

**Meeting Announcement and Agenda of the Cambridge Planning  
Commission  
City Hall Council Chambers  
Regular Meeting, Tuesday, May 4, 2021, 7:00 pm**

300 Third Avenue Northeast, Cambridge, MN 55008  
[www.ci.cambridge.mn.us](http://www.ci.cambridge.mn.us)  
(763) 689-3211

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
3. Approval of Minutes
  - A. April 6, 2021
  - B. February 8, 2021 Joint Planning Commission and Parks Commission minutes
4. Public Comment: For items not on the agenda; speakers may not exceed 5 minutes each
5. New Business
  - A. **PUBLIC HEARING**-Easement Vacation (drainage and utility easements) at 4000 Main St. S. (p.15)
  - B. Updates on previous Planning Commission items (verbal)
6. Other Business/Miscellaneous
  - A. City Council Update
  - B. Parks, Trails, and Recreation Commission (PTRC) update
7. 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 Tuesday, April 6, 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, Minnesota.

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

Staff Present: City Planner Marcia Westover

### Call to Order and Pledge of Allegiance

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

### Approval of Agenda

Morin moved, seconded by Boese, to approve the agenda. Motion passed unanimously.

### Approval of Minutes

Weiler moved, seconded by Redfield, to approve the March 2, 2021 meeting minutes. Motion passed unanimously.

### Public Comment

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

### New Business

#### **PUBLIC HEARING - 5A Variance for Parking Lot and Drive Aisle, 645 Emerson St. N**

Westover stated Corrie and Tom Johnson (CAT Properties, LLC.) are working on plans to remodel the existing building into a multi-tenant space. The remodel project includes an addition on the northeast side of the building and a new parking area on the east. An additional remodel/addition is proposed to occur on the southwest side of the building as well. The focus of this variance request is only the parking lot/drive needed for the northeast addition.

Westover stated the proposed addition includes new public entrances and restrooms. According to the applicant/designer, Larry Fredlund, the current configuration of the building has been added onto several times over the years and does not create a useful, welcoming, multi-tenant use. The new addition, along with the parking area, will bring new life to the building and visible/accessible parking for visitors. The new addition will include exterior materials that are favorable and will dress up the building considerably.

Westover explained this property is zoned I-3, General Industrial zoning district. The area along Emerson St. N. has mix of uses including heavy industrial but also office spaces. Both heavy industrial and offices are permitted uses in the I-3 district.

Westover added the proposed parking lot and drive will not meet city code setback regulations. City code requires a 10' setback (landscaped area) from the property line to any parking area. In addition, all driveways are required to be five (5) feet from the property line. The request is to build the parking lot and drive aisle up to the property line, with a zero-foot setback.

Westover explained Emerson street is actually an Isanti County right-of-way; it is not the city's street. However, the city does have utilities in this right-of-way. The sketch prepared by the applicant shows a second option to allow the driveway in the right-of-way, then seven (7) more parking stalls could be built. Even though the city does not have jurisdiction with the right-of-way, staff would not allow the parking lot to extend into the right-of-way due to the existing utilities.

Westover stated the parking/drive extending to the property line with a zero-foot setback is acceptable in this case since it does not interfere with utilities, the parking will not back out onto the right-of-way, and will create user friendly parking area for the new multi-tenant use. In addition, the applicant/owner proposes additional landscape features to enhance the property. The standards test for variance review are identified herein.

Berg opened the public comment at 7:09 pm. The owner of the property, Tom Johnson, was present, but said he was there to answer questions. Without any further comments, Berg closed the public meeting at 7:10pm.

Morin moved, seconded by Boese to recommend approval of the attached draft Resolution approving a Variance for a parking lot and drive to include 9 stalls at a 45- degree angle and a 12' drive aisle with a zero- foot setback to the easterly property line. Motion passed unanimously.

**PUBLIC HEARING – 5B IUP Gopher State Storage, 315 Cleveland St. S**

Westover stated on March 16, 2020, Council approved an Interim Use Permit for mini storage at 315 Cleveland St. S. to Mr. Craig Rabenberg with The Farm Mini Storage. Mr. Rabenberg is selling the property and the Interim Use Permit is not transferrable. Gopher State Storage is in the process of buying the property and has requested the Interim Use Permit.

Westover explained the property is zoned I-2 Light Industrial District. 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 that 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 general site plan has been approved and is attached. Gopher State Storage intends to continue development of this site plan.

Westover stated as with all Interim Use Permits, a timeline and other conditions need to be met and they are noted in the Resolution. 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.

Berg opened the public comment at 7:13 pm.

