

**Cambridge Planning Commission Meeting Minutes**  
**Tuesday, January 5, 2021**

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, and virtually through Zoom due to COVID-19.

Members Present: Commissioners Aaron Berg (Chair), Robert Boese (Vice Chair) (Via Zoom), Arianna Weiler, Jessica Kluck (Via Zoom), Monte Dybvig, and David Redfield, and Bob Shogren (City Council Representative).

Members Absent: None.

Staff Present: City Planner Marcia Westover and City Engineer Todd Blank.

**Call To Order and Pledge of Allegiance**

Berg called the meeting to order at 7:00 p.m. and led the Commissioners in the Pledge of Allegiance. Berg announced this will be Monte Dybvig's last Planning Commission meeting after serving on the commission for 3 years. Berg personally thanked Dybvig, along with the City of Cambridge for serving on the commission.

**Approval of Agenda**

Shogren moved, seconded by Dybvig to approve the agenda. Upon call of the roll, Boese, Dybvig, Redfield, Kluck, Weiler, Berg and Shogren all voted aye, no nays. Motion carried 7/0.

**Approval of Minutes**

***December 1, 2020 Regular Meeting Minutes***

Redfield moved, seconded by Kluck to approve the December 1, 2020 meeting minutes. Upon call of the roll, Boese, Dybvig, Redfield, Kluck, Weiler, Berg and Shogren all voted aye, no nays. Motion carried 7/0.

**Public Comment**

Berg opened the public comment at 7:17 pm and, without any comments, closed the public meeting at 7:18pm.

***PUBLIC HEARING – Planned Unit Development (PUD) for Cambridge Cove***

Westover stated Paxmar, LLC., 2850 Cutters Grove Ave., Anoka, MN 55303, has requested to rezone a Planned Unit Development (PUD). The general location of this request is 76.30 acres north of State Highway 95 along the west side of County Road 14 and south of 339<sup>th</sup> Avenue NE (12<sup>th</sup> Avenue NW).

Westover stated in 2006, a previous developer, Woodland Development, proposed 170 new single-family homes for this area and named it Cambridge Trails. The proposal was approved by the City all the way to final plat in 2006. Grading was started by that developer, but the project was never completed. Paxmar, LLC., has now purchased the property.

Westover explained in July, 2018, Paxmar brought forth a concept plan with 236 dwelling units for feedback from the Commission and Council. The Commission heard concerns at the public hearing; the minutes from the July 3, 2018 meeting are included with this report. Ultimately, the Commission agreed the developer should revise the plan with less density, more park space, and work with the appropriate parties to alleviate the traffic concerns. Council made a similar motion and the minutes from the July 16, 2018 meeting are included as well.

Westover explained Paxmar has reduced the density from the 2018 proposal. The current density proposed is 206 dwellings, or 2.7 units per acre. The density ratio for standard R-1 One Family lots is 3.96 units per acre. The development could have up to 4.6 units per acre under a Planned Unit Development PUD (PUD's allow 15% additional density). The development proposed has fewer units per acre than the standard and meets the intent of the ordinance. The dwellings will be a combination of single family and patio homes; no townhomes are being proposed. In 2018, Paxmar proposed 236 units, including townhomes.

Westover explained the parkland area dedicated on the plat is approximately .67 acres. In 2018, the Commission and Council felt that with the increased number of residents, more parkland should be provided. However, staff has discussed the increase to our current parks system, and current staffing levels are already stretched. It will be difficult to maintain additional parks. The City currently has 18 parks (including the dog park and community garden) and staff have a difficult time keeping up with the demands. Another way the developer can achieve park dedication is through building a trail or a monetary donation. In this case, the City would prefer a small park and the start of a walkable trail connection to lead these residents into the City. The trail would ultimately lead into the trail/sidewalk system on 2<sup>nd</sup> Avenue SW near the community college and City park. Or, a monetary donation can be accepted and used toward a planned park as noted in the city's long-range plan that is in place.

Westover explained the traffic concerns have been addressed, in part, when the development was proposed in 2006. At that time, a traffic study was completed for the proposed 170-unit housing development. That traffic study did not warrant a signalized intersection at Highway 95. However, since then, a signal has been installed. The road and intersection at Highway 95 has the capacity for the traffic of this new 206 unit development.

Westover explained the Isanti County Highway Engineer reviewed the plans in 2006. At that time there was one access point onto County Road 14. That same access point is proposed today. The County Engineer was requiring turn lanes to the existing roadway and some tree clearing activity. The County Engineer will again be involved and need to review and comment on today's proposal. Full review will happen during Site Plan Review and preliminary plat application. Staff did not feel full review was needed for this rezoning request since the access point is the same and a traffic signal was installed even though it was not warranted. Staff will continue to work with the necessary parties to achieve acceptance of the traffic concerns.

