

**Meeting Announcement and Agenda of the Cambridge Planning
Commission
City Hall Council Chambers
Regular Meeting, WEDNESDAY, July 6th, 2022, 7:00 pm**

300 Third Avenue Northeast, Cambridge, MN 55008
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. June 7th, 2022 Planning Commission Minutes (p. 2)
4. Public Comment: For items not on the agenda; speakers may not exceed 3 minutes each
5. New Business
 - A. **PUBLIC HEARING-** Interim Use Permit for keeping of Chickens at 411 1st Ave W (p. 10)
 - B. **PUBLIC HEARING-** Rezoning from B-2 to R-3 at 600 Main St. N (p. 14)
 - C. **PUBLIC HEARING-** Interim Use Permit for Storage Pods at 1001 Cleveland St S (p. 22)
 - D. **PUBLIC HEARING-** Interim Use Permit for Storage Pods at 205 Railroad St S (p. 25)
 - E. **PUBLIC HEARING-** Interim Use Permit for Storage Pods at 625 2nd Ave SE (p. 29)
 - F. **PUBLIC HEARING-** Interim Use Permit for Storage Pods at 855 Cleveland St S (p. 33)
 - G. **PUBLIC HEARING-** Interim Use Permit for Storage Pods at 930 Cleveland St S (p. 39)
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.

Cambridge Planning Commission Meeting Minutes
Tuesday, June 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), David Redfield, Joe Morin, and Kersten Barfnecht- Conley (City Council Representative).

Members Absent: Robert Boese (Vice Chair), Amanda Latsch, Jessick Kluck (all excused)

Staff Present: Community Development Director Marcia Westover, City Planner Jacob Nosbush

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

Barfnecht-Conley moved, seconded by Redfield, to approve the agenda. Upon roll call, all voted aye, no nays. Motion carried unanimously.

Approval of Minutes

Morin moved, seconded by Barfnecht-Conley, to approve the May 3, 2022 meeting minutes. Upon roll call, all voted aye, no nays. Motion passed unanimously.

Public Comment

No Public Comment.

Unfinished Business

No unfinished business

New Business

A. PUBLIC HEARING-Variance for a swimming pool in front yard at 230 Fern St. N.

City Planner Nosbush introduced Nicholas & Amanda Eich who own a parcel at 230 Fern St N. The property in question has a dwelling located on it which is located approximately 25 feet from the east/rear property line. Nosbush continued saying that the parcel also has a steep sloped area in the south side yard with mature trees which is not suitable for placement of a pool. Because of this steep slope, they are requesting to be allowed to place a pool in the front yard instead.

Nosbush stated that the Eichs indicated that meeting § 156.080 (E) is not an option because the rear of the house does not have a location which meets setbacks of 15 feet to the side lot line (§ 156.080.A.5.a) and 4 feet to the dwelling (§ 156.080.E.2).

Nosbush further explained that City Code does not allow for accessory use swimming pools to be placed on front yards, and that § 156.080 (E) reads, in part, "Private outdoor residential pools, both above and below ground, and hot tubs are permitted as an accessory use within the rear yard or side yard". Further, the § 156.080.E.1 reads, in part, "There shall be a distance of not less than ten feet between the adjoining property line and the outside of the pool/hot tub wall for above- ground pools/hot tubs." And finally, the § 156.080.E.2 reads, in part, "There shall be a distance of not less than four feet between the outside pool/hot tub wall and any other building or structure located on the same lot."

Nosbush concluded that conforming to the strict letter of the provisions of the city code does create a practical difficulty since the location of the dwelling on the parcel does not allow for a pool meeting setbacks in the rear yard. Additionally, the south side yard is sloped and populated with mature trees, making it unsuitable for placement of a pool.

Nosbush continued the Eich dwelling is located such that there are circumstances unique to the property not created by the landowner and the placement of the proposed pool will not alter the essential character of the locality. Nosbush finds that the Eich pool request is in harmony with the general purposes and intent of the city's Comprehensive Plan in the following policies and goals.

Berg then opened the meeting for questions from the commissioners. Morin asked if a fence was involved in the variance. Nosbush replied that a fence was not required as the City Code does not require a fence, but that a removable ladder must be provided instead of a fence.

Public Comment:

Berg then opened the public comment at 7:17 p.m. Made a second calling at 7:18 p.m., then closed the public hearing at 7:18 p.m.

Conley mentioned that she does have a concern about the pool being in the front yard due to safety, and was curious if the commission had concerns about the pool being in the front yard of the Eich property. Berg mentioned that there was a fence on the north side of the Eich property and that the pool was about 40 feet from the street. Morin agreed with Conley saying that there was a safety issue as pools are a magnet for kids and that the pool being so close to school, it could pose a safety risk. Morin mentioned that he would feel better with a fence around the pool.

Westover discussed that some of the concern seems to be of the property's proximity to the school. Westover continued that if the pool were to be in the backyard, no variance would be needed and no fence required, although kids could still easily access the pool in the backyard as in the front. City Code does not require a fence for a pool, the variance is only discussing placing the pool in the front yard.

Berg made a motion to approve the variance, seconded by Redfield. Motion passed 4/0.

- B. PUBLIC HEARING-Preliminary Plat of The Preserve at Parkwood 1st Addition (Menards) (p. 12)
Westover opened the topic by describing how the property consists of an outlot owned by Menard, Inc. and the Jerry Horbul land projected to be annexed into the City. Westover continued by stating that the Jerry Horbul land was approved for annexation with Ordinance No. 746 at the May 16, 2022 Council meeting and that the State of Minnesota is still reviewing and the annexation is not yet final. Once finalized, a final plat of the area can be approved.

Westover explained that annexing in the Jerry Horbul property was a requirement of this overall development. The high ground of the Horbul property would have been landlocked if not for the annexation and development as proposed. The infrastructure was planned for and will be extended into this area to accommodate additional lots.

Westover stated that the developer is proposing 15 single family lots with the lot sizes and dimensions meeting the minimums required by the zoning code. The Isanti County Wetland Specialist has reviewed the wetland delineation and it has been approved. The Isanti County Wetland Specialist has requested 20' wetland buffer signs to be installed to deter future homeowners from any disturbance in the buffer area. This is a typical City requirement and will be mandatory in the Development Agreement.

Westover explained that the area proposed in the plat is currently surrounded by a majority of residential uses. The area to the south and west is within City limits and includes single family homes to the south and a mixed use residential Planned Unit Development (PUD) to the west. The area to the north and east of this plat is in Isanti County and include wetlands, larger farms, and larger one family parcels.

Westover emphasized that Parkland dedication and sewer and water area charges have not yet been satisfied and will be part of the Development Agreement. She let the commission know that a staff team of the Public Works, City Engineer, and herself are still in the process of reviewing all the formal Site Plans including civil engineering plans. Westover has provided comments to the developer that will need to be addressed during the platting process. Westover has added all of our current comments as conditions of approval of the preliminary plat. Westover concluded that she finds the plat is in compliance with the goals of the Comprehensive Plan, Zoning and Subdivision regulations of the City.

Public Comment:

Berg opened the commission for public comment at 7:27 p.m.

Nick Brenner, the real estate representative for Menards. Brenner addressed that they have gone over all of the setbacks with the City and that they plan to adhere to all of the requirements. Brenner stated that there should not be any issues regarding the comments from the Engineer.

Ben Huninghake from LHB, Inc. (civil engineer) mentioned that they have addressed the last round of comments and then submitted another round to be reviewed by the city.

Tony Zerwas, 459 Alaska Loop S., Cambridge, MN, inquired about the 20 foot setback on the wetland, and was curious how it was physically possible to put a house in that area and still maintain the 20 foot setback in that type of environment.

Brenner / Huninghake responded that the grading is taking place way back from the 20 foot setback. And that the houses will have a normal 30 foot driveway length.

Zerwas mentioned that it is an HOA neighborhood and how the company plans to be in compliance with the current HOA. Brenner / Huninghake stated that they do not plan to be a part of the current HOA and that there will be no additional costs to the HOA.

Zerwas continued that he was speaking on behalf of the neighborhood HOA as a member of the HOA Board, that is located near the Horbul property. Zerwas stated that the community members of the HOA in that neighborhood are not in favor of the Horbul/Menards Parkwood Plat. Zerwas addressed the concerns of adding houses that will not be a part of the HOA and how it may compromise the integrity and property and the impact of the wetland that will cause. Zerwas discussed how it will impact the wetland environment.

Jim Lepping, 530 Alaska Loop S., Cambridge, MN, was also from the HOA neighborhood and inquired the size of the lots. He said that his was curious on how the developers plan to get fifteen houses on 3.5 acres. He wants to make sure that the HOA was not responsible for paying any part of the new development. Lepping further inquired the price range of the houses, to which Westover and Berg answered that Menards would be better suited to answer that question. Westover stated that city streets and utilities will all be covered by the developer.

