

Cambridge Planning Commission Meeting Minutes Wednesday, September 7, 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), Joe Morin, Jessica Kluck, Amanda Latsch, David Redfield, and Kersten Barfknecht-Conley (City Council Representative).

Staff Present: Community Development Director Marcia Westover and 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

Latsch moved, seconded by Kluck, to approve the agenda. Upon roll call, all voted aye, no nays. Motion carried unanimously.

Approval of Minutes

Morin moved, seconded by Redfield, to approve the August 2nd, 2022 meeting minutes. Upon roll call, all voted aye, no nays. Motion passed 7/0.

Public Comment

No public comment

Unfinished Business

No unfinished business

New Business

- A. PUBLIC HEARING- PUD Amendment for Maple Ridge to include a 65 unit apartment building

Requested to be tabled until October Meeting

Berg motioned, seconded by Boese. All ayes, no nays. Motion passed 7/0.

- B. PUBLIC HEARING- Preliminary Plat for Maple Ridge Townhomes 2nd Addition

Requested to be tabled until October Meeting

Berg motioned, seconded by Redfield. All ayes, no nays. Motion passed 7/0.

C. PUBLIC HEARING - Interim Use Permit for keeping of Chickens at 1415 10th Ave SE

Nosbush presented the request from Alex Tjomsland, 1415 10th Ave SE, to keep chickens and/or ducks at the property through an Interim Use Permit (IUP). The request is to keep six (6) chickens and/or ducks on the property, the maximum allowed by City Code. Properties with less than three (3) acres are allowed up to six (6) chickens and/or ducks. The property is 0.35 Acres.

Nosbush explained 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. The applicant 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 Interim Use Permit 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.

Nosbush stated 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.

Public Hearing

Berg opened the Public Hearing opened at 7:06 p.m.

Berg closed the Public Hearing at 7:07 p.m.

Morin motioned to recommend approval of Resolution No. R22-072: An Interim Use Permit to Allow the Keeping of Chickens and/or Ducks at 1415 10th Ave SE as presented, seconded by Boese. All ayes, no nays. Motion passed 7/0.

D. PUBLIC HEARING- Interim Use Permit for keeping of Chickens at 2152 Garfield St S

Nosbush summarized the request is from Ericka Miller, 2152 Garfield St S, to keep chickens and/or ducks at the property through an Interim Use Permit (IUP). The request is to keep six (6) chickens and/or ducks on the property. Properties with less than three (3) acres are allowed up to six (6) chickens and/or ducks. The property is 0.32 Acres.

Nosbush said, 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. The applicant 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.

Nosbush noted 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.

Public Hearing

Berg opened the Public Hearing at 7:09 p.m.

Ericka Miller of 2152 Garfield St. S. approached the podium and updated she had submitted her plans, Nosbush acknowledged the plans after IUP request had been submitted, he said the plans presented looked compliant.

Brent Hutchens of 2130 Garfield St. S. then approached, he stated Miller has had her chickens all summer and he wasn't aware she hadn't filed for her IUP yet. He asked if anyone had done a site plan, in which Nosbush stated it hasn't reached that stage in the process yet. Hutchens then stated the coop was within 30 feet of his home, considered it unsightly, and stated food wasn't in an enclosed container. Nosbush stated he will follow up with Miller to make sure she is compliant if permit is approved.

Berg closed the Public Hearing at 7:15 p.m.

Morin requested to table this until follow up could be done to ensure compliance. Berg stated that city staff would have time to check Miller is in compliance before this is presented at the next City Council meeting, at that time city staff could inform City Council of any code related issues. Barfknecht-Conley agreed with Berg, saying there was time to table the request if conditions were not met.

Motion to recommend approval of Resolution No. R22-073: An Interim Use Permit to Allow the Keeping of Chickens and/or Ducks 2152 Garfield St S. made by Barfknecht-Conley, seconded by Latsch. All ayes, no nays. Motion passed 7/0.

E. PUBLIC HEARING- Interim Use Permit for keeping of Chickens at 831 Pioneer Trail SE

Nosbush summarized the request from Jessica O'Neil, 831 Pioneer Trail SE, to keep chickens and/or ducks at the property through an Interim Use Permit (IUP). The applicant would like to keep six (6) chickens and/or ducks on the property. Properties with less than three (3) acres are allowed up to six (6) chickens and/or ducks. The property is 0.27 Acres.

Nosbush noted 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. The applicant has provided a sketch plan for a coop and run meeting the necessary standards. The pen/coop as shown will need to be 10' from the side property line and 30' from an adjacent residential dwelling. Nosbush stated the coop does border the entrance to Peterson Park, but he feels this doesn't warrant any farther action.

Nosbush continued 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.

Public Hearing

Berg opened the Public Hearing opened at 7:21 p.m.

Jessica O'Neil of 831 Pioneer Trail SE clarified she will be placing the coop on the opposite side of the property from the entrance to Peterson