHANGED DEDICATED EASEMENTS TO 4 FT.)

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL M. KRON
MINNESOTA REGISTRATION NO. 42631

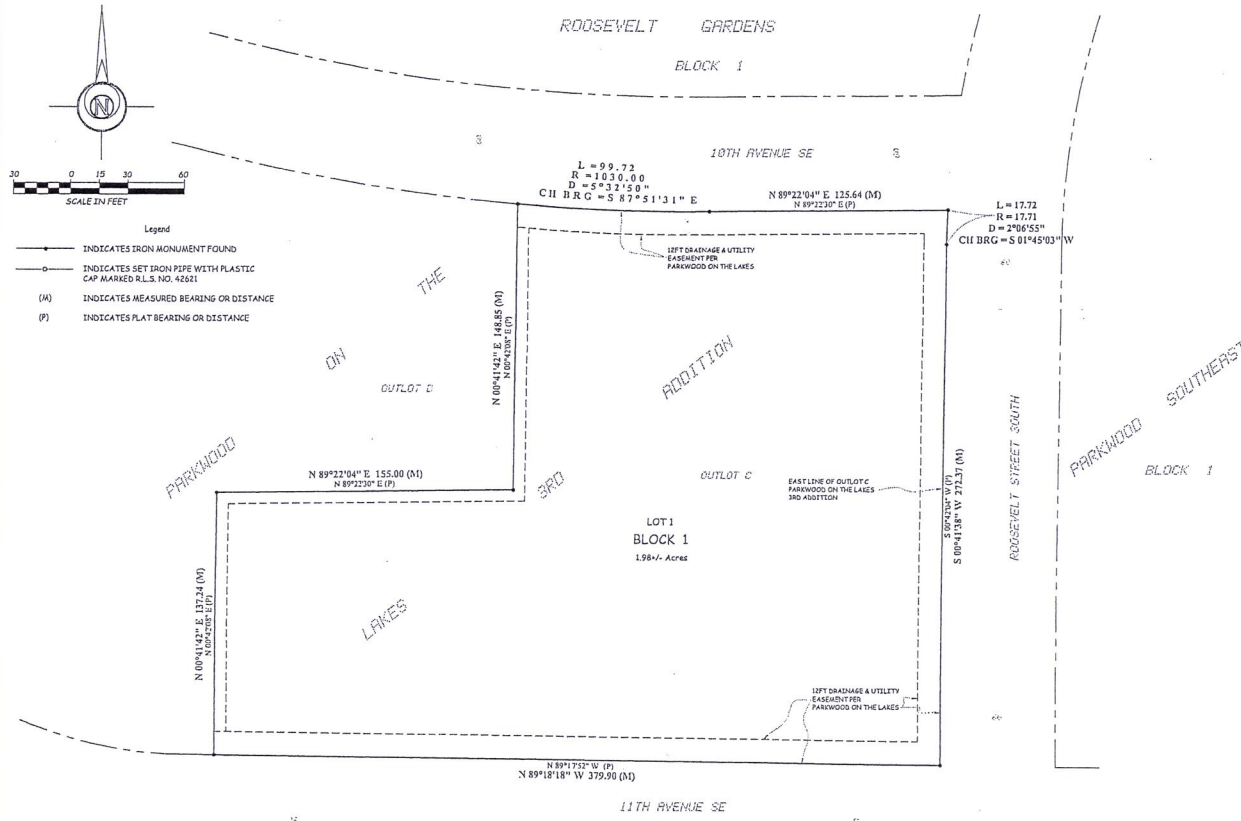
DATE: 02-26-20

SHEET 1 OF 1

CERTIFICATE OF SURVEY PREPARED FOR:
INH PROPERTIES
 JOB NO: 2019-121
 FILE NAME: 2019-121PP.DWG
 LOCATION: 34-36-23

O'MALLEY & KRON LAND SURVEYORS, INC.
 340 CHAPEL HILL RD.
 COLD SPRING, MN 56337
 PH. 320-685-5905

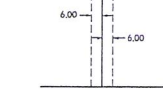
PARKWOOD ON THE LAKES 5TH ADDITION



- Legend
- INDICATES IRON MONUMENT FOUND
 - INDICATES SET IRON PIPE WITH PLASTIC CAP MARKED R.L.S. NO. 42621
 - (M) INDICATES MEASURED BEARING OR DISTANCE
 - (P) INDICATES PLAT BEARING OR DISTANCE



VICINITY MAP
 SEC. 34, T36, R23.
 NOT TO SCALE



DRAINAGE AND UTILITY EASEMENTS
 DRAINAGE AND UTILITY EASEMENTS ARE SHOWN
 THUS: BEING 6 FEET IN WIDTH ADJOINING LOT
 LINES, UNLESS OTHERWISE SHOWN.