Rita Pure, 520 Alaska Loop S., Cambridge, MN, was another member of the HOA who made public comment that the diagram looks as if the cul de sac was coming off of their street. This addition concerns her as it adds a third more traffic into their neighborhood. One of Pure's big concerns was the added traffic and that as the homes won't be a part of the HOA. Pure reiterated that she is not for the annexation and that it will negatively affect their neighborhood.

Nicky Larson, 510 Alaska Loop S., Cambridge, MN, is also from the HOA. She agrees with the other homeowners that the new homes should be considered to follow the same guidelines of the neighborhood. She inquired how does this development not affect the wetland that is behind it, and that it appears to drain into the pond/wetland area behind the development. Berg explained that the builder must meet the environmental impact standards. Larson wanted to be sure that the wildlife is not harmed in that area and that the new development should be a part of the HOA.

Berg closed the public comment at 7:42 p.m.

Berg opened the discussion to commissioners. Morin began by saying that he was happy to see that number 9 in the conditions (essentially environmental impact) was being addressed by the city. Morin described that he lives two blocks away and was curious how the wetland is not impacted by the construction and asked if an Environmental Assessment Worksheet needs to be done. Westover answered that she would have to ask the City Engineer and the Developer if an Environmental Worksheet needs to be done. Morin mentioned that he feels the pain of the Alaska Loop HOA and the importance of having one for neighborhood integrity. Morin mentioned that the Planning Commission is not the final say, that is the City Council and it will come to the Council for the final word. Morin would like to see an environmental assessment, which could take months or years. Morin further inquired whether the Lake Fanny Association Watershed has anything to say about this preliminary plat.

Berg noted the County Engineer and City Engineer's concerns would include an environmental worksheet if it was required. Morin and Conley mentioned that the environmental impact was a concern and Westover mentioned that the environmental worksheet question can be answered before Council reviews this request.

Conley made a motion to approve the Preliminary Plat of the Preserve at Parkwood 1st Addition with the conditions listed and adding a condition that the environmental worksheet be researched and addressed. Morin seconded. Motion passed 4/0.

C. PUBLIC HEARING-Rezoning The Preserve at Parkwood 1st Addition annexation area (p. 20)

Westover introduced the request by Menard, Inc. 5101 Menard Drive, Eau Claire, WI 54703, to rezone the portion of the Jerry Horbul property that is being annexed from RA Rural Residential/Agricultural to R-1 One Family Residence district. The general location is north of Alaska Loop S.

Westover explained that on May 16, 2022, Council approved the annexation of the Jerry Horbul land that is adjacent to Outlot C The Preserve at Parkwood. Westover iterated that the purpose of the annexation is to complete a 15-lot subdivision of the high useable ground on the Horbul property.

Westover continued that all property annexed into the City is automatically placed in the RA Rural Residential/Agricultura zoning district until rezoned. This property needs to be rezoned to R-1 One Family Residence to correctly zone the new subdivision. The area contiguous to the south is within City limits and is zoned R-1 One Family Residence district.

Westover concluded that as the State of Minnesota is still reviewing the information and annexation is not yet final, a condition of this rezoning is that the State formally approve the annexation. The property will not be rezoned until annexation is approved.

Westover finds the rezoning request is in compliance with the goals of the Comprehensive Plan, Zoning and Subdivision regulations of the City and is recommending approval.

Public Comment

Berg opened the meeting for public comment at 7:53 p.m., hearing no requests for comment, public comment closed at 7:54 p.m.

Conley made the motion to approve the rezoning request from RA Rual Residential / Agricultural to R-1 One Family Residence district upon formal approval of annexation from the State of Minnesota. Seconded by Redfield. Motion passed 4/0.

D. PUBLIC HEARING-Alley Vacation (Mercantile Plat-Leader) (p. 25)

Westover noted that agenda items 5D- Alley vacation, 5E-Preliminary Plat of Mercantile Plat, and 5F- Final Plat- Mercantile were combined for ease of discussion.

Westover began with **5D Alley Vacation**. The first request is to vacate an alley (roadway). The southerly portion of the alley is not necessary for the City. Westover explained that no City utilities are located within this southern portion of the alley. The City's storm sewer is located on the northerly portion of the alley that will not be vacated. The applicant will work with any private utility companies within this alley to assure the necessary lines are relocated properly.

Westover continued by stating that the access into the alley from 2nd Ave SW is not essential for the city's traffic patterns. Removal of this alley access point may actually lessen the traffic risks in the area. All property owners in this area will need to communicate with their users to reroute traffic and deliveries. There are several additional access points for resident and delivery use.

Westover explained that the desire for the alley vacation is in an effort to replat and redevelop this area. Removal of the alley will allow a potential building addition here. The applicant has contacted East Central Energy and will work to reroute all overhead electrical lines and any other utilities.

The second part of the request is item **5E Preliminary Plat of Mercantile**. Westover explained that the plat will combine three (3) existing parcels and the vacated alley into two (2) new parcels. The main parcel will have 16,862 sq. ft. and is proposed for a building addition to be completed by H&J Leasing MN, LLC. The second parcel will have 3,503 sq. ft. and will remain an open parking lot area to be owned by Cambridge State Bank. The existing vacant building behind the Leader store and Cambridge State bank will be demolished to make room for the proposed addition and revised parking area. The future redevelopment plans will be reviewed for conformance with local, state and federal codes.

Westover stated that the zoning for this plat is B-1 Downtown Business District with zero front and side yard setbacks and no easements required as part of this plat. Staff finds the plat as presented conforms to the City's Comprehensive Plan and Zoning Ordinance.

Westover mentioned that formal Site Plan Review of the proposed redevelopment has not yet been submitted for staff review. This review will be done administratively and all city codes reviewed.

Westover concluded with the third request which is item **5F Final Plat of Mercantile**. The plat details are noted above and since no new infrastructure is required, the preliminary and final plat can be reviewed simultaneously. Westover finds the preliminary and final plat are consistent and meet the intent of the Comprehensive Plan and Zoning Ordinance and recommend approval of the final plat.

Grant Johnson, owner of The Leader came to address the commission. Johnson presented that they are partnering with the Beckers who own Pinewood Event Center and that they have seen a huge demand between the two businesses for additional accommodations. Johnson stated that they are looking to build a 32-room boutique hotel on their site. The developmental site plan will be submitted in a week or so. He hopes to have a formal presentation at the Council Meeting on June 20.

Public Hearing- Alley Vacation

Berg opened the public hearing at 8:01 p.m. Seeing no requests for public comments, the hearing was closed at 8:02 p.m.

Motion by Redfield, to approve the alley vacation. Seconded by Conley. Motion passed 4/0.

Public Hearing- Preliminary Plat (and Final Plat motion)

Berg opened the public hearing at 8:03 p.m. Seeing no requests for public comments, the hearing was closed at 8:04 p.m.

Motion by Morin, to approve the Preliminary and Final Plat for Mercantile, seconded by Conley. Motions passed 4/0.

G. PUBLIC HEARING- Final Plat-Cambridge Cove (p. 35)

Westover provided a history on the Final Plat of Cambridge Cove. She opened by explaining that on August 3, 2021, the Planning Commission reviewed the request for a preliminary plat and recommended approval. On August 16, 2021, City Council approved the preliminary plat. A final plat is now being presented for approval.

Westover noted that prior to the meetings in August, 2021, a concept plan was brought forward in 2018 with 236 dwelling units proposed. The Commission and Council recommended the developer revise the plan with less density, more park space, and alleviate the traffic concerns. The developer was back in January 2021 with a new proposal for a Planned Unit Development with 206 units and different park size options. The Planning and Parks Commissions held a joint meeting on February 8, 2021 to discuss the size of the park. On February 16, 2021, Council approved a .67 acre park along with dedicated trail leading to County Road 14.

Westover noted LGI Homes is presenting the final plat that is consistent with the approved preliminary plat. The request is to develop the site in at least two phases. The final plat

requested at this time is 108 lots of the 206 lots overall. This phase will include detached townhome lots, villa lots, single family lots, the public park and trail construction.

Berg asked if there were any questions from the Planning Commission. Morin inquired whether there was an agreement with the Hockert's for their driveway, to which Westover responded yes. Morin also inquired whether the concerns about wells were addressed to satisfaction. Westover responded yes.

Jay Roos, LGI Homes representative, discussed how they are addressing the concerns brought forth by the city. He asked about the distance requirements for street lights and their wattage requirements. Westover stated that she will follow up with the City Engineer about the wattage and distance of the city lights.

Morin made the motion to approve the Final Plat of Cambridge Cove as long as all the concerns and requirements are addressed. Berg seconded. Motion passed 4/0.

Other Business/Miscellaneous

City Council Update

Conley provided a quick update on how the council approved the chickens/ducks interim use request. Westover mentioned that there is a road closure on June 25 for a wrestling event for Kappa Tatoo.

Parks, Trails, and Recreation Commission (PTRC) update

Westover stated that the summer programming has been going well and to spread the word about the upcoming events.

Adjournment of Council Meeting

Being no further business before the Commission, Redfield moved, seconded by Conley, to adjourn the regular meeting at 8:10 pm. Motion passed 4/0.

Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director

PUBLIC HEARING...INTERIM USE PERMIT...KEEPING OF CHICKENS AND/OR DUCKS...411 1st Ave W.

Overview

The request is from Emmanuel Moreno Ramirez, 411 1st Ave W, to keep chickens and/or ducks at the property through an Interim Use Permit (IUP). Mr. Moreno Ramirez would like to keep six (6) chickens and/or ducks on the property. The property is 11,238 Square Feet. Properties with less than three (3) acres are allowed up to six (6) chickens and/or ducks.

In addition, a pen is required to be attached to the coop since the property is less than five (5) acres. Properties that have more than five (5) acres do not need a coop and the animals are allowed to free range on the property. Mr. Moreno Ramirez has not yet provided a photo or site plan of the pen/coop combination and will need to do so as a condition of this variance if approved. The pen/coop must meet the required setbacks as identified for accessory structures. The pen/coop as shown will need to be 10' from the side property line and 30' from an adjacent residential dwelling.

City code allows the keeping of chickens and/or ducks with an Interim Use Permit (IUP). An IUP is temporary and must have an end date. A reasonable end date for this type of request is two years. The applicant is allowed to apply for an extension prior to the termination of the IUP. If an extension is requested, the Planning Commission will review the keeping of chickens on this property to see if there have been any violations or complaints and can determine if the extension should be granted. At any time through the term of the IUP, if violations exist, the IUP can be revoked.

Planning Commission Action

Motion to approve the draft Resolution as presented to allow an Interim Use Permit for two (2) years to allow up to six (6) chickens and/or ducks on the property as long as the conditions listed can be met.

Conditions:

1. Site plan with Coop/Pen must first be approved by City Staff.
2. The Interim Use Permit is non-transferrable and only issued to Emmanuel Moreno Ramirez, 411 1st Ave W.
3. The Interim Use Permit shall expire on July 18th, 2024.
4. Section 156.067 Keeping of Chickens and Ducks of the City Code must be met at all times, including but not limited to:
 - a. leg banding is required and serial numbers must be submitted to City.
 - b. no roosters shall be kept on the property
 - c. no sale of eggs
 - d. the coop/pen must match the principal structure as close as possible

Attachments

1. Draft Resolution



Resolution No. R22-XXX

*RESOLUTION APPROVING AN INTERIM USE PERMIT
TO ALLOW THE KEEPING OF CHICKENS AND/OR DUCKS
411 1st Avenue W*

WHEREAS, Emmanuel Moreno Ramirez, 411 1st Ave W., Cambridge, MN, 55008, representative of the property located at:

Lot 9 and W ½ of Lot 8, Giles Block 1 Plat, Isanti County, Minnesota

has applied for an Interim Use Permit to allow the keeping of chickens on the property; and

WHEREAS, the Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 6th day of July, 2022, following proper notice, held a public hearing to review the Interim Use Permit request; and

WHEREAS, the Planning Commission recommended approval of the Interim Use Permit as long as the conditions are met; and

WHEREAS, the City Council, on the 18th day of July, 2022, reviewed the Planning Commission's recommendation and the information prepared by the Planning Agency of the City and found that the Interim Use for the keeping of chickens and/or ducks is reasonable and compatible with the City's Comprehensive Plan and Zoning code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the Interim Use Permit to allow up to six (6) chickens and/or ducks at 411 1st Ave W., upon conforming the conditions listed below:

1. Site plan with Coop/Pen must first be approved by City Staff.
2. The Interim Use Permit is non-transferrable and only issued to Emmanuel Moreno Ramirez, 411 1st Ave W.
3. The Interim Use Permit shall expire on July 18th, 2024.
4. Section 156.067 Keeping of Chickens and Ducks of the City Code must be met at all times, including but not limited to:
 - a. leg banding is required and the serial numbers must be submitted to City staff
 - b. no roosters shall be kept on the property
 - c. no sale of eggs
 - d. the coop/pen must match the principal structure as close as possible

Adopted by the Cambridge City Council this 18th day of July, 2022.

James A. Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

PUBLIC HEARING...JESSICA THOMAS...ZONING MAP AMENDMENT...

Review

Jessica Thomas, 600 Main St N, has requested to rezone her residential property located across from the intersection of 6th Ave NE and Main St N. The property is currently zoned as B-2 Highway Business District. See the attached Exhibit A.

The request is to rezone the 0.44-acre B-2 Highway Commercial zoned property into R-3 Multiple Family Residence district. The parcel currently consists of a single-family home. Single Family Housing is a permitted use in R-3 Zoning.

Because of the current Business zoning of the parcel, the existing homeowners are extremely limited in what options they have to rebuild a detached garage which recently burned down. They are unable to expand on the existing size of either the garage or the dwelling as they exist due the current zoning making it a non-conforming use. Staff see no concerns with the proposed rezone as the existing use is residential, the Future Land Use map already has this parcel zoned as High Density Residential, and the surrounding properties are all currently zoned as R-3 Multiple Family Residence as well, so the request will not create a spot zone.

A Future Land Use Map Amendment request does not accompany this request because the future land use map already has this parcel zoned as High Density Residential.

Planning Commission Action

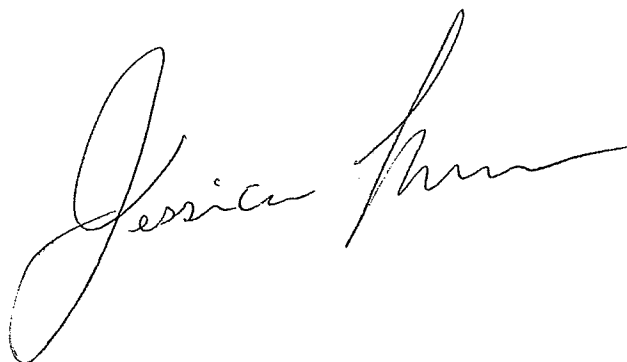
Motion on the attached draft ordinance recommending approval to rezone the subject property currently zoned B-2 Highway Business district into the R-3 Multiple Family Residence district.

