

**Cambridge Planning Commission Meeting Minutes  
Wednesday, July 6, 2022**

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, Jessica Kluck, Joe Morin, and Kersten Barfknecht Conley (City Council Representative).

Members Absent: Amanda Latsch

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**

Boese moved, seconded by Redfield, to approve the agenda. Upon roll call, 6 voted aye, no nays. Motion carried 6/0.

**Approval of Minutes**

Morin moved, seconded by Kluck, to approve the June 7, 2022 meeting minutes. Upon roll call, all voted aye, no nays. Motion passed 6/0.

**Public Comment**

No public comment.

**Unfinished Business**

No unfinished business.

**New Business**

A. **PUBLIC HEARING- Interim Use Permit for keeping of Chickens at 411 1<sup>st</sup> Ave W**

Nosbush began an overview of the request from Emmanuel Moreno Ramirez for the 411 1<sup>st</sup> Ave W, property 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, as described by Nosbush is 11,238 Square Feet. Nosbush noted that properties with less than three (3) acres are allowed up to six (6) chickens and/or ducks.

Nosbush noted, 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. Nosbush added that Mr. Moreno Ramirez has not yet

Berg had a few questions on the rezoning. Nosbush stated that the rezoning does allow for the expansion that the Thomas' had hoped to accomplish.

#### Public Hearing

Berg opened the Public Hearing opened at 7:13 p.m.

Berg closed the Public Hearing at 7:14 p.m.

Barfknecht-Conley, seconded by Kluck, motioned to approve the draft ordinance to rezone the property from B-2 to R-3 at 600 Main St. N. All ayes, no nays. Motion carries 6/0.

#### C. PUBLIC HEARING- Interim Use Permit for Storage Pods at 1001 Cleveland St S

Westover provided a preface prior to opening the discussion on the storage pod interim use permits. Westover began with the fact that staff 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, permanent, and temporary.

Westover explained that 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. Westover explained that each request will need to be reviewed on its unique nature.

Westover noted staff finds relevance in allowing the storage pods on a temporary basis for certain circumstances. However, Westover continued, 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 finds storage pod containers are less aesthetically pleasing and objectionably look worse than a permanent accessory structure. Westover concluded the prelude stating that all storage pods will require an Interim Use Permit. Ultimately the pods need to be removed at some point since an Interim Use Permit is required.

Nosbush then continued the conversation by introducing the first Interim Use Permit request from J Rettenmaier USA LP for the 1001 Cleveland St S, property 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

D. **PUBLIC HEARING-** Interim Use Permit for Storage Pods at 205 Railroad St S

Nosbush introduced the next request which was 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

Nosbush mentioned that although the applicant was not on hand for the meeting, he would like to request that it be a permanent storage pod (at least five years). 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.

Morin and Boese stated that the storage pod seems to be in the street and Westover stated that there is an easement on Railroad Street so the actual setback would need to be determined. Berg was wondering about the fencing requirements regarding the property line. Westover stated that staff may want to have the applicant survey the property so the city knows where the easement is located.

**Public Hearing**

Berg opened the Public Hearing at 7:40 p.m.

Berg closed the Public Hearing at 7:41 p.m.

Redfield motioned, seconded by Kluck, to approve the IUP for one year as long as the standards/conditions of the city code 1-9 are met within a one-year time frame. All ayes, no nays. Motion carries 6/0.

F. **PUBLIC HEARING- Interim Use Permit for Storage Pods at 855 Cleveland St S**

Nosbush began by stating that the request is from Brian Varsoke & Paul Lares about the 855 Cleveland St S property, 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
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

Nosbush continued by stating that 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.

The applicant was on hand and submitted a letter which Nosbush provided some highlights on the applicant's letter. Notably that the economic downturn has caused a delay in expanding storage at the site. An IUP less than three years would not be sufficient time to address their storage needs.

Public Hearing

Berg opened the Public Hearing at 8:00 p.m.

Berg closed the Public Hearing at 8:01 p.m.

Morin stated that he would like the storage pods to be consolidated in one area of the property. Berg stated that due to the loading dock area it may be difficult to consolidate the storage pods. Nosbush noted that the pods in the northwest corner are shorter than the green.

Public Hearing

Berg opened the Public Hearing at 8:38 p.m.

Berg closed the Public Hearing at 8:41 p.m.

Morin motioned to approve, seconded by Boese, to approve the IUP to allow a storage pod until January 1, 2023, as long as all standards/conditions in city code are met excluding #1, #4, and #7. All ayes, no nays. Motion carries 6/0.

Other Business/Miscellaneous

City Council Update

Westover noted that a proposal was brought to the City Council to make changes to the auto-oriented businesses in Downtown Cambridge. An ordinance will be brought to the Planning Commission in August.

Parks, Trails, & Recreation Commission Update

**No updates**

Adjournment of Council Meeting

Being no further business before the Commission, Redfield moved, seconded by Barfknecht- Conley to adjourn the regular meeting at 8:38 pm. All voted aye, no nays. Motion carried unanimously.



Aaron Berg, Chair  
Cambridge Planning Commissioner

ATTEST:



Marcia Westover  
Community Development Director