

## **Cambridge Planning Commission Meeting Minutes Tuesday, August 3, 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: Robert Boese (Vice Chair), David Redfield, Amanda Latsch, Jessica Kluck, Joe Morin, and Bob Shogren (City Council Representative).

Members Absent: Aaron Berg (Chair)

Staff Present: City Planner Marcia Westover, Assistant City Administrator Athanasia Lewis, and City Engineer Todd Blank

### **Call to Order and Pledge of Allegiance**

Boese called the meeting to order at 7:01 pm and led the Commissioners in the Pledge of Allegiance.

Boese welcomed new Commissioner, Amanda Latsch.

### **Approval of Agenda**

Westover noted that item 5B, the Public Hearing for Midcontinent Communications Outdoor Storage and driveway, was removed by the applicant and will be added to the September 8, 2021 Planning Commission agenda.

Morin moved, seconded by Redfield, to approve the amended agenda. Motion passed 6/0.

### **Approval of Minutes**

Kluck moved, seconded by Latsch, to approve the July 7, 2021 meeting minutes. Motion passed 6/0.

### **Public Comment**

Boese opened the public comment at 7:03 pm and, without anyone to comment closed the meeting at 7:04pm.

### **New Business**

#### **PUBLIC HEARING – 5A Rezoning 33703 Hastings St. NE (Dustin Sawicki)**

Boese opened the public hearing at 7:03 and without comment closed the public hearing at 7:04.

Westover then reviewed the request. Westover noted Dustin Sawicki has requested to annex his property located at 33703 Hastings Street NE and rezone it to R-1A-One Family Residence district. The public hearing for the annexation request occurred at the City Council meeting on July 19, 2021. The City has also received confirmation of approval from the State of MN for the annexation. All properties

are automatically placed in the RA-Rural Residence/Agricultural zoning district when annexed. The property should be rezoned to R-1A-One Family Residence district to comply with the Comprehensive Plan and adjacent properties.

Westover noted the property's septic system has failed and the owner requested to annex so it can be hooked up to city sewer and water. Services are available, and staff has discussed the process and cost with the owner. The property abuts the municipal boundary and can be annexed and rezoned.

Shogren moved, seconded by Kluck to recommend approval of Ordinance 735 as presented. Motion carried 6/0.

**PUBLIC HEARING – 5B Interim Use Permit for Outdoor Storage and gravel drive, Midcontinent Communications**

This item was removed from the agenda by the applicant and will be added to the September 8, 2021 Planning Commission meeting.

**PUBLIC HEARING-5C-Preliminary Plat for Cambridge Cove**

Boese opened the public hearing at 7:07 pm.

Mike Hockert, 34800 6<sup>th</sup> St NE, Cambridge, MN 55008, asked to see a copy of the new plat. A copy was provided. Mr. Hockert questioned his driveway easement. Westover confirmed that Outlot D has been established for Mr. Hockert's driveway easement.

Paul Anderson, 751 339<sup>th</sup> Ave NE, Cambridge, MN 55008, stated he is concerned about stormwater, the elevations, and depths of nearby wells. He questioned how the elevation of the pond can be raised by three feet from the original proposal by Woodland Development. He said the ground water is high and dewatering for this development will likely dry up his shallow well.

Jay Roos, of LGI Homes, 2850 Cutters Grove Ave., Anoka, MN 55303, explained that LGI Homes has purchased the Paxmar properties under contract. He explained the stormwater has been designed to meet the new stormwater requirements. He further explained that dewatering is a normal activity and doesn't mean that the project is bad. He explained the dewatering levels and his understanding of the depths of surrounding wells to be 78'-200'. He also stated they did provide an Outlot D for the Hockert driveway and will work with the landowner on establishing the driveway easement.

Mr. Anderson spoke again and said his well is at depth of 75' and is shallow.

Todd Blank, City Engineer, stated that he is reviewing the preliminary plat submitted from the developer's engineer. He asked Mr. Anderson to provide more information directly to him regarding the depth of the well and 100-year levels, and he will work with LGI on the concerns.

Boese closed the public hearing at 7:20pm

Westover then reviewed the request. Westover started by giving some history and noted that 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., purchased the property in 2018.

Westover stated 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. 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 asked the developer to work on the plan and come back with some changes.