Attachments

1. Applicant Narrative (Exhibit A)
2. Zoning Map
3. Location Map
4. Draft Ordinance

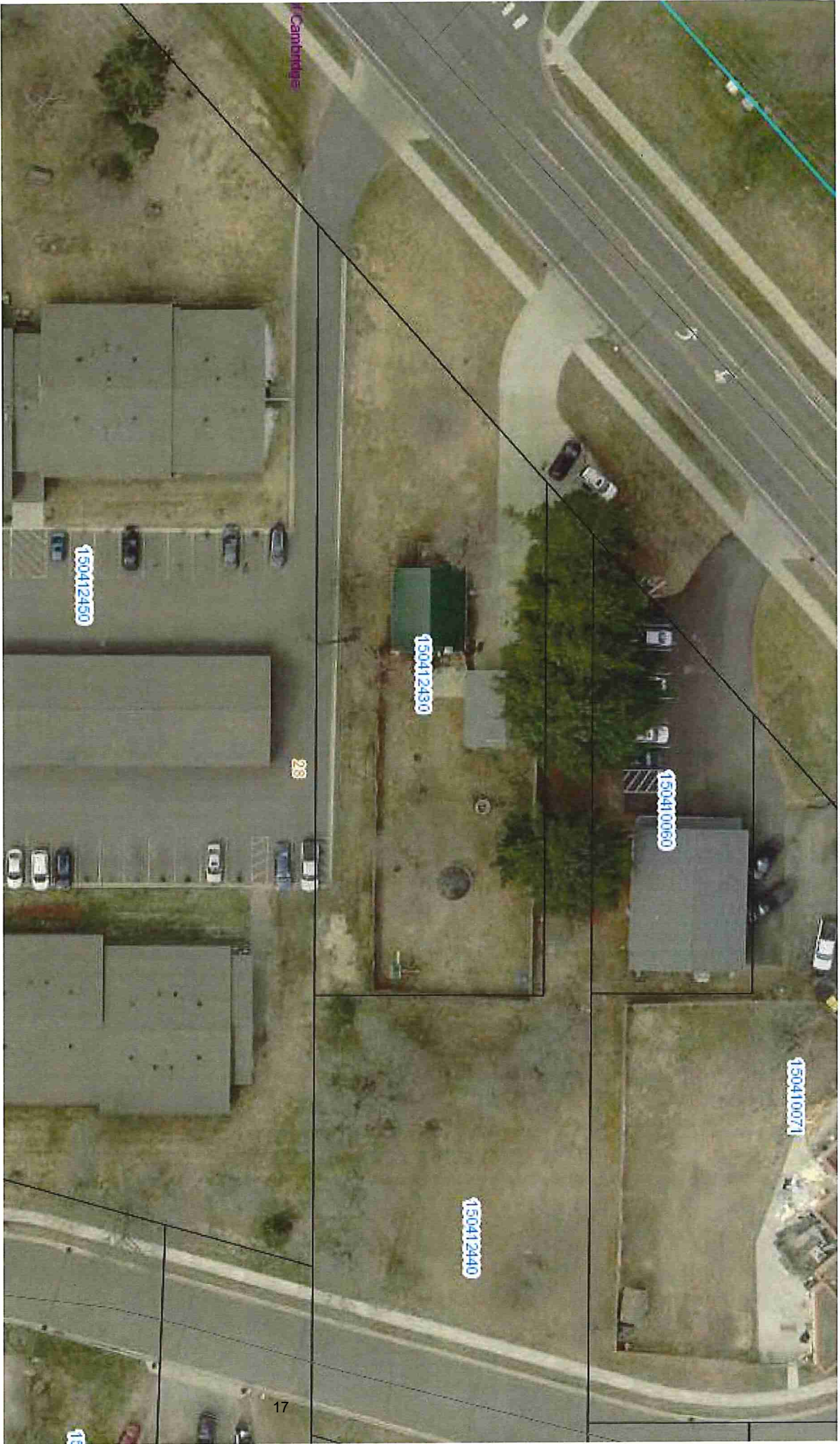
6/9/2022

My name is Jessica Thomas(Weller) I am the homeowner at 600 Main st N in Cambridge MN. As you may have heard or seen mine and my families home caught fire on April 29th, luckily everyone made it out safe, but the property loss was substantial. In the process of trying to rebuild our home we wanted to try and turn a tragedy into a better situation and try and to take this opportune time to upgrade the property while it was being fixed, and bring more value to it. During the process of trying to accomplish these things we learned our residential property is zoned as a business which has held us up on plans we hoped to do. We are looking to expand our garage to the size allowed on a normal residential lot size such as ours. And we are hoping to soon add a possible addition to the home and redo our front deck. We have many plans as first time homeowners that we want to see become our reality and we can not do that unless the property is rezoned to what it should be. The surrounding residential homes near us are zoned as multi family homes so we would ask to be zoned the same as our surrounding residential neighbors. We appreciate the time and consideration and hope that you will grant the rezoning and allow us to make our home whole again.

A handwritten signature in black ink, appearing to read "Jessica Thomas". The signature is written in a cursive, flowing style with a large initial "J" and a long, sweeping underline.

Zoning Map-600 Main St. N.





Cambridge

150412450

150412430

150410060

150410071

150412410

28

AN ORDINANCE AMENDING THE ZONING MAP FROM HIGHWAY BUSINESS DISTRICT (B-2) TO MULTIPLE FAMILY RESIDENTIAL (R-3).

ADDRESS: 600 MAIN ST N
PIN: 15.041.2430

WHEREAS, the tract of land, hereinafter called the "tract", lying and being in the City of Cambridge, County of Isanti and State of Minnesota, described as follows, to wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 23, described as follows:

That part of Lot 13, Auditor's Subdivision No. 8, in the Village of Cambridge, Isanti County, Minnesota, described as follows:

Commencing at a point where the South line of Lot 8, Auditor's Subdivision No. 8 intersects with the West line of the Great Northern Railway right of way, thence Northerly and following the West line of said railroad right of way, a distance of 121.0 feet; thence West along line drawn parallel to the South line of Lot 8 and Lot 13, Auditor's Subdivision No. 8, a distance of 300.0 feet, the actual point of beginning of the tract herein described; thence North at right angles to the aforescribed parallel line, a distance of 85.0 feet; thence West along the line drawn parallel to the aforescribed parallel line a distance of 178 feet, more or less, to an intersection with the Easterly right of way line of State Trunk Highway No. 65, as now laid out and traveled; thence Southwesterly, along said Easterly right of way line of State Trunk Highway No. 65, a distance of 130 feet, more or less, to an intersection with the aforescribed parallel line; thence East along aforescribed parallel line, a distance of 277.15 feet to the actual point of beginning of the tract herein described, Isanti County, Minnesota.

Is currently zoned as B-2 Highway Business District; and

WHEREAS, this property will be rezoned to R-3 Multiple Family Residential; and

WHEREAS, the tract is adjacent to R-3 Multiple Family Residential properties; and

WHEREAS, the Planning Department has made a report pertaining to such rezoning request, a copy of which review has been presented to the City Council of the City; and

WHEREAS, the Planning Commission of the City, on the 6th day of July, 2022, following proper notice, held and conducted a public hearing regarding the requested rezoning, following which hearing such Planning Commission adopted a recommendation that such rezoning be approved; and

WHEREAS, such recommendation has been presented to the City Council and the City Council of Cambridge hereby finds that the rezoning is practical and conforms to the City's Comprehensive Plan.

NOW, THEREFORE, the City Council of the City of Cambridge, Minnesota, ordains that the tract described above is hereby rezoned from B-2 Highway Business District to R-3

Multiple Family Residential.

This ordinance shall become effective the day following publication of notice of its adoption.

Adopted this 18th day of July, 2022

James A. Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

Date of Publication: July 28th, 2022

Summary Publication

Ordinance 749 rezoned a portion of certain real property located at 600 Main St N with PIN 15.041.2430. The property will be rezoned from B-2 Highway Business District to R-3 Multiple Family Residential. A complete copy of the ordinance is available at City Hall, 300 3rd Avenue NE, Cambridge for inspection.

ATTEST:

Evan C. Vogel
City Administrator

This is an overview of staff's findings of the storage pod containers within the City. We've found that the storage pods need to be "categorized" in an effort to distinguish reasonableness to the code requirements and the requests by owners to keep them on properties. The following are the different "categories" we've noted:

Business. The storage pods in this category are those that will be used for financial gain and not intended to be moved off-site for quite some time. The mini storage property on Cleveland St. S. has indicated the desire to use storage pods rather than build brick and mortar buildings to store clients belongings.

Permanent. The pods in this category are not used for financial gain. These owners would like to have a storage pod rather than build a brick-and-mortar accessory structure.

Temporary. The need for the storage pod is due to circumstances such as moving or a remodeling project. The need for the pod is short term with an end date and will be removed once the move or remodeling is done.

Several of the current code requirements may not be reasonable for the Temporary situations. Fencing for example is not reasonable for a Temporary pod that will be removed in a few months. In addition, it may also not be feasible to require the pod on a paved surface due to lot constraints. Each request will need to be reviewed on its unique nature.

Staff find's relevance in allowing the storage pods on a temporary basis for certain circumstances. However, allowing the storage pods as a permanent alternative to a brick-and-mortar accessory structure for extra business storage space is not appropriate. If allowed, the permanent pods should meet all of the requirements currently in the code. Staff find's storage pod containers are less aesthetically pleasing and objectionably look worse than a permanent accessory structure.

All storage pods require an Interim Use Permit. Ultimately the pods need to be removed at some point since an Interim Use Permit is required.

The following are sections of City Code pertinent to this discussion.

§ 156.118 INTERIM USE PERMITS

(A) *Purpose.* The purpose and intent of allowing interim uses is:

(1) To allow a use within any zoning district for a limited period of time that reasonably utilizes the property where it is not reasonable to utilize it in the manner provided in the Comprehensive Plan;

(2) To allow a use that is presently acceptable but that, with anticipated development or other changes, will not be acceptable in the future.

§ 156.085 OUTDOOR STORAGE

(E) *Storage Pod Containers.* Storage Pod Containers may only be allowed as a temporary use for outdoor storage with an approved Interim Use Permit in the B-2, I-1, I-2, I-3, and IT zoning districts. City Council may place additional standards than those listed below for the container (s) (size, color, exterior aesthetics, etc.), and determine the end date for the Storage Pod Containers.

(a) Storage Pod Containers must:

1. Have a grading and drainage plan approved by the city prior to installation of a storage pod(s)
2. Have an accessible drive aisle for emergency vehicles with a width of at least 24-feet in front of each container
3. Have bituminous or concrete surface beneath the container(s) with curb and gutter around the perimeter
4. Have no rust, no excessive wording or graffiti, and must be painted to be compatible/match with the primary building(s) on the property
5. Placement only in side and rear yards
6. Be setback at least 6 feet from side and rear property lines
7. Have a fence installed high enough to shield the container(s) from view of adjacent properties
8. Only be placed on a lot after the primary structure/use is built/established (storage pods are not allowed on a vacant lot)
9. Comprise 5% or less of the total lot coverage

Staff has been in contact with the mini storage facility on Cleveland St. S. and they will be coming in for an Interim Use Permit in the near future. In addition, Bay 15 has an Interim Use Permit that is set to expire at the end of July. They will need to either remove all storage pod containers or request an extension. Several other property owners with storage pods have been sent a letter and staff is continuing conversations and/or enforcement.

PUBLIC HEARING...INTERIM USE PERMIT...STORAGE PODS...1001 Cleveland St S.

Overview

The request is from J Rettenmaier USA LP, 1001 Cleveland St S, to keep Storage Pods at the property through an Interim Use Permit (IUP). The applicant is requesting to keep one (1) storage pod on site.

Storage Pods in I-2 Zoning are allowed via Interim Use Permit. City Code § 156.085 E outlines performance standards for Storage Pods listed below.