John Henry III, 26515 Arbor Creek Lane, Shorewood, MN owner of Gopher State Storage spoke of other locations his company owns. Henry noted other cities have made him clean up the property and remove any outdoor storage and storage containers. Henry also stated it is clever to do an IUP if/when ownership changes. He also stated he would be using same building materials as well as same colors as existing building. Berg closed the public comment at 7:17pm.

Shogren moved, seconded by Kluck to recommend approval of the attached Resolution as presented to allow an Interim Use Permit for Minnesota Built Harris, LLC d/b/a Gopher State Storage located at 315 Cleveland Street S. as long as the conditions listed are met. Motion passed unanimously.

**PUBLIC HEARING – 5C IUP Storage Containers 503 Cleveland St. S**

Westover stated the property owner, Nate Hansen of PRC-CSS RE, LLC., is requesting an Interim Use Permit to keep the existing portable storage units (storage pod containers) on site at 503 Cleveland St. S. Seventy-five storage pods have been placed on the property in the past seven (7) years. This property has been used for mini storage since 1992. However, the property changed hands in 2012, and in 2014, according to the applicant, is when the storage pods were brought in.

Westover stated in the owner's letter submitted with the application, it is explained the storage pods were brought in to meet the critical demand and offer a different effective means of storage for residents. The letter explains the quality of the pods (doors/locks, extra sealant for the elements, elevated on wooden bases on leveled class-5 ground to prevent sinking and seepage into the unit, and painted with a rust preventing coat). The applicant explains the property previously had random vehicles and equipment stored outside. These storage pods were an effective means to clean up the outdoor storage and provide more security.

Westover explained the property at 503 Cleveland St. S. is zoned I-2 Light Industrial District. City Code is silent on storage pod containers. According to our City Attorney, when the code is silent, it means it is not permitted.

Westover stated when staff received the complaint regarding the storage pod containers, staff cited Section 156.085 of the city code. According to Section 156.085, outdoor storage can only be allowed through an Interim Use Permit, but prohibits certain storage in section D.

Westover also noted it is staff's interpretation that storage pods are not permitted based on the city code section D. Staff consider storage pods prohibited storage ("Storage shall not be allowed in trucks, trailers or similar containers..."). Also, staff do not consider a storage pod a building. A building is a structure, which is required to have permanent location on the ground. Westover noted the city's definitions as outlined in the staff report.

Westover also referred to a handout given to Commissioners that identified the city's definition of mini storage. Westover noted this definition also prohibits outdoor storage.

Westover continued that storage pod containers are interpreted by staff as temporary since they are moveable. Temporary uses and structures are not allowed. An Interim Use Permit can be allowed for such outdoor storage, in temporary containers, if the Planning Commission agrees, but there must be an end date for the use. This request appears to imply a more or less permanent situation based on the number of storage containers (75) that have been placed on the property and the description provided by the applicant explaining the difficulty in moving the containers.

Westover noted staff must also consider Section 156.088 Exterior Building Wall and Roof Finishes of the city code. Permanent structures are not allowed to have sheet metal as an exterior material. The storage pod containers are made from metal. These containers would not be permitted by city code based on the exterior materials.

Westover referred to the staff report noting several cities were researched to determine how they are handling storage pod containers. She noted that most referenced cities do not allow storage pod containers.

Westover concluded that the request does not qualify for an Interim Use Permit based on (1) the city's definition of mini storage prohibits outside storage and (2) Section 156.085 (D) specifically prohibits storage in this type of container.

Westover noted further reasons for denial include the following: The request does not meet Goal 4, Policy 4.3 in Chapter 7, Land Use, of the City's Comprehensive Plan that says "Expand and enforce architectural and site-planning standards included in the zoning code that support and promote community standards"; Storage pod containers specifically are silent in the city code and thus not permitted; The storage containers on this property are not considered buildings according to city code definitions; Storage pod containers are interpreted as temporary; Staff interprets storage pod containers are "similar containers" and are prohibited as in Section 156.085 Outdoor Storage (D) *Prohibited storage*. Storage shall not be allowed in trucks, trailers or similar containers; storage pod containers do not meet the exterior materials requirements.

Berg opened the public comment at 7:23 pm.

Mark Guidinger of Pine Ridge Capital explained he purchased the property with 42 containers on the site in 2018. He stated it has been wildly successful and now has 75 containers on site which most are leased. He continued that previous ownership did not have any complaints, and these containers

helped clean up outdoor parking issues. He asked the commission to reconsider and grant the Interim Use Permit.