Westover then noted in January 2021, Paxmar brought forward a Planned Unit Development (PUD) rezoning request along with a concept plan. The PUD rezoning was approved along with the concept plan showing 206 units (reduced density). Paxmar also prepared three (3) differing park options. The Planning Commission and Parks Commission held a joint meeting on February 8, 2021 to discuss the size of the park. The recommendation from the joint meeting was for a 1.2-acre park and the that motion passed with an 8/5 vote from the Commission. On February 16, 2021, City Council discussed the size of the park and moved to approve a .67 acre park, along with dedicated trail leading to County Road 14, and that motion passed on a 3/2 vote.

Westover stated LGI Homes is now the current developer and they are presenting the preliminary plat consistent with the concept plan that was approved. The current density proposed on the preliminary plat 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, 236 units were proposed, including townhomes.

Westover added based on Council's decision on the park options, a .67-acre park is proposed. The trail as previously discussed is shown leading into the development from County Road 14 as Outlot C, between two villa/patio home lots. This portion is proposed to be built as a standard trail that would connect to the development's standard sidewalk system. The remainder of parkland dedication and/or park improvements will be determined in the Development Agreement that will be required as part of this development.

Westover stated the traffic concerns for this development had 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 noted the Isanti County Highway Engineer reviewed the plans in 2006 and has again reviewed and provided comments on July 26, 2021 after reviewing the proposed preliminary plans. The same

access onto County Road 14 is proposed and approved. The County Engineer is requiring turn lanes at the new street access, an 8' shoulder through the guardrail area, 60' dedicated right-of-way, some tree clearing activity, utility work and permits required for the activity within the right-of-way.

Westover stated the GracePointe pedestrian crossing and parking lot on the west side of County Road 14 is not preferred since the parking lot is off-site and people are crossing the road. The City will continue to address this issue. This parking lot meets the requirements per city code, therefore can remain without enforcement. Being a County Road, the City will continue discussions with the County and property owner to remedy the situation in the future.

Westover stated 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 noted 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 stated the property is now zoned as a PUD that will offer a mixed use of housing types, smaller lot sizes and lesser setbacks than traditionally allowed. This PUD will maximize the development potential of the land while remaining sensitive to its unique and valuable natural characteristics.

Westover stated the plat includes a mixed-use development consisting of typical single-family homes 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.

Westover noted the lift station and piping system has been oversized to accommodate the entire northwest area of the City. This northwest area of the city is called the Community College District. The area that can be served extends beyond the Cambridge Cove project. The sewer and water infrastructure has been installed up to GracePointe Crossing and will need to be extended and brought across County Road 14 for the Cambridge Cove project.

The Commission confirmed staff will address the concerns heard by Mr. Anderson.

Shogren moved, seconded by Morin, to approve the preliminary plat as presented as long as the conditions can be met. Motion carried 6/0.

**PUBLIC HEARING-5D-Ordinance Amendment, Storage Pod Containers**

Westover stated a request for an ordinance amendment has been made to the City of Cambridge to allow storage pod containers. The Planning Commission discussed this request at their July 7, 2021, meeting and gave direction to staff for ordinance language consideration. A copy of the minutes from that meeting are provided with the staff report. The draft ordinance is also provided. All underlined text is proposed new text and struck-out text is proposed deleted text.

Westover noted the applicant (owner of 503 Cleveland St. S.) submitted a narrative along with the application for the ordinance amendment. The narrative explains they would like to keep their 75 storage pod containers. However, the request to keep the 75 containers is not being heard at this time, only the ordinance amendment is being heard.

Westover then read through and explained the draft ordinance changes.

Boese opened the public hearing at 7:37pm, and hearing no comments, closed the public hearing at 7:38pm.

Latsch asked if a dumpster would be considered with this ordinance for moving purposes. Redfield confirmed the proposed definition of Storage Pod Containers would not include dumpsters.

Shogren suggested requiring curb and gutter along with the improved surface to be consistent with our parking lot requirements.

Kluck asked if residents could have more than 14 days to keep their pod for moving purposes under certain circumstances. Westover confirmed staff can work with each circumstance.

Morin moved, seconded by Shogren, to recommend approval of the draft ordinance as long as curb and gutter is added as a requirement. Motion carried 6/0.