- (a) Storage Pod Containers must:
1. Have a grading and drainage plan approved by the city prior to installation of a storage pod(s)
 2. Have an accessible drive aisle for emergency vehicles with a width of at least 24-feet in front of each container
 3. Have bituminous or concrete surface beneath the container(s) with curb and gutter around the perimeter
 4. Have no rust, no excessive wording or graffiti, and must be painted to be compatible/match with the primary building(s) on the property
 5. Placement only in side and rear yards
 6. Be setback at least 6 feet from side and rear property lines
 7. Have a fence installed high enough to shield the container(s) from view of adjacent properties
 8. Only be placed on a lot after the primary structure/use is built/established (storage pods are not allowed on a vacant lot)
 9. Comprise 5% or less of the total lot coverage

The proposal has the applicant meeting all Standards except 1 and 7.

Standard 1-a grading plan was not provided. Staff will work with the applicant to determine if a grading plan is necessary in this case.

Standard 7-a fence has not been installed and the pod is visible from adjacent properties.

Staff have not received an end date from the applicant. A reasonable timeframe would be one year if the request is approved by the Planning Commission and Council.

Planning Commission Action

Hold a public hearing.

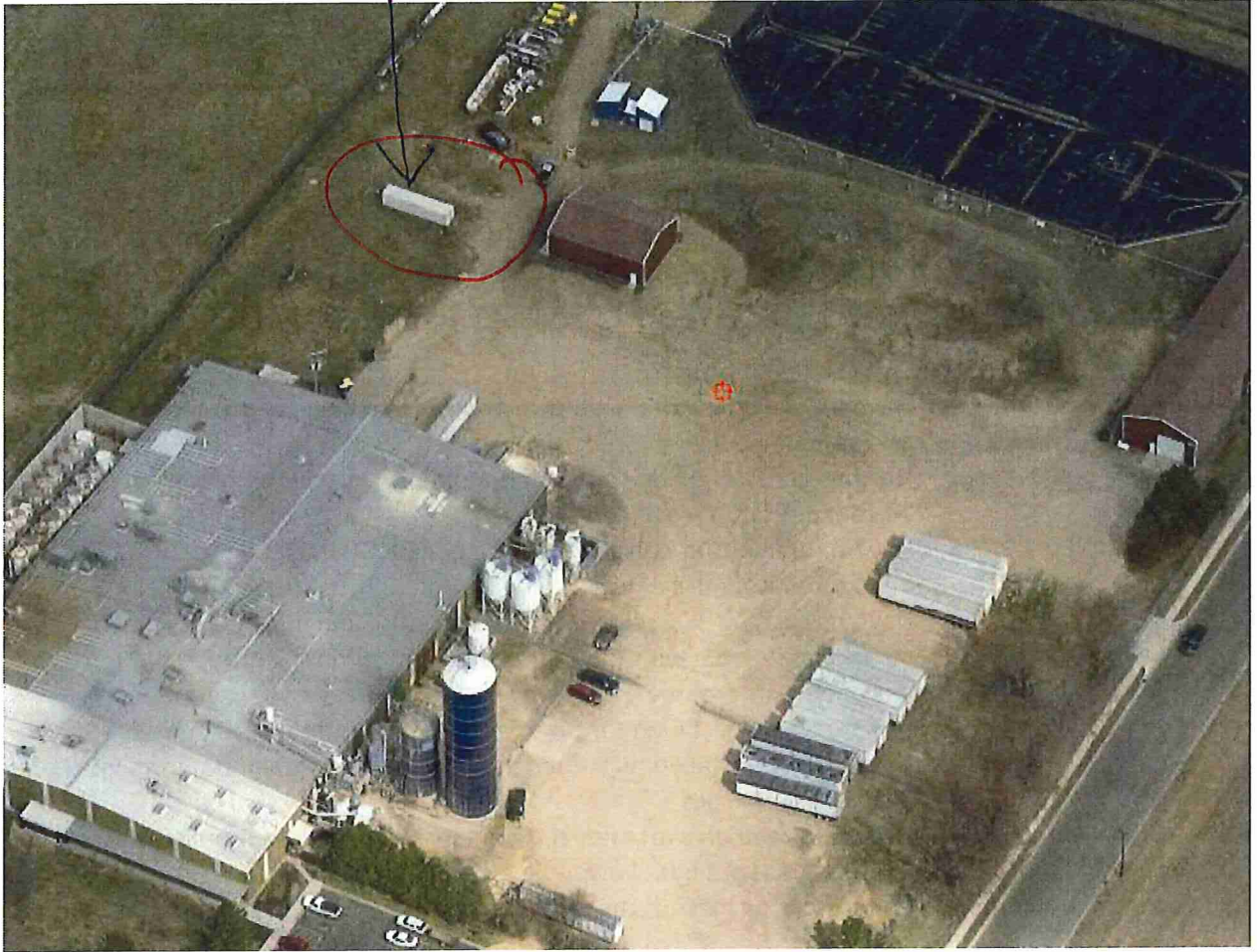
Direct Staff to prepare a Resolution with findings for approval or denial of the request.

Attachments

1. Location Map
2. Aerial Photo



Storage Pod



PUBLIC HEARING...INTERIM USE PERMIT...STORAGE PODS...205 Railroad St S.

Overview

The request is from R & M Enterprise, 205 Railroad St S, to keep Storage Pods at the property through an Interim Use Permit (IUP). The applicant is requesting to keep one (1) storage pod on site.

Storage Pods in I-2 Zoning are allowed via Interim Use Permit. City Code § 156.085 E outlines performance standards for Storage Pods listed below.

- (a) Storage Pod Containers must:
1. Have a grading and drainage plan approved by the city prior to installation of a storage pod(s)
 2. Have an accessible drive aisle for emergency vehicles with a width of at least 24-feet in front of each container
 3. Have bituminous or concrete surface beneath the container(s) with curb and gutter around the perimeter
 4. Have no rust, no excessive wording or graffiti, and must be painted to be compatible/match with the primary building(s) on the property
 5. Placement only in side and rear yards
 6. Be setback at least 6 feet from side and rear property lines
 7. Have a fence installed high enough to shield the container(s) from view of adjacent properties
 8. Only be placed on a lot after the primary structure/use is built/established (storage pods are not allowed on a vacant lot)
 9. Comprise 5% or less of the total lot coverage

The proposal has the applicant meeting all Standards except 1 and 7.

Standard 1-a grading plan was not provided and should be shown how water is diverted from the structure.

Standard 7-a fence has not been installed and the pod is visible from adjacent properties.

Staff have not received an end date from the applicant. A reasonable timeframe would be one year if the request is approved by the Planning Commission and Council.

Planning Commission Action

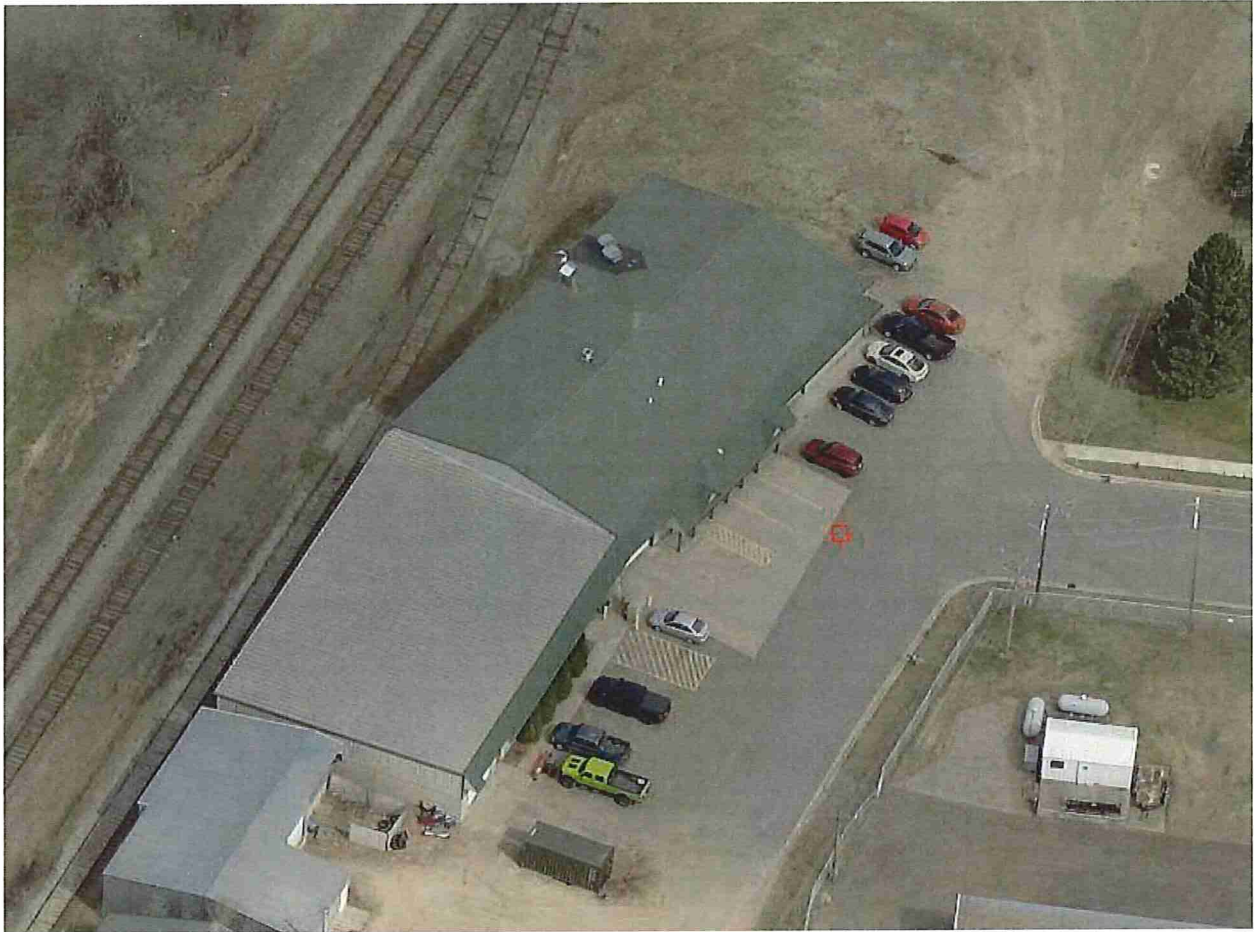
Hold a public hearing.