Property manager, Doug Werlein 35223 University Ave NE Cambridge, MN spoke in front of Commission stating he knew the previous owner, Buddy Foote and has been the caretaker for many years. With vandalism and security becoming an issue the containers were tested to see if it would eliminate some of the security issues. Werlein stated security issues have no longer been an issue with the containers. He stated using the containers helps with snow, water and insect control. Outdoor parking spots have been decreased, having the need for only 8 total outdoor parking spots. Werlein stated how immaculate the site is and invited Commissioners to come out and take a look at the property.

Attorney, Jake Peterson, from McKinnis & Doom, 200 3<sup>rd</sup> Ave NE in Cambridge, represents CRP the owners of the storage facility. Peterson gave the definition of large portable storage units also stating the property is zoned I-2 which is light industrial and should be free from objectionable uses. Peterson explained these are well liked units and are more or less permanently located on the ground. He gave examples as to why these containers are more like buildings rather than trucks, trailers and other vehicles. He also stated that the city code definition of structure includes the language more or less permanent location on the ground implying some flexibility. Peterson spoke of the cost of having to remove these storage containers which require specialized equipment to move. Peterson doesn't agree with the idea that if something is silent in the city code it is prohibited. He asked the Commission to reconsider and allow the containers to remain.

Discussion ensued regarding the movement of these containers. Shogren asked if these containers are being shipped by rail concluding they are being transported from Tacoma, then via semi-truck, therefore being less like a building and more like a vehicle.

Boese questioned if containers are better than garages. It was noted that containers are fireproof, rent prices are comparable between the two and containers require payment of sales taxes but not property tax.

Kluck confirmed the color scheme of the buildings are white and blue, but the storage containers are mostly cream.

Morin confirmed the existing permanent structures are legal non-conforming, but the storage pod containers are not since they have been placed within the last 5-7 years under new ownership.

Morin suggested the number of containers should be capped and the cost to remove the containers is great but they have been there since 2014.

Boese noted these particular containers look ok and are neat, but do we want them, the city should address these containers globally.

Berg asked John Henry, representing 315 Cleveland St. S., if he has any storage pod containers at any of his mini storage properties and whether or not there is a demand. Henry said no and noted the

containers do get mice, the containers don't breathe and stuff gets moldy, they are not on concrete, and not part of the real property. He was required by the city to remove storage pod containers after acquiring a property in East Bethel.

Mark Guidinger said Mr. Henry's explanation is a completely different perspective. People love them. They are cheaper than building a structure. They are a fill-in on the back side of the property. Doesn't want to say anymore to pit mini-storage owners against each other.

Kluck asked what if a vehicle is being stored and it leaks and what is the grading and drainage like. Guidinger noted the property manager coaches each tenant and he wasn't aware a grading plan was needed. Class 5 is placed beneath the storage pods.

Weiler confirmed staff only received one complaint and asked about insurance. John Henry (representative from another agenda item at 315 Cleveland St. S.) only insures buildings, not containers.

Berg moved, seconded by Shogren to recommend approval of the attached Resolution as presented denying the Interim Use Permit for storage pod containers. Boese made a motion, and was seconded by Shogren, to amend the original motion and to have the applicant/owner work with staff to phase out the containers. Upon call of the roll motion passes 6/2 with Redfield and Morin voting nay.

**PUBLIC HEARING – 5D Preliminary Plat Kwik Trip 1177, 4000 Main St.S  
and 5E – Kwik Trip Final Plat**

Westover explained Kwik Trip, Inc., is in the process of purchasing the vacant gas station property at 4000 Main St. S. along with the two parcels to the north. The request is to combine all three (3) parcels into one lot and block.

Westover stated the proposed lot will have 7.01 acres. The properties are all zoned B-2 Highway Business district and the use as proposed is permitted.

Westover stated the parcels are being combined for the purposes of an entirely new 9,200 sq. ft. convenience store, new gas canopy, new diesel canopy and new on-site septic system. The plan also provides semi-truck parking stalls.

Westover explained two access points into the site are allowed according to previous plats. Some slight modifications have been proposed to the location of these access points to allow better movement with semi-truck traffic. The access points have been reviewed and approved by the City Engineer, and the driveway widths will meet city requirements.

Westover explained since this plat is combining three existing parcels into one lot, the old drainage and utility easements along the lot lines will need to be vacated. The easement vacation requires a public hearing and will be heard in May 2021. The easements will need to be vacated and then this plat recorded. I have placed the easement vacation as a condition of plat approval.



Westover stated staff have reviewed the preliminary and final plat and find they are consistent. Since no new infrastructure is required, the preliminary and final plat can be reviewed simultaneously. Site Plan Review is also currently taking place. This is done administratively to review all city code requirements, utilities, grading and drainage, and storm pond requirements.