**PUBLIC HEARING-5E-Interim Use Permit for Solar Panels at 512 Main St. S.**

Westover noted this item was tabled at the July 7, 2021 Planning Commission meeting so staff could determine if the proposal is considered a power plant.

Morin moved, seconded by Kluck to move this item off the table. Motion passed 6/0.

Westover noted Timothy Newton, business located at 600 Main St. S., has applied for an Interim Use Permit to allow solar panels on the vacant lot located at 512 Main St. S. This is the vacant parcel just north of South Main Dental. Mr. Newton would like to purchase the vacant lot if the solar panels will be allowed.

Westover noted the applicant explained that the proposed panels will generate 39.9 megawatts. However, the plan on page 58 identifies 39.9 kilowatts. Regardless of the discrepancy, it is still below the requirements regulated by State Statute for city issued permits. According to State Statute and the Public Utilities Commission, this is not considered a large electric power plant. A large electric power plant generates 50 megawatts or more. A small electric power project under 50 megawatts can be permitted by the City.

Westover stated according to city code, Solar Energy Systems may be allowed as an interim use in all zoning districts. The location for a ground mounted system must be located in the rear yard. There is no building on this vacant lot, the applicant has shown the panels in the rear yard, and there is plenty of space remaining on the lot.

Westover stated the property is zoned B-2 Highway Business District. The parcel is intended for a commercial use. Staff finds this request is acceptable since the solar panels are in the rear and there is room for development of a commercial site.

Westover noted staff will require additional review of the solar panels if approved as an interim use. A building and electrical permit is also required. The panels must comply with (but not limited to) height requirements for accessory buildings, setback requirements from the rear and side yards, screening from adjacent properties to the extent possible without affecting their function, and must have certification by Underwriters Laboratories, Inc. A condition has been listed on the Resolution that all local, state, and federal codes must be met.

Westover noted 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. The proposal is to limit this use to two (2) years and revisit at that time.

Westover reviewed the conditions listed as presented on the resolution.

Shogren asked if solar energy systems are considered accessory buildings. Westover stated no, they have a separate section in city code and allowed in addition to an accessory building.

Morin asked if the panels are rotatable. Mr. Newton confirmed they do not move or rotate.

Shogren asked who owned the property. Mr. Newton confirmed he intends to purchase the property under the business name 600 Main St. S., LLC.

Shogren questioned if the Interim Use Permit can even be issued without correct ownership and asked that a condition be added that no building permits are issued until the applicant owns the property, and that the Interim Use Permit is not valid until then.

Morin moved, seconded by Redfield to recommend approval of the Resolution with the condition added that the applicant must own the property before the Interim Use Permit is valid or any building

permits issued. Motion passed 5/1, with Shogren voting Nay for the purpose of the applicant not owning the property.

### **5F-Final Plat, Yerigan Farms 3<sup>rd</sup> Addition**

Westover stated the preliminary plat was approved on July 20, 2020. Preliminary plats expire in one year unless an extension request is granted. Mr. Landborg requested an extension of the preliminary plat and it was granted by City Council on July 19, 2021.

Westover stated Mr. Landborg is now presenting a final plat in order to move forward with the first phase of development. The final plat is consistent with the preliminary plat. The first phase of the plat that includes 55 lots. The proposed plat overall consists of 58.5 acres and 83 new single-family lots. All proposed lots meet the minimum size and setback requirements as prescribed in the zoning and shoreland code.

Westover noted Mr. Landborg purchased the 60 acres south of Pioneer Trail SE, known as the next phase(s) of the Yerigan Farms development several years ago. Mr. Landborg subdivided five (5) lots in 2018 known as Yerigan Farms 2<sup>nd</sup> Addition. Mr. Landborg is now preparing for the remainder of the development with Yerigan Farms 3<sup>rd</sup> Addition.

Westover stated in addition to the final plat, full site plan review has been submitted. Staff has been reviewing the civil plans pertaining to new streets, utilities, grading and drainage. The plat and the site plan review need to be reviewed together to ensure proper development of the proposed lots. This review will continue until the city is satisfied with all plans and agreements moving forward.