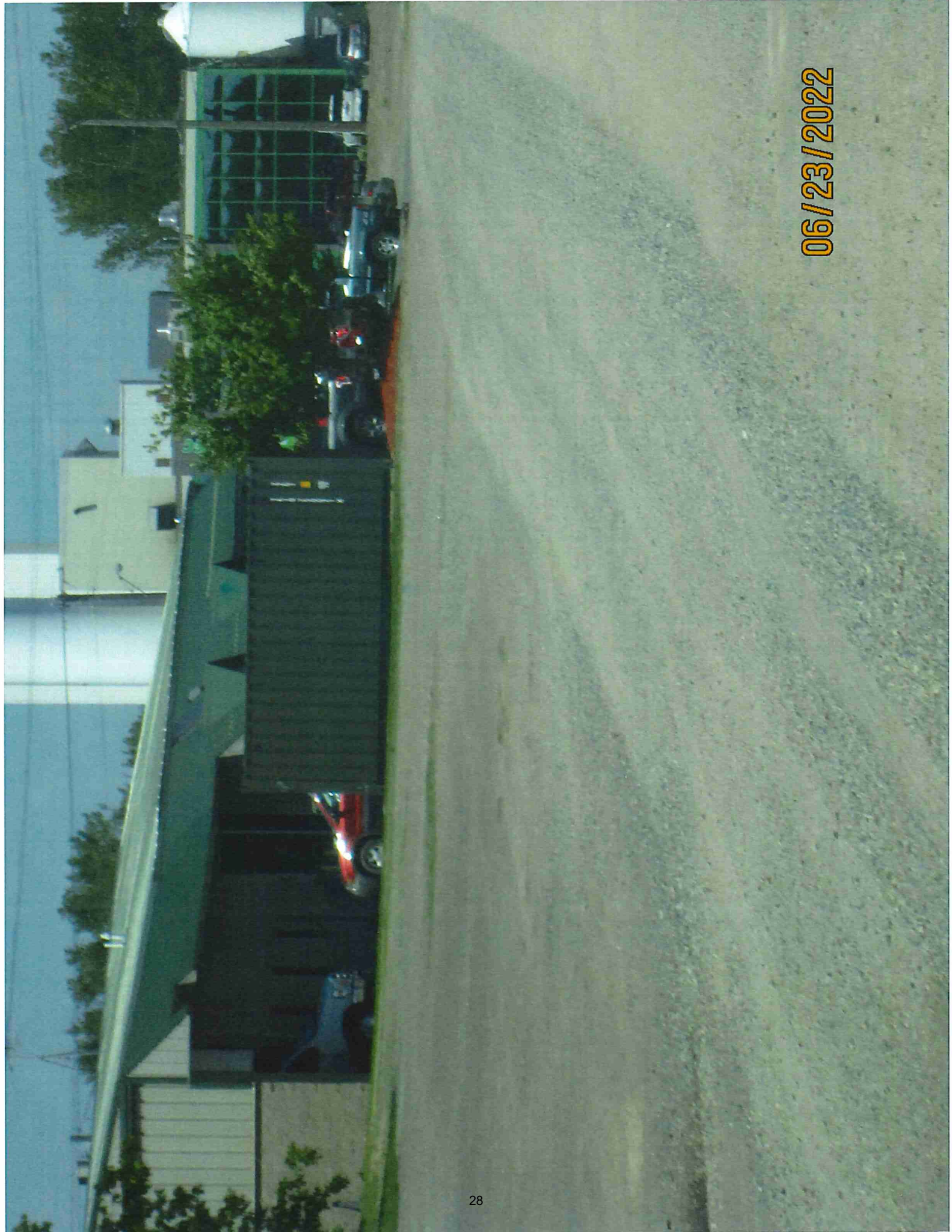
Direct Staff to prepare a Resolution with findings for approval or denial of the request.

Attachments

1. Location Map
2. Aerial Photo







06/23/2022

PUBLIC HEARING...INTERIM USE PERMIT...STORAGE PODS...625 2nd Ave SE.

Overview

The request is from TEAM Industries Cambridge, 625 2nd Ave SE to keep Storage Pods at the property through an Interim Use Permit (IUP). The applicant is requesting to keep five (5) storage pods on site.

Storage Pods in I-2 Zoning are allowed via Interim Use Permit. City Code § 156.085 E outlines performance standards for Storage Pods listed below.

(a) Storage Pod Containers must:

1. Have a grading and drainage plan approved by the city prior to installation of a storage pod(s)
2. Have an accessible drive aisle for emergency vehicles with a width of at least 24-feet in front of each container
3. Have bituminous or concrete surface beneath the container(s) with curb and gutter around the perimeter
4. Have no rust, no excessive wording or graffiti, and must be painted to be compatible/match with the primary building(s) on the property
5. Placement only in side and rear yards
6. Be setback at least 6 feet from side and rear property lines
7. Have a fence installed high enough to shield the container(s) from view of adjacent properties
8. Only be placed on a lot after the primary structure/use is built/established (storage pods are not allowed on a vacant lot)
9. Comprise 5% or less of the total lot coverage

The proposal has the applicant meeting all Standards except 1 and 7.

Standard 1-a grading plan was not provided, but in this case may not be necessary due to the pod placement on the existing paved parking lot.

Standard 7-a fence has not been installed and the pods are visible from 3rd Ave SE.

Staff have not received an end date from the applicant. A reasonable timeframe would be one year if the request is approved by the Planning Commission and Council.