Berg opened public comment at 8:14 pm.

Scott Tigen, 700 Whiskey Bay Road, Menominee, Wisconsin introduced himself as Vice President of Kwik Trip stores.

Berg closed public comment at 8:16pm.

Morin moved, seconded by Redfield to recommend approval of the preliminary and final plat as presented on the attached draft Resolutions. Motion passed unanimously.

**Other Business/Miscellaneous**

**City Council Update**

Shogren updated the Commission on the previous City Council meeting.

**Parks, Trails and Recreation Commission Update**

Westover stated there have been no Parks meetings this year. There is a Parks meeting scheduled for April 13, 2021.

**Adjournment of Council Meeting**

Being no further business before the Commission, Boese moved, seconded by Weiler, to adjourn the regular meeting at 8:21pm. Motion carried unanimously.

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Aaron Berg, Chair  
Cambridge Planning Commissioner

ATTEST:

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Marcia Westover  
City Planner

**Joint Meeting of the Cambridge Parks, Trails, and Recreation Commission & Planning Commission  
Meeting Minutes  
Monday, February 8, 2021**

Pursuant to due call and notice thereof, a joint meeting of the Cambridge Parks, Trails, and Recreation Commission and the Planning Commission was held on Monday, February 8, 2021, at the Cambridge Public Library, 111 Dellwood St. N, Cambridge, Minnesota, 55008.

**Parks Commission Members Present:**

Commissioners Mark Ziebarth (Council Rep), Vice Chair Kriste Ericsson (via Zoom), and Commissioners Jeff Andres (via Zoom), Jeff Söderquist, Elijah Anderson (via Zoom), and Ex-Officio Member, Barry Wendorf (via Zoom). No absences.

**Planning Commission Present:**

Chair Aaron Berg, Vice Chair Bob Boese, Arianna Weiler, Joe Morin, Jessica Kluck, David Redfield, and Council Representative Bob Shogren. No absences.

**Staff Present:** City Planner, Marcia Westover and Community Development Specialist, Carri Levitski.

**Call to Order & Pledge of Allegiance**

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

**Approval of the Agenda**

Berg moved, seconded by Ericsson, to approve the agenda as presented.

**New Business**

**Cambridge Cove Discussion**

Westover explained Paxmar, LLC., has proposed a concept plan and rezoning as a Planned Unit Development (PUD) for their development named Cambridge Cove. 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 the concept plan and Planned Unit Development (PUD) have been approved. The next step is to address the parkland before the developer moves forward with a preliminary plat. The preliminary plat will again be reviewed by the Planning Commission and Council for approval.

Westover noted the original 2021 concept plan that was reviewed by the Planning Commission and offered .67 acres of park land. Staff felt that was adequate due to the number of parks already established in the city, the City's comprehensive trail plan, and that a monetary park dedication fee can be paid for a planned park already identified in the long-range plan. The Planning Commission felt that more park space should be offered within this development due to the number of new homes being built, they thought that the trail wouldn't be used, and the fact that the city is growing.

Westover explained the developer and staff have been in discussions since the last Planning Commission meeting. Several ideas have been reviewed, and a new proposal has been submitted. Additional park land has been identified by the developer to include a park that will be 1.2 acres in size. A perspective map has been included with this staff report to show what a 1.2-acre park could encompass. The perspective map identifies the Cambridge Primary School playground with a 1.2-acre parcel.

Westover noted staff had an internal discussion that a ninja course be installed in this park. She noted some examples of what that could look like. The average age of users for the ninja course is 5-12. Since this is a mixed-use development, perhaps several different age categories are considered. A horseshoe pit might make a nice addition for users of all ages.

Westover noted that the developer and staff are also working on trail details. The grades along County Road 14 may be such that the trail may not happen along this road, but perhaps through the development itself. Many details need to be worked out yet, but staff recommend the trail as a priority.

Westover stated The City's Comprehensive Plan identifies a trail along County Road 14 to the northern edge of the Cambridge Cove property. This trail extends south across Highway 95 down to 28<sup>th</sup> Avenue. The southwest corner of Highway 95/Spirit River Dr. is to have commercial development. Ideally, a convenience store will be located here. To the west of the convenience store and west of the Armed Forces Reserve Center is another planned residential development (identified as the Kelly property). The overall plan for the city is that these residences have a global trail system to lead them to the amenities of a convenience store, and to 2<sup>nd</sup> Ave SW leading to City Park or into the business district. In addition to Cambridge Cove, the Kelly property, and the Community College, GracePointe Crossing would like to expand in the future. This will be a highly developed area and staff is planning now for the trail system to be adequate. The costs will be much higher if the trail is built after development occurs.