Westover noted Commissioners had previously discussed the need for additional parkland with the number of new residents potentially moving to this area. Staff have discussed parkland with the developer. Lots 23, 24, and 25 of Block 1 are still proposed (as approved in the preliminary plat) for parkland. The size of the park is approximately 1.63 acres. The parkland is not included in this first phase of final plat. Therefore, staff will work with the developer to include the parkland in the development agreement as a requirement in phase two of project.

Westover stated the plat includes wetland. Isanti County is the Local Government Unit responsible for wetland delineation review and permits. Isanti County has reviewed and final approval was given on August 31, 2020. There are several "lots of concern" where wetland impacts may occur. Isanti County recommended the city require installation of signs to protect the no disturbance buffer zone of the wetlands. These signs will be a requirement in the development agreement. In addition, city staff will need to be cognizant of these lots when new homes are proposed and carefully review grading, setbacks, and lot coverage.

Westover stated a condition of plat approval is that Elin's Lake Road SE must be extended and fully connect to the existing street in the Bridgewater development. The Developer is working on the street connection. Staff has received a request to annex in that portion of land. Staff will continue to work with the developer to assure the street is constructed.

Westover noted Site Plan Review must be completed and Development Agreement(s) between the City and Developer will need to be finalized. The Development Agreement includes details on public street and utility construction, sewer and water area charges, parkland dedication, etc.

Commissioners discussed the preference for a through street and making the connection for Elin's Lake Road SE versus having a cul-de-sac.

Shogren requested that Elin's Lake Road be connected, or have everything in place for the street connection to happen, before any further approvals are given. Shogren confirmed it has been a year since preliminary plat and asked the applicant why it is not done yet.

Timothy Landborg, 9084 173<sup>rd</sup> Avenue., Ramsey, MN 55303, explained he has been working with the property owners on the annexation and they have had discussions back and forth. The property owners have tax concerns and may want to develop that portion of land themselves. The City process for the public infrastructure bids is going to take three to four months.

Commissioners discussed the concern of approving the final plat before the conditions are met. The preliminary plat is still valid for one year due to the recent extension, and developer has time to complete the conditions prior to final plat approval.

Westover confirmed staff is working on the street connection issue. She further stated approval of the final plat resolution by the Commission and Council is not final until the actual plat is signed with city signatures. The City will not sign the final plat until all conditions are met.

Shogren moved, seconded by Kluck, to recommend approval of the Final Plat of Yerigan Farms 3<sup>rd</sup> Addition as long as the conditions are met. Motion carried 6/0.

#### **5G-Native Landscapes verbal from Mike Mueller**

Mike Mueller, 2615 Maple Dr. S. introduced himself as a city resident and former Department of Natural Resources Area Hydrologist for 21 years.

Mr. Mueller presented brochures to the Commission on native plantings and explained why they are so beneficial to the environment. He would like the City to consider an ordinance amendment and understands one is currently being considered by staff. He suggested the city's current ordinance is heavy on sod and turf, and that native plantings are only sort-of allowed. He suggested vegetable gardens, boulevards turned into perennial gardens, and raingardens.

Mr. Mueller explained native landscaping includes more grasses and flowers and isn't mowed. Native plants grow well, and have deep roots, are drought resistant, and don't require fertilizer.



Mr. Mueller explained the con's including that it takes time, usually 3-5 years for a native landscape to reach full maturity. It is hard to tell if the landscape is a weed or native plant, and it takes a lot of commitment from the land owner.

Mr. Mueller suggested manageable size plots in the ordinance and said there are resources available through the Environmental Coalition, Isanti Soil and Water Conservation District, and the U of M Extension office. He said other cities have ordinances implemented including Falcon Heights, North Branch, Bloomington, and Minneapolis.

**Other Business/Miscellaneous**

**City Council Update**

Shogren updated the Commission on the previous City Council meeting.

**Parks, Trails and Recreation Commission Update**

Westover explained there is no update on the Parks, Trails, and Recreation Commission.

**Adjournment of Council Meeting**

Being no further business before the Commission, Morin moved, seconded by Redfield, to adjourn the regular meeting at 8:37pm. Motion carried 6/0.

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Aaron Berg, Chair  
Cambridge Planning Commissioner

ATTEST:

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Marcia Westover  
City Planner