Westover explained The GracePointe pedestrian crossing and parking lot on the west side of County Road 14 is not preferred and the City will continue to address this issue. This parking lot meets the requirements per city code, therefore can remain without enforcement. However, it is a concern now even without the

new development. Being a County road, the City will continue discussions with the County and property owner to remedy the situation in the future.

Westover explained the Minnesota Department of Transportation (MNDOT) has met with city representatives and GracePointe Crossing representatives. MNDOT is also aware of the proposed future housing development and they will be doing traffic counts and observing the operation of the traffic signal system. The original thought by MndOT was that the review would end up with some adjustments to the traffic signal system operation.

Westover explained a Planned Unit Development (PUD) may be allowed through a request to rezone a property. A PUD is a zoning district that can offer a variety of mixed land uses, housing types, and densities. A PUD can maximize the development potential of land while remaining sensitive to its unique and valuable natural characteristics. This is traditionally done by departing from the strict application of required setbacks, yard areas, lot sizes, minimum house sizes, and other performance standards. A PUD can allow a combination of mixed uses where both single family and multi-family dwellings can be built.

Westover explained the vacant property is currently classified as Low Density Residential on the City's Future Land Use Map. The current zoning classification is R-1 One Family Residence District. The properties to the north, east, west and south of this proposed development are all predominantly designated on the City's Future Land Use Map as single family. The surrounding land uses include lower density County subdivisions to the south and west, to the north property is predominantly undeveloped with some single-family homes located adjacent to CR 14 and to the west property is predominantly undeveloped with some single-family homes located adjacent to CR 14. The majority of surrounding properties are located within Isanti County.

Westover explained on September 19, 2005, City Council approved annexation of the subject parcel(s) into the City of Cambridge. This decision was based on the ability to serve the property with City sewer and water, its location within the Community College growth district and the Low-Density Residential designation on the Future Land Use Map as identified in the City's Comprehensive Plan.

Westover further reviewed the proposed Concept Plan known as *Cambridge Cove* would consist of 206 residential units or 2.7 units per acre. The proposal is for a mixed-use development consisting of typical single-family lots and patio homes (villa homes). The developer is proposing smaller lot sizes and lesser side-yard setbacks than a traditional R-1 One Family residential lot. A typical R-1 lot size is 80' wide. The proposed lots vary from 42-60' wide for the patio style homes and 65-80' for the single-family homes.

Westover stated the proposed setbacks for the PUD are as follows: 25' front, 7.5' side yard (single family lots), 6' side yard (one-level patio home lots), 5' side yard (patio home/multi-level lots), 15' corner side yard, and 30' rear yard. These setbacks are typical of other PUD's in the city and allows smaller lot sizes for this mixed-use proposal. Traditional R-1 One Family lots require a 10' side yard setback and 6' side yard for an attached garage, and 30' front yard setback.

Berg opened the public comment at 7:30pm.

Jeff Benny, 33479 Polk St. NE, is concerned with highway access, turn lanes and double yellow line traffic concerns. Blind spots, dangerous road.

Todd Blank, City Engineer, explained County Road 14 will be widened to the west 12-15' allowing for a right and left turn lane. He also stated tree clearing will be on the east side of the road.

Mike Hockert, 33700 Polk St NE, asked about the driveway easement from Edblad's to Hockert's having been taken care of. Mike understood the previous developer had agreed to resolve any issues before preliminary plat.

Joyce Smeija, 33715 Polk St NE talked about all the wildlife in the area.

Suzanne Redfield, 33713 Polk St NE, confirmed how far in would the tree cleaning go, and also asked what the price range of homes would be.

Andy Romstad, 707 339<sup>th</sup> Ave NE, questioned how traffic is measured for an increase in homes on County Road 14.

Todd Blank, City Engineer, explained the road capacity has been reviewed and will only have about 1/3 of its full capacity.

Sonja Govednik, 33480 Jackson St, had school busing concerns. Berg explained that would be a School District issue.

Paul Anderson, 751 339<sup>th</sup> Ave NE, felt the city was out of turn on its concept plan and review process. He also felt the park space has not been addressed and should be reviewed by the Parks, Trails, and Recreation Commission. Paul also brought up concerns of wetlands not being eligible for park dedication.

Jay Roos, Developer for Paxmar, LLC, explained why the need for a PUD and the variation in widths and setbacks. He explained an Association is likely for the 42 patio style homes, and the driveway easement will be taken care of. He also stated the homes will be in the \$220,000 to \$270,000 range.

Berg closed the public hearing at 8:10.