Westover stated at this point, staff need more specific costs to determine if parkland dedication will be met. If the trail is built along County Road 14 to Street A, that will cost a significant amount more than bringing the trail into the development to the cul-de-sac. The trail along County Road 14 is estimated to cost \$200,000. The monetary value of the dedicated land is yet to be determined. At this time staff do not know if any park equipment could be installed immediately.

Westover explained staff is seeking a recommendation of the plan as proposed with 1.2 acre of parkland and to recommend a trail connection into this development. If it is determined that the parkland and trail costs do not meet the developer's required parkland dedication fees, then equipment would be installed. The specific equipment discussion can happen at a later date.

Westover explained the Cambridge Cove development is filling a desperate need to bring in more single-family housing. The parkland dedication is determined at the sole discretion of the City. If Council finds that no new parkland is needed, then only a cash contribution is required. However, staff and the developer are working together to balance the need for housing units, the comprehensive trail network, and desire for parkland.

Westover mentioned at this time it is undetermined if this park development will cost the city

anything. The amount of parkland dedication fees to be paid by the developer is \$329,600 (based on 206 units).

Soderquist stated he did not agree with the trail being located along County Road 14 due to the 55-mph speed limit.

Berg asked about the trail being on back side of homes on the south side of Street B and also the cost of changing the curve of the trail. Roos, the developer, explained elevations may be an issue with existing ponds and slopes down to the pond. Grading has already been done. The lots won't have as much room because the homes will use a larger foot print. Slab on grade homes take up more lot space. The lots have contour lines and would need flat lots. A 4-6' retaining wall would be needed for the majority of the cul-de-sac. Roos explained the retaining wall would get taller if on private property.

Roos explained that park Option #1 takes the place of 3 lots. Option #2 takes the place of 6 lots and Option #3 takes the place of 4 lots. Roos asked the question "is bigger always better and what improvements do you want for your parks"? In dedicating park land, the developer would want to see improvements sooner rather than later, and that it be a manageable size.

Soderquist suggested having a shuffleboard or horseshoe area depending on mixed users in this development.

Berg asked Weiler what size option she would like to see since she was vocal during the Planning Commission meeting. Weiler stated she liked Option # 3 as it focuses more on the Long-Range Comprehensive Parks Plan.

Berg compared the 1.2 acre park as shown in the perspective of the Primary School playground to the size (206 homes) of Cambridge Cove. He explained the Primary School playground hosts 1,000 kids per day, where there will be a fraction of that in a 1.2 acre park at Cambridge Cove.

Shogren explained the bituminous trails would be a downgrade and a waste of resources when we already have sidewalks required.

Commissioners discussed sidewalk shoveling in front of the house the property owner is responsible for removing the snow within 48 hours.

Redfield felt with the infrastructure already being installed a trail would not be necessary. Redfield stated the size of the park versus the trail are 2 different issues. He stated he already drives to the city park or other parks in the area and would never walk his children along County Road 14.

Zeibarth discussed Option # 2. He brought up concerns about the high speed of traffic on County Rd 14 and also the difficulty crossing Highway 95 due to high traffic volume and busy intersection. Questioned being able to access the rest of the park services.

Westover explained Cambridge Cove is a just a starting place for the trail network on this side of the

*February 8, 2021*

city to connect to the rest of the city. She mentioned the Highway 95 intersection would need to be upgraded with crosswalks and signals and it would be a safe intersection to cross. She further expressed that if we don't start the trail now, it will be much more difficult and costly to come back after the fact to obtain trail right-of-way, and this area will be a highly developed area in the future.

Weiler feels a trail is needed but at this point a park is more important.

Morin suggested separating the discussion into 2 issues, Parks and a Trail System.

Redfield suggested discussing a plan with the developer to identify the trail system and felt 8' wide asphalt would be the best material for the trail.

Boese mentioned he and his wife have bravely crossed Highway 95 and how difficult it was and will only get worse in the future.

Morin made a motion for the trail only, to go with Option # 2 for the trail system. The entrance point off of County Road 14 would be determined by city staff and the developer as to whether it be at the utility stub in or current mark on the map. This portion of the trail would be bituminous. Once the trail connects with the sidewalk on the cul-de-sac or street then standard concrete width on both sidewalks.

Shogren seconded clarifying no bituminous trail would be added along the street and sidewalk would remain on both sides. Connection from cul-de-sac to County Road 14 would be asphalt and the pedestrian route running parallel the streets would be concrete. Upon call of the roll Shogren, Redfield, Kluck, Morin, Weiler, Boese, Berg, Andres, Ericsson, Soderquist, Wendorf, Anderson, Zeibarth all voted aye. Motion passed 13/0.

Motion made by Andres, seconded by Soderquist to go with Option # 2, 1.2-acre park which is the largest of the options.

Shogren asked how much money it would cost the developer in lost revenue using Option # 2. Asking if the cost of the 3 lots would be about \$60 thousand per lot. Roos, developer, added the home prices will be in the high \$200 thousands. Park dedication is \$1600 per unit. Shogren spoke against Option # 2 and is in favor of Option # 1.

Berg stated he is in favor of Option # 3 and is in favor of adding a park, but a smaller park due to revenue for the city.

Morin stated the need to put the money into the existing long range park plan rather than add a park to the development. He stated more lots would help pay taxes and increase property revenue. Morin stated City Council has lost two (2) people in the past year to help with the budget. Morin expressed his opposition to voting on any park that would require hiring more staff or purchasing more equipment.

*February 8, 2021*

Weiler explained there has been a falsehood in the past 10 years of Cambridge having a Splash Pad. Her family has gone to other communities to use their park facilities.

Redfield stated once the land is gone it's gone forever. He also noted the developer is compromising, it should be common sense to compromise.

Upon call of the roll Redfield, Boese, Andres, Ericsson, Soderquist, Wendorf, Anderson and Zeibarth all voted aye. Kluck, Morin, Weiler, Berg, Shogren voted nay. Motion for Option #2, 1.2 acre park, passed 8/5.

**Adjournment**

Being no further business before the Joint Cambridge Parks, Trails, and Recreation Commission and Planning Commission, Morin moved, seconded by Berg to adjourn the regular meeting at 8:32 pm. Upon call of the roll, the motion passed unanimously.

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Parks, Trails, and Commission Chair Mark Ziebarth

ATTEST:

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Carri Levitski, Community Development Specialist

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Planning Commission Chair

ATTEST:

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Marcia Westover, City Planner

**PUBLIC HEARING...EASEMENT VACATION... KWIK TRIP ...4000 MAIN STREET S.**

**Review**

Kwik Trip has proposed a plat to combine three parcels into one parcel in the general area of 4000 Main Street S. When lots are combined, the previous drainage and utility easements are no longer necessary and must be vacated along old property lines. Drainage and utility easements are standard requirements for all lots within the city and will be reinstated with the new plat. A public hearing is required to vacate the old easements.

The Kwik Trip 1177 plat has been approved by the City, but has not yet been recorded at the Isanti County Recorder's office. This easement vacation will be recorded with the plat.

**Planning Commission Action**

Motion on the attached draft resolution as may be amended by the Commission, recommending approval of the vacation of the easements as stated on the resolution.

**Attachments**

1. Draft Resolution
2. Location Map
3. Highlighted portion of easement shown on the Sketch & Description

**RESOLUTION NO. R21-XXX**

**RESOLUTION APPROVING THE VACATION OF  
DRAINAGE AND UTILITY EASEMENTS  
(Kwik Trip-4000 Main Street S)**

**WHEREAS**, the City Council of the City of Cambridge, Minnesota, have determined that the herein described drainage and utility easements are the proper subject for vacation; and

**WHEREAS**, a public hearing was duly held by the Planning Commission on May 4, 2021, and at said public hearing, the Commission considered such drainage and utility easement vacation and heard all parties interested therein; and

**WHEREAS**, the Planning Commission made a recommendation to approve the vacation of said drainage and utility easements; and

**WHEREAS**, the City Council held a meeting to review and consider the drainage and utility easement vacation on May 17, 2021, and the City Council concurs in this resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CAMBRIDGE, ISANTI COUNTY, MINNESOTA:**

1. That the City Council hereby finds that it is in the best interest of the public that the drainage and utility easements hereinafter described be vacated.
2. That from and after the date hereof, the following described drainage and utility easements shall be and hereby are vacated, to wit:

***All drainage and utility easements as donated and dedicated on the record plat of "Johnson's South Addition", Isanti County, Minnesota.***

3. That the City Administrator is hereby directed to file a Notice in writing of the completion of these vacation proceedings, together with a certified copy of this Resolution, with the County Recorder in and for Isanti County, Minnesota.
4. That the City of Cambridge has no right, title or interest in and to said drainage and utility easements herein vacated.
5. That any easements conveyed after the dedication of this drainage and utility easement being vacated as described above on said property shall remain in full force and effect.