ORIENTATION OF THIS BEARING SYSTEM
 IS BASED ON THE EAST LINE OF OUTLOT C,
 PARKWOOD ON THE LAKES 3RD ADDITION,
 AND IS ASSUMED TO BEAR SOUTH 00
 DEGREES 41 MINUTES 38 SECONDS WEST

ISANTI COUNTY TREASURER
 Taxes for the year 20__ on the lands described herein are paid.

ISANTI COUNTY RECORDER

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 as Document No. _____

KNOW ALL PERSONS BY THESE PRESENTS: That JNU Urban Flow, LLC, a Minnesota limited liability company, Iowa Regency Partners Exchange, LLC, a Minnesota limited liability company, and Uptown Landing of Rochester Exchange, LLC, a Minnesota limited liability company, owners of the following described property, situated in the City of Cambridge, County of Isanti, State of Minnesota, described as follows, to-wit:

Outlot C, PARKWOOD ON THE LAKES 3RD ADDITION, according to the recorded plat thereof, Isanti County, Minnesota.

have caused the same to be surveyed and platted as PARKWOOD ON THE LAKES 5TH ADDITION and does hereby donate and dedicate to the public for public use forever the drainage and utility easements as created by this plat.

In witness whereof said JNU Urban Flow, LLC, a Minnesota limited liability company, has caused these presents to be signed this ____ day of _____, 20__.

Signed: JNU Urban Flow, LLC
 By _____, its Member.
 STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, Member of JNU Urban Flow, LLC, a Minnesota limited liability company, on behalf of the company.

(Notary Signature) _____ (Notary Printed Name) _____
 NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
 MY COMMISSION EXPIRES: _____

In witness whereof said Iowa Regency Partners Exchange, LLC, a Minnesota limited liability company, has caused these presents to be signed this ____ day of _____, 20__.

Signed: Iowa Regency Partners Exchange, LLC
 By _____, its Manager.
 STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, Manager of Iowa Regency Partners Exchange, LLC, a Minnesota limited liability company, on behalf of the company.

(Notary Signature) _____ (Notary Printed Name) _____
 NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
 MY COMMISSION EXPIRES: _____

In witness whereof said Uptown Landing of Rochester Exchange, LLC, a Minnesota limited liability company, has caused these presents to be signed this ____ day of _____, 20__.

Signed: Uptown Landing of Rochester Exchange, LLC
 By _____, its Manager.
 STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, Manager of Uptown Landing of Rochester Exchange, LLC, a Minnesota limited liability company, on behalf of the company.

(Notary Signature) _____ (Notary Printed Name) _____
 NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
 MY COMMISSION EXPIRES: _____

I, Daniel M. Kron, hereby certify that I have surveyed and platted the property described on this plat as PARKWOOD ON THE LAKES 5TH ADDITION, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all measurements have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands (as defined in MN Statute 505.01 subd.3) or public ways to be designated other than shown.

Daniel M. Kron, Professional Land Surveyor
 Minnesota Registration No. 42621
 STATE OF MINNESOTA
 COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Daniel M. Kron, Professional Land Surveyor, Minnesota Registration No. 42621.

(Notary Signature) _____ (Notary Printed Name) _____
 NOTARY PUBLIC, _____ COUNTY, STATE OF 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. _____
 Reviewed by the Planning Commission of the City of Cambridge this ____ day of _____, 20__.

Signed: _____ Attest: _____
 Chairperson City Planner

Approved by the City Council of the City of Cambridge this ____ day of _____, 20__.

Signed: _____ Attest: _____
 Mayor City Administrator

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

Signed: _____
 City Engineer

ISANTI COUNTY AUDITOR
 No delinquent taxes and transfers entered this ____ day of _____, 20__.

Signed: _____
 Isanti County Auditor

Resolution No. R20-XXX

**RESOLUTION APPROVING A PRELIMINARY PLAT
PARKWOOD ON THE LAKES 5TH ADDITION
(2000 11TH AVE SE, ROOSEVELT GARDENS PHASE II)**

WHEREAS, INH Properties, 175 7th Ave S, Waite Park, MN 56387 is the owner of the property located at:

Outlot C, Parkwood on the Lakes 3rd Addition, 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 7th day of April 2020, 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. Site Plan Review must be completed and approved by the city prior to building permit issuance.
2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat.

Adopted by the Cambridge City Council

This 20th day of April 2020

Jim Godfrey, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Resolution No. R20-XXX

**RESOLUTION APPROVING A FINAL PLAT
PARKWOOD ON THE LAKES 5TH ADDITION
(2000 11TH AVE SE, ROOSEVELT GARDENS PHASE II)**

WHEREAS, INH Properties, 175 7th Ave S, Waite Park, MN 56387 is the owner of the property located at:

Outlot C, Parkwood on the Lakes 3rd Addition, 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 7th day of April 2020, 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. Site Plan Review must be completed and approved by the city prior to building permit issuance.
2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat.

Adopted by the Cambridge City Council

This 20th day of April 2020

Jim Godfrey, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator