

Cambridge Planning Commission Meeting Minutes
Tuesday, February 2, 2021

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.

Members Present: Commissioners Aaron Berg (Chair), Robert Boese (Vice Chair), Arianna Weiler, Jessica Kluck, Joe Morin, and Bob Shogren (City Council Representative).

Members Absent: David Redfield

Staff Present: City Planner Marcia Westover.

Call to Order and Pledge of Allegiance

Westover called the meeting to order at 6:59 pm and led the Commissioners in the Pledge of Allegiance.

Organizational Meeting

Council's Appointment of Joe Morin (3-year term)

Westover welcomed Joe Morin to the Planning Commission. Westover thanked him for his interest and future service to the Commission.

Council's Appointment of Bob Shogren as Council Representative

Westover welcomed Bob Shogren as the Council Representative for a second term to the Planning Commission.

Election of Chairperson and Vice Chairperson

Westover opened the floor for nominations of Chairperson. Boese moved, seconded by Kluck to nominate Berg as Chairperson. Motion passed 6/0. Westover welcomed Berg to 2nd term as Planning Commission Chairperson.

Berg opened the floor for nominations of Vice Chairperson. Shogren moved, seconded by Kluck to nominate Boese as Vice Chairperson. Motion passed 6/0. Berg welcomed Boese to 2nd term as Vice Chairperson to the Planning Commission.

Approval of Agenda

Boese moved, seconded by Weiler to approve the agenda. Upon call of the roll, Morin, Boese, Kluck, Weiler, Berg and Shogren voted aye, no nays. Motion carried 6/0.

Approval of Minutes

January 5, 2021 Regular Meeting Minutes

Boese moved, seconded by Shogren to approve the January 5, 2021 meeting minutes with one correction in the 2nd sentence. Upon call of the roll, Morin, Boese, Kluck, Weiler, Berg and Shogren all voted aye, no nays. Motion carried 6/0.

Public Comment

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

New Business

PUBLIC HEARING – Rezoning from RA to I-2 annexed Carlson Property in COIP

Westover stated the City Council approved the annexation of this parcel with Ordinance No. 723 on December 21, 2020. The ordinance was submitted to and approved by the State of Minnesota Office of Administrative Hearings. The annexation became effective on January 8, 2021, and this property is now within the City of Cambridge.

Westover stated according to city code §156.023 Annexed Territory, any land annexed is automatically placed in the RA Rural Residential/Agriculture district until placed in another district by action of the City Council after recommendation of the City Planning Commission.

Westover noted the parcel that was annexed is completely surrounded by the I-2 Light Industrial district. If the parcel is kept as RA Rural Residential, it is considered spot zoning and doesn't reflect the Future Land Use Map. The future land use for this parcel is industrial.

Westover stated since this parcel has a home and out-buildings on it, it can remain as-is until such time it becomes industrial. The city has no current plans and no developer interested in this parcel. The zoning doesn't affect the use at this time, it is considered existing non-conforming.

Westover stated that she did reach out to the County Assessor regarding the value of a property and taxes, and both will currently remain as residential. The Assessor's office values all property based on highest and best use, whether or not it is an improved property, and the market value of industrial versus residential. For this property, the value as improved (residential home and out-buildings) is greater than the industrial market value of an unimproved parcel (vacant lot). Therefore, the property will be valued as residential. The property will be taxed as residential since they classify all property according to use.

Berg opened the public hearing at 7:07 pm.

Dave Carlson, 2288 343rd Ave NE, Cambridge, MN 55008 appeared before the commission. Carlson stated he had started a hobby farm there 20 years ago. He has contributed to the city by using local businesses and restaurants. Carlson stated rezoning his property is life changing and questions whether he will be able to retire on his hobby farm due to the increase in taxes.

Seeing no other persons wishing to speak, Berg closed the public hearing at 7:10 pm.

Morin commented that the rezoning should have no effect on raising his taxes. Berg asked about connecting to city sewer and water. Westover stated the hook up would be too far away and is considered a hard ship, therefore would not be required to hook up to city water. Westover explained homeowner can have private septic and well.

Morin moved, seconded by Boese, to recommend approving Ordinance 730 amending changing the zoning property from RA Rural Residential/Agriculture to I-2 Light Industrial district as presented. Motion carries 6/0.

2021 Planning Commission Meeting Schedule

Westover reviewed the 2021 meeting schedule.

Commission Bylaws

Westover stated the Bylaws were included in the packet and asked if there were any questions. There were none.

Review Planning Commission Member List Information

Westover distributed the member list to assure all information was correct and up to date. Commissioners gave Westover any changes as needed.

Chapter 32 Planning Commission of City Code

Westover reviewed the Planning Commission portion of the City Code and asked if there were any questions. There were none.

Review and status of 2020 agenda items

Westover gave an update on 2020 agenda items. Westover gave a year in review of each 2020 agenda item that was brought before the Planning Commission.

Other Business/Miscellaneous

City Council Update

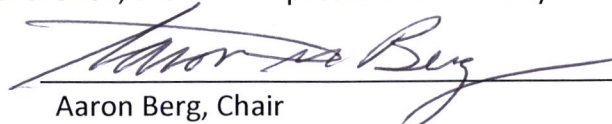
City Council Representative Shogren stated there were no updates to report to the Commission on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

Westover explained the Parks, Trails, and Recreation Commission will have a combined meeting with The Planning Commission on Monday, February 8, 2021 to discuss The Cambridge Cove addition. This meeting will be held at the Cambridge Library at 7:00 pm.


Adjournment

Being no further business before the Commission, Boese moved, seconded by Weiler to adjourn the regular meeting at 7:36 p.m. Upon call of the roll, the motion passed unanimously.



Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:



Marcia Westover

City Planner