Adopted by the City Council of Cambridge, Isanti County, Minnesota, this 17<sup>th</sup> day of May, 2021.

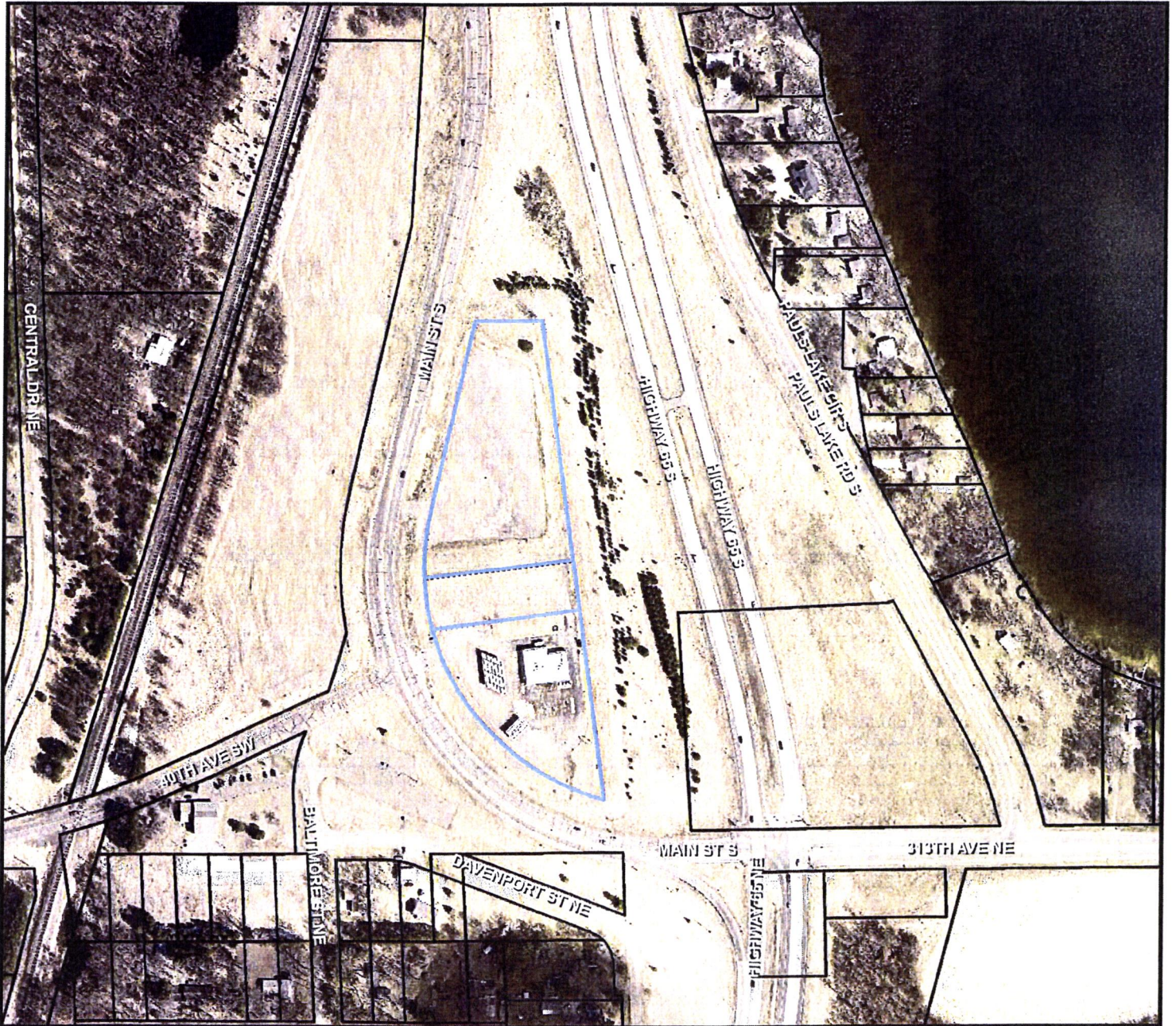
\_\_\_\_\_  
James A. Godfrey, Mayor

ATTEST:

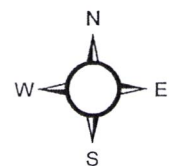
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Evan C. Vogel, City Administrator



# Easement Vacation Kwik Trip



A request by Kwik Trip to vacate the existing drainage and utility easements along the property lines. The easements will be reinstated with the new plat of Kwik Trip 1177.

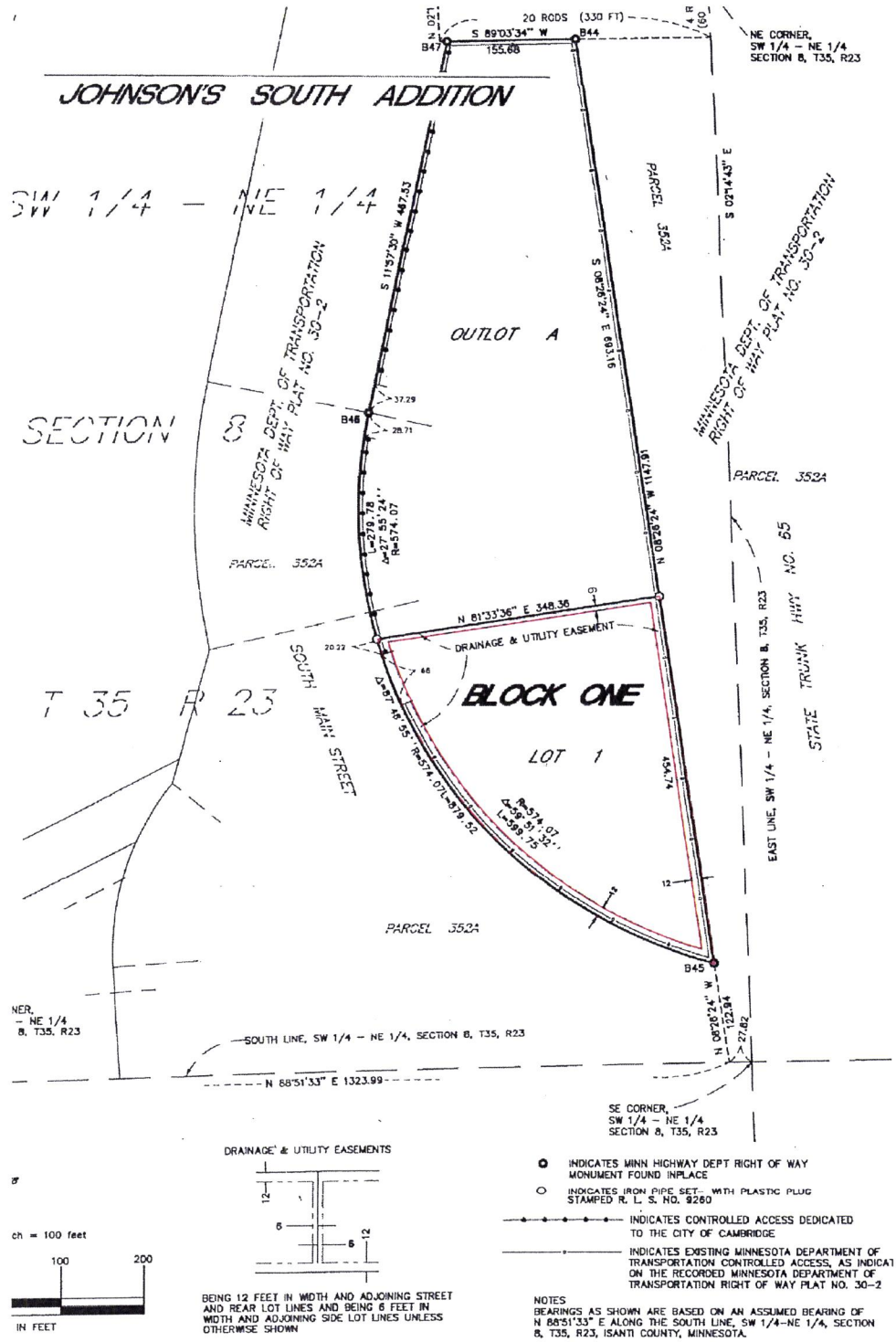


# SKETCH & DESCRIPTION

OF: EASEMENT VACATION

~ for ~ KWIK TRIP, INC.

## Record Plat of "JOHNSON'S SOUTH ADDITION"



### LEGAL DESCRIPTION OF DRAINAGE & UTILITY EASEMENT VACATION

All drainage and utility easement as donated and dedicated on the record plat of "JOHNSON'S SOUTH ADDITION", Isanti County, Minnesota.

S:\ruds\CAD\20proj\201371A9\201371 EASE VAC SKETCH.dwg 3/25/2021 5:00:06 PM CDT

NO SCALE      ● Denotes Iron Monument      Original Survey: 3/25/21      Job# 20.1371 PP      Drwg By: DWO

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: *Daniel W. Oremiller*

Dated this 25th day of March, 2021. Minnesota License No. 25341

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