Commissioners discussed their concerns for parkland. The consensus was more parkland is needed in this development. They felt with the growth of the city, staff should also be increasing to keep up with workload. Redfield explained the trail doesn't make sense, since a majority of the housing units are designed for elderly who would not use the trail; even families with children won't use the trail to get to a park in the city.

Westover reminded the Commission that the concept plan and rezoning is what is before them this evening. The details of the development can get worked out once the developer has approval to move forward. The City can have the developer build parkland, trails, or a monetary donation toward a project already identified in the Long-Range Plan. The need for additional parks or trails and staff time to maintain will ultimately be decided by Council and they will determine if more parkland should be added to this development. Council may direct the Parks Commission to discuss and give a recommendation. Council will be given the minutes from this meeting to reflect the parkland discussion.

Shogren moved, seconded by Dybvig to recommend Council approve the concept plan, and the ordinance as presented to rezone the *Cambridge Cove* area from R-1 One Family Residence district to Planned Unit Development (PUD) District 4-2020. Upon call of the roll, Berg, Boese, Weiler, Dybvig, Kluck, Redfield and Shogren all voted aye, and the motion passed unanimously.

***PUBLIC HEARING – Amend Title XV Land Usage, Chapter 156 Zoning, 156.065(M) Landscaping and Screening***

Westover explained that City staff recently observed a situation where the current city code language may warrant an amendment. An existing building in an industrial zoning district is undergoing a major remodel. With this remodel, new mechanical equipment was installed. Under the current city code language, this equipment must be screened and/or painted to match the building. The equipment is on the rear of the building facing another existing industrial building. The owner contended that the equipment is mostly visible to another industry.

Westover explained while the current language achieves aesthetically pleasing buildings and equipment, it may not be the intent for industrial zoning districts. Industrial zoning districts are generally allowed to have lesser aesthetic requirements than a commercial or residential zoning district due to the nature of the trade.

Berg opened the public hearing at 8:44 pm. Hearing no comment, Berg closed the public hearing at 8:45 pm.

Commissioners felt the language should be tightened and suggested adding: “visible from the ground level of adjacent residential properties”. Westover noted the language amendment.

Dybvig moved, seconded by Boese, to recommend Council approve Ordinance 729 with the amended language added. Upon call of the roll, Berg, Boese, Weiler, Dybvig, Kluck, Redfield and Shogren all voted aye, and the motion passed unanimously.

***Resolution R20-077A – Amendment to the conditions of approval for Schumacher Addition***

Westover explained The Schumacher Addition preliminary and final plat were approved by the City last October. The Schumacher Addition is on the south side of 20<sup>th</sup> Ave SW (north of Maple Ridge townhomes and north of the Cambridge Christian School). When the infrastructure was installed for 20<sup>th</sup> Ave SW in 2005, Ordinance No. 452 was passed allowing the sanitary sewer and water area charges to be paid at the time of development.

Westover explained staff have had several conversations with the developer on the timing of payment for the special assessments. The developer has asked if the special assessment fees could be paid at the time of obtaining the first building permit rather than at the time of final plat. That would allow him to pay the fees with the construction draw. Staff agreed to payment at the time of first building permit.

Westover explained the original Resolution stated the special assessment fees must be paid at the time of final plat. That wording needs to be amended to allow the fees to be paid at the time of first building

permit. The Resolution will be recorded at the Isanti County Recorder's office and the payment of the fees will be a requirement of any property owner prior to obtaining a building permit.

Boese moved, seconded by Kluck to recommend Council approve the amendment to Resolution R20-077A as presented. Upon call of roll Berg, Boese, Weiler, Dybvig, Kluck, Redfield and Shogren all voted aye, and the motion passed.

### **Other Business/Miscellaneous**

#### ***City Council Update***

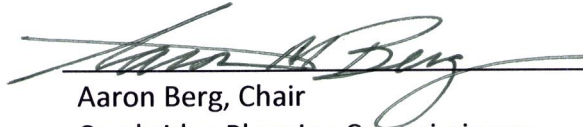
City Council Representative Shogren updated the Commission on the previous City Council meeting.

#### ***Parks, Trails, and Recreation Commission Update***

Westover explained the Parks, Trails, and Recreation Commission meetings have been suspended until further notice, so nothing to report on.

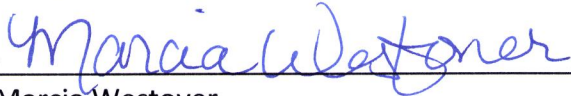
### **Adjournment**

Being no further business before the Commission, Dybvig moved, seconded by Redfield to adjourn the regular meeting at 8:53 p.m. Upon call of the roll, the motion passed unanimously.



Aaron Berg, Chair  
Cambridge Planning Commissioner

ATTEST:



Marcia Westover  
City Planner