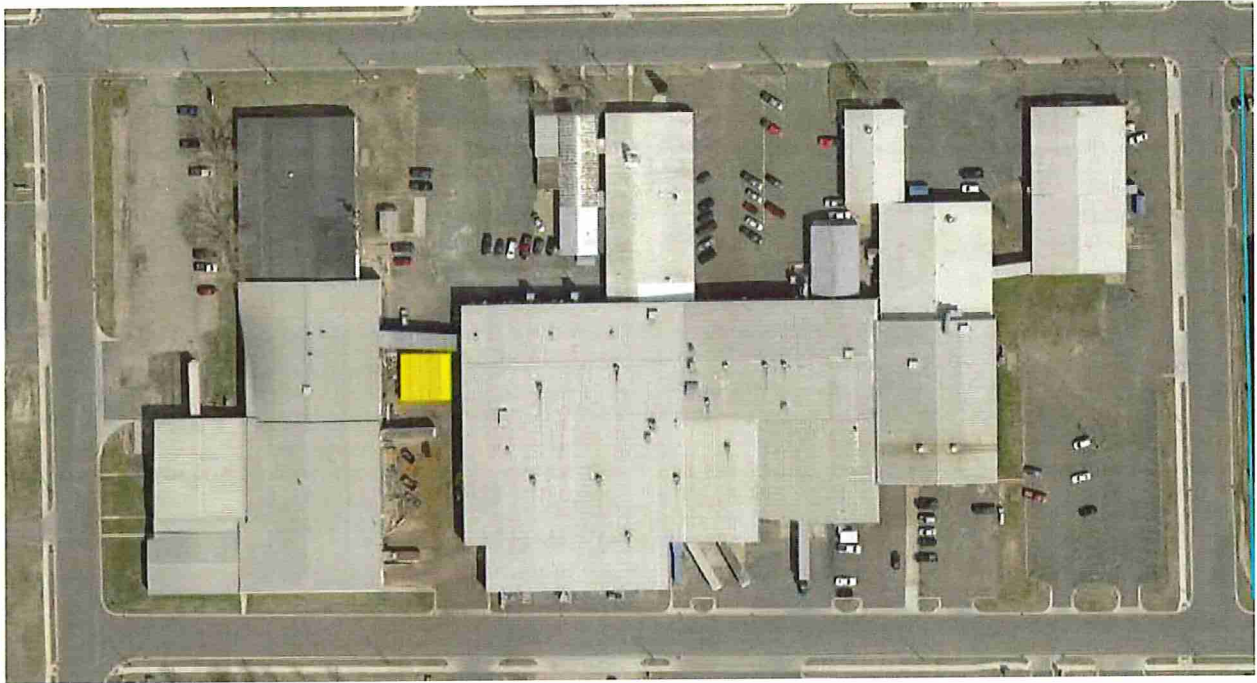
Planning Commission Action

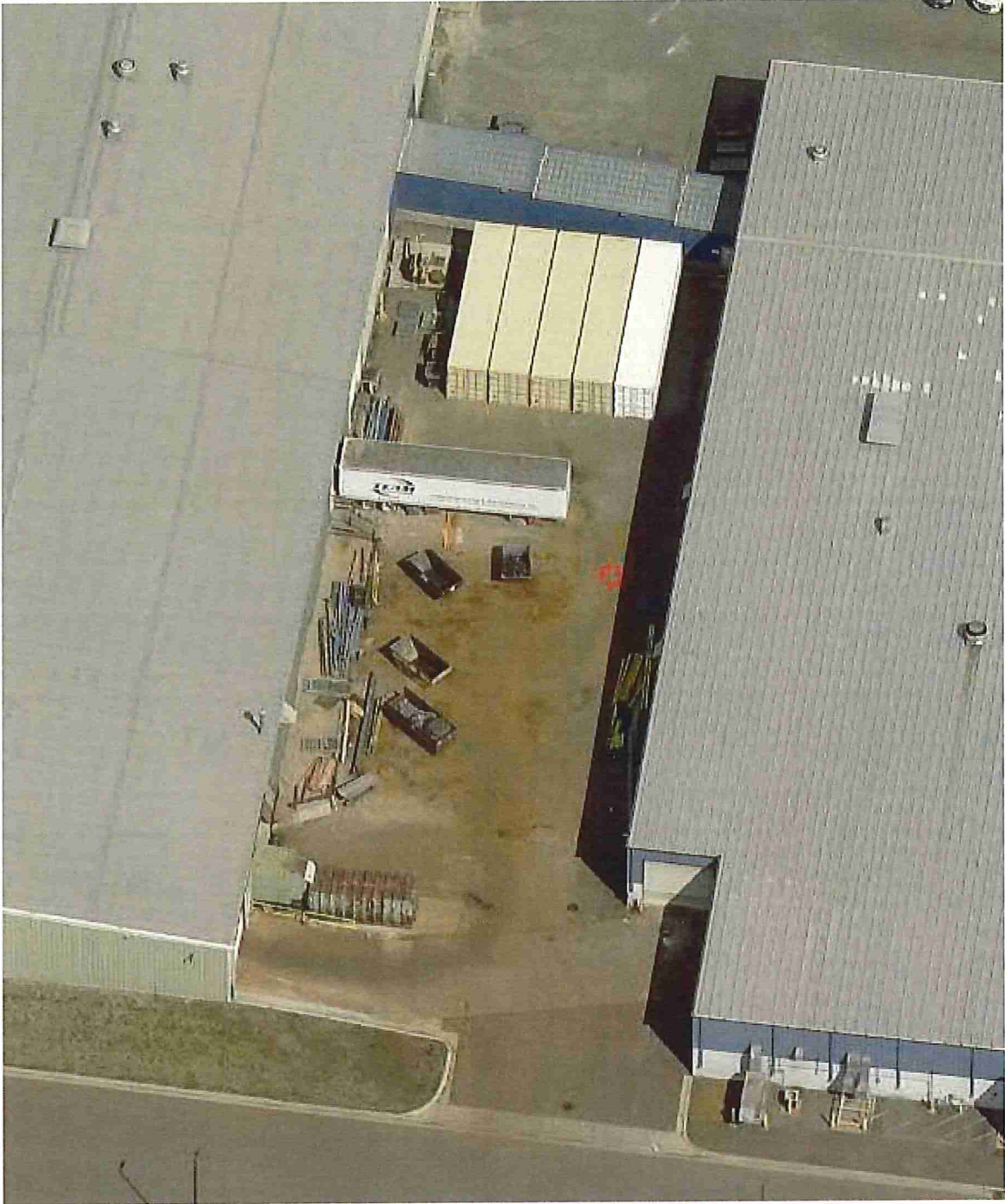
Hold a public hearing.

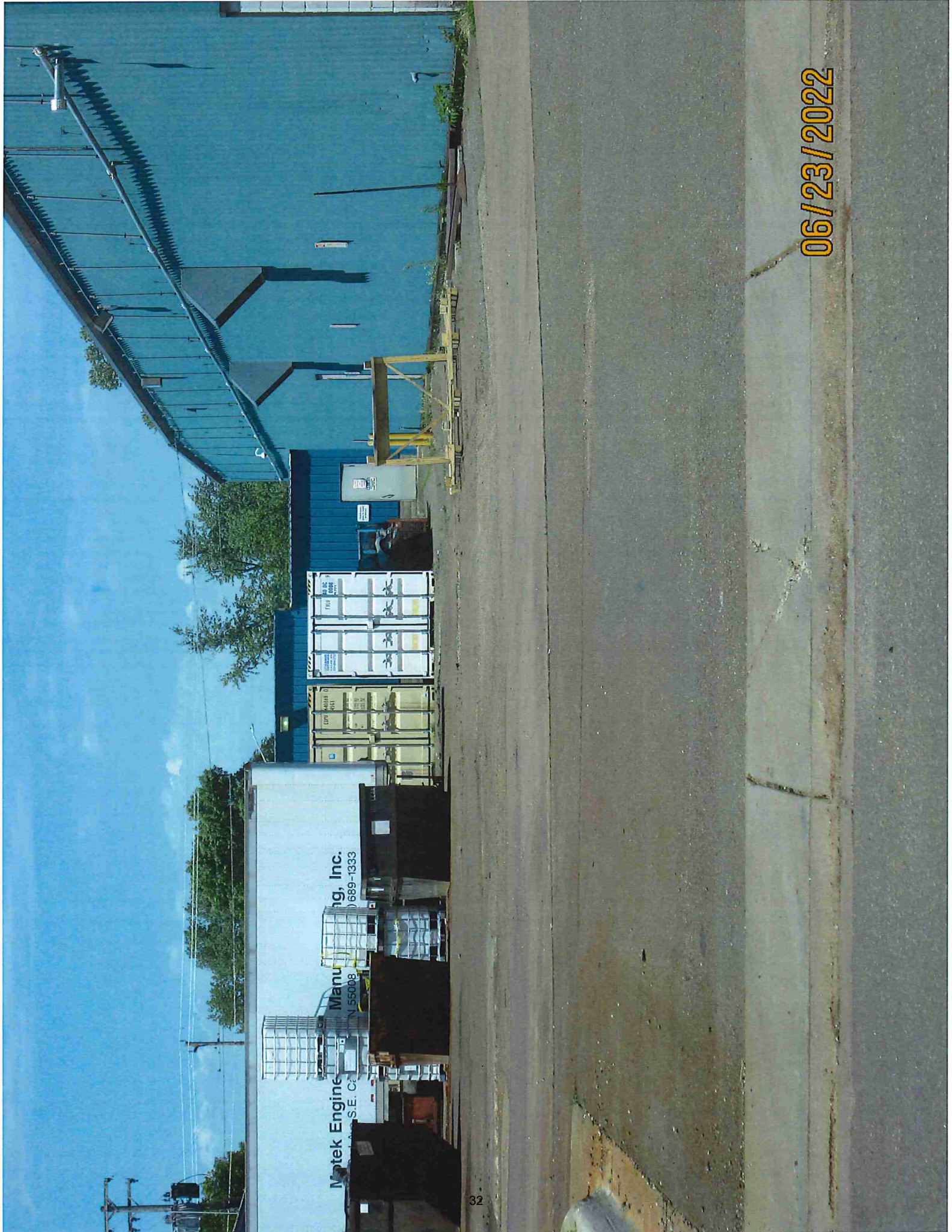
Direct Staff to prepare a Resolution with findings for approval or denial of the request.

Attachments

1. Location Map
2. Aerial Photos







06/23/2022

PUBLIC HEARING...INTERIM USE PERMIT...STORAGE PODS...855 Cleveland St S.

Overview

The request is from Brian Varsoke & Paul Lares, 855 Cleveland St S, to keep Storage Pods at the property through an Interim Use Permit (IUP). The applicant is requesting to keep thirteen (13) storage pods on site.

Storage Pods in I-2 Zoning are allowed via Interim Use Permit. City Code § 156.085 E outlines performance standards for Storage Pods listed below.

