

Cambridge Planning Commission Meeting Minutes Tuesday, December 7, 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), Amanda Latsch, Jessica Kluck, Joe Morin, David Redfield, and Bob Shogren (City Council Representative)

Staff Present: Marcia Westover (Community Development Director) and Amy Norling (Community Development Administrative Assistant)

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

Westover stated that she has an amendment to the agenda which is to remove Item 5C. City Council discussed that topic at the December 6th meeting and decided not to move forward with the request. Shogren moved, seconded by Morin, to approve the amended agenda. Motion passed 7/0.

Approval of Minutes

Kluck moved, seconded by Redfield, to approve the October 5, 2021 meeting minutes. Motion passed 7/0.

Public Comment

Berg opened the public comment period at 7:01pm and, without any comments, closed the public comment period at 7:01pm.

New Business

A. BAY 15, GRANT GUETSCHOFF, STORAGE CONTAINERS INTERIM USE PERMIT

Westover reviewed the request to allow storage pod containers on a temporary basis according to the written request submitted by an applicant which has been provided to the Planning Commission. Storage pod containers are allowed in the Industrial Zoning districts through an IUP. This property is zoned I-1 Low Impact Business-Industrial District.

Westover stated that due to the current shipping container/cargo boat issue on the coast of California, the inventory for True Value has been delayed significantly. The inventory was delivered all at once rather than over the course of six (6) months starting in June. Because all inventory was delivered at once, True Value needs a temporary solution to hold the inventory.

Westover stated a written request provided to the Planning Commissioners shows a site map where the storage containers are located. Some storage containers are located on the grassy area, with additional containers located on the bituminous parking lot. The city zoning regulations for storage

pod containers do not allow them to be stored on the grass. The remaining containers are stored properly on a bituminous surface. Staff counted a total of 28 storage pod containers on site.

Westover stated that since this is an unusual time in our history with the container/cargo boat/shipping issue, and the request for the containers is very temporary, staff finds this request reasonable. The applicant will be removing the storage pods as soon as possible once inventory is gone, and will remove the containers from the grass first. Other zoning requirements that will not be met include a fence to shield the containers from view of adjacent properties, matching color to principal building, and a grading plan. However, the containers have been placed as best they can be with the majority on bituminous surface, the location allows accessibility for emergency vehicles, and they meet proper setbacks. Staff do not find it reasonable to require a fence, matching color, or a grading plan due to the temporary need and shipping circumstance.

Westover stated that pods are temporary and will be removed by summer according to the applicant and the applicant said that they will remove the pods on the grass first. Conditions are non-transferable, shall expire on 7/31/2022, and all pods shall be removed by that same date.

The Planning Commissioners discussed any reservations including the pods freezing in place, more pods showing up, and the look of the pods. Berg said that as a city we want to tread lightly on this, since we want to encourage commercial industry in Cambridge and this is an extenuating circumstance.

Berg opened the public hearing period at 7:27pm and, without any comments, closed the public comment period at 7:29pm.

The Planning Commissioners discussed adding a maximum number of pods allowed on the property and stacking of the pods. Stacking is not addressed in the ordinance, so if they want to stack them, the City would need to amend the ordinance or the applicant would need to request it.

Morin made a motion to allow the storage pod containers as noted in the draft Resolution adding a condition #4 stating that there should be no more than 28 storage pods at any time. Boese seconded.

Redfield made a motion to amend condition #4 to make it an even 30 storage pods. Shogren seconded. Redfield moved, seconded by Shogren to add the fourth condition of no more than 30 storage pods at any time during this IUP at 355 Garfield St S. Motion passed 7/0.

Morin moved, seconded by Boese to recommend approval of an Interim Use Permit for temporary storage containers at 355 Garfield St S and adding condition #4 there should be no more than 30 storage pod containers at any time. Motion passed 7/0.

B. KEEPING OF DUCKS

Westover stated that there is a request to keep ducks in city limits. Westover noted staff is looking for discussion and direction from the Planning Commission on how to move forward with the request to keep ducks. A presentation and request to keep ducks was given by Cambridge City resident, Angela Zangl, 3090 Norway Cir. S.

Zangl spoke to the commission about her perceived advantages of keeping ducks. She said that they are similar to keeping of chickens, but they are more resistant to diseases than chickens, are more heat/cold tolerant than chickens, and they make less noise than chickens. Duck eggs are larger and more nutritious and are laid more frequently than chickens. She also said that ducks are less aggressive and are friendlier than chickens, which makes them easier to own. She also said that ducks need similar housing requirements as chickens, except that they also need a source of water. She said that they need a coop of sorts for protection and containment, and that ducks do not wander far from home, so they can "free-range." Zangl said that she believes that if chickens can be allowed within city limits than so should ducks since they have the similar requirements.

Boese asked Zangl if the ducks would require a change to the chicken ordinance. The ducks would require the same requirements as what is in our chicken ordinance but she recommends that they should be in pairs and have a water source provided. Berg questioned how large domestic ducks get, Zangl replied that they come in many sizes, but not as large as geese. Zangl said that domestic ducks are too heavy to fly.

Westover stated that the city classifies poultry, chicken, turkey as farm animals, and that farm animals are not allowed within city limits. Westover asked how inclusive we should be with our farm animal language.

Berg inquired if this duck IUP would be similar to the chicken IUP where neighbors would be notified of the application and be given an opportunity to speak, which Westover replied that she hoped to tie the duck ordinance into the chicken ordinance and have them work the same. The Planning Commissioners inquired about how many chicken IUPs there have been in the last year, which Westover replied "none." They asked how many chicken complaints there has been in the last year and Westover stated that the city has received a couple chicken complaints. Shogren told the chair that he would support ducks being similar to the chicken ordinance. Shogren said that Cambridge is more urban, and so he has the same concerns as he had with the chicken ordinance and is in favor of requiring the IUP so that neighbors may express concerns.

The general consensus of the Commission is that staff bring back more information for review along with a potential ordinance and bring it back for further discussion.

City Council Update

Shogren updated the Commission on the previous City Council meeting.

Parks, Trails and Recreation Commission Update

Westover stated that she has no updates.

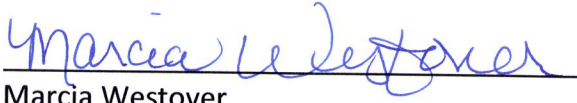
Adjournment of Council Meeting

Being no further business before the Commission, Boese moved, seconded by Latsch, to adjourn the regular meeting at 7:43pm. Motion carried 7/0.


Aaron Berg, Chair

Cambridge Planning Commissioner

ATTEST:



Marcia Westover
Community Development Director