- (a) Storage Pod Containers must:
1. Have a grading and drainage plan approved by the city prior to installation of a storage pod(s)
 2. Have an accessible drive aisle for emergency vehicles with a width of at least 24-feet in front of each container
 3. Have bituminous or concrete surface beneath the container(s) with curb and gutter around the perimeter
 4. Have no rust, no excessive wording or graffiti, and must be painted to be compatible/match with the primary building(s) on the property
 5. Placement only in side and rear yards
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 7. Have a fence installed high enough to shield the container(s) from view of adjacent properties
 8. Only be placed on a lot after the primary structure/use is built/established (storage pods are not allowed on a vacant lot)
 9. Comprise 5% or less of the total lot coverage

The proposal has the applicant meeting all Standards except 1 and 7.

Standard 1-a grading plan was not provided, but in this case may not be necessary due to the pod placement on the existing paved parking lot.

Standard 7-a fence has not been installed and the pods are visible from adjacent properties.

The applicant has provided a potential end date being 3-5 years, preferably 5 years to adequately assess the market and choose an option to add on to the existing building.

Planning Commission Action

Hold a public hearing.

Direct Staff to prepare a Resolution with findings for approval or denial of the request.

Attachments

1. Applicant Submittal
2. Location Map
3. Aerial Photo



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Phone: 763/ 689-1559
Fax: 763/ 689-3607

May 27, 2022

Amy Norling
Community Development Specialist
City of Cambridge
Cambridge, MN 55008

Dear Ms. Norling,

Thank you for your assistance in helping us work through the necessary steps for applying for the Interim Use Permit on the storage pods we currently have in place at 855 Cleveland Street South. As you know, I am the owner of MelAnna, LLC and the 855 Building cited for violation of City Code 156.085 (E). Case Number assigned is AP2022-00003. I lease approximately 30,000 square feet of this building to Lares Corporation. Approximately 5000 square feet is leased to Vanpro, Inc. 820 Cleveland Street South, of which I am also owner.

There is a total of six 8'x20' shipping container storage pods owned by me in the northwest corner of the 855 industrial building. These shipping containers were brought in between 2015 and 2017.

To create additional square footage for Lares Corporation and Vanpro, Inc, I have previously discussed options with Stan Gustafson for adding approximately 5000 square feet onto north side of 855 Cleveland building, as well as an option for adding approximately 2500 square feet onto north side of 820 Cleveland building. I have also explored options for new construction on nearby available open lots. Some of those options have closed due to recent selling of properties. The economic downturn from 2020 through 2021 has prohibited me from being able to invest in the additional renovation options. I believe the current financial downturn and recession we are now in will likely last through the end of 2023, quite possibly longer through 2024. Should economic conditions improve in 2024 so that construction material costs and construction costs stabilize I will be able to revisit options for adding additional square footage. As of now, I am estimating it will likely be mid to late 2025 before we can accurately assess all options.

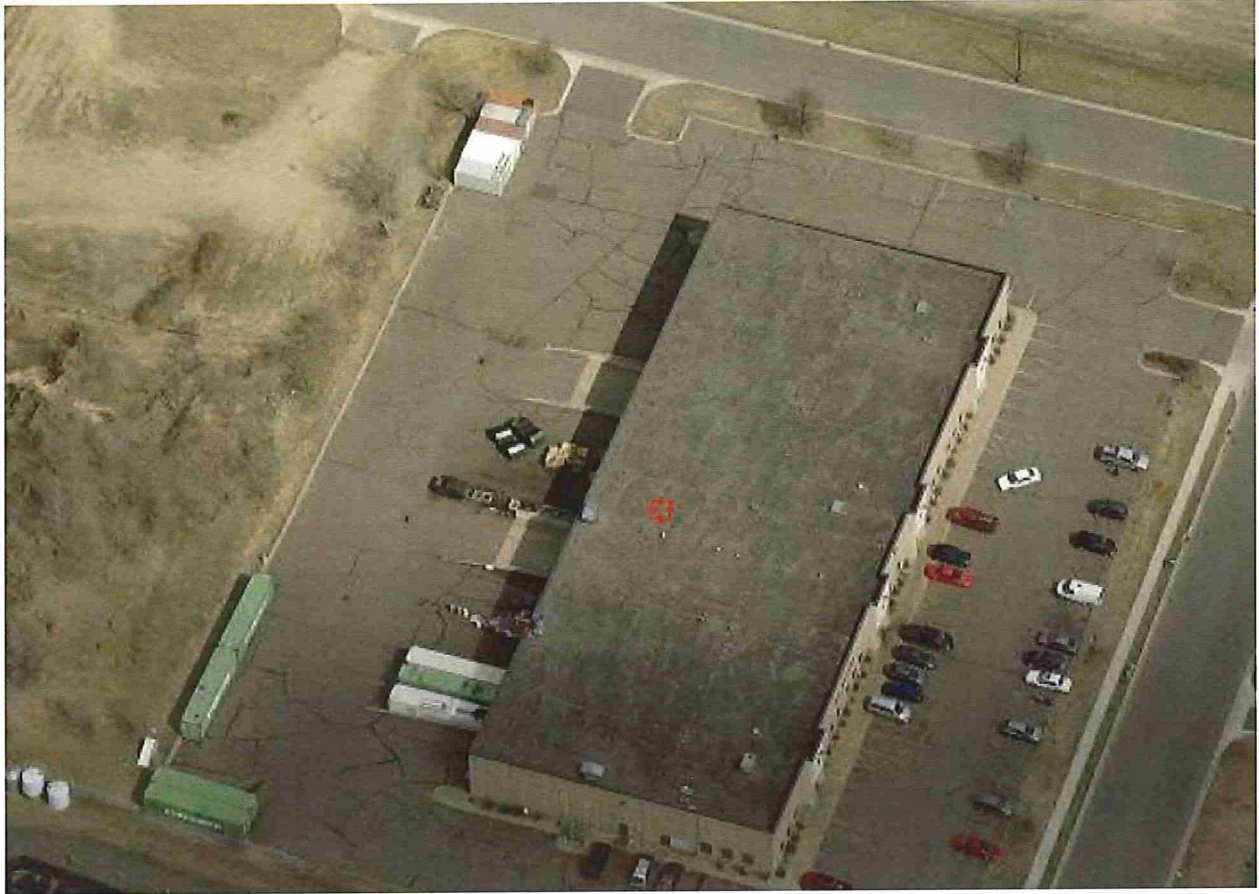
I am unable to meet the compliance requirements for removing the storage pods prior to June 13, 2022. I am at capacity for storage in both 820 Cleveland and 855 Cleveland buildings. Currently there are no other viable options within Cambridge to meet our storage needs. Per our phone discussions and subsequent email communications, I am applying for an Interim Use Permit. For reference, I have attached email copies of those communications. I am requesting an IUP be issued to MelAnna, LLC for a minimum of 3 years and a maximum of 5 years. As summarized above, an IUP for less than 3 years would be extremely difficult for us to resolve our storage needs, and an IUP granted for up to 5 years would allow us ample time to adequately meet the needs of our businesses. It is my understanding that the Planning Commission and City Council will determine the length of time granted for the IUP based on my request. Per our communications, I understand that IUP's can be granted for up to 5 years. It is my understanding that Paul Lares will be applying for an Interim Use Permit for the storage containers that Lares is currently using.

Thank you again for all your time and consideration. Please let me know if you have any additional questions for me.

Regards,

Brian Varsoke







06/23/2022



Matson

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PUBLIC HEARING...INTERIM USE PERMIT...STORAGE PODS...930 Cleveland St S.

Overview

The request is from Northstar Media Inc., 930 Cleveland St S., to keep Storage Pods at the property through an Interim Use Permit (IUP). The applicant is requesting to keep one (1) storage pods on site for a maximum of 6 Months.

Storage Pods in I-2 Zoning are allowed via Interim Use Permit. City Code § 156.085 E outlines performance standards for Storage Pods as listed below.

- (a) Storage Pod Containers must:
1. Have a grading and drainage plan approved by the city prior to installation of a storage pod(s)
 2. Have an accessible drive aisle for emergency vehicles with a width of at least 24-feet in front of each container
 3. Have bituminous or concrete surface beneath the container(s) with curb and gutter around the perimeter
 4. Have no rust, no excessive wording or graffiti, and must be painted to be compatible/match with the primary building(s) on the property
 5. Placement only in side and rear yards
 6. Be setback at least 6 feet from side and rear property lines
 7. Have a fence installed high enough to shield the container(s) from view of adjacent properties
 8. Only be placed on a lot after the primary structure/use is built/established (storage pods are not allowed on a vacant lot)
 9. Comprise 5% or less of the total lot coverage

The proposal has the applicant meeting all Standards except 1 and 7.

Standard 1-a grading plan was not provided, but in this case not deemed necessary due to the pod placement on the existing paved parking lot.

Standard 7-a fence will not be installed but not needed since the pod will be removed within a 6-month time frame.

Planning Commission Action

Hold a public hearing.

Direct Staff to prepare findings for approval or denial of the request.

Attachments

1. Location Map
2. Aerial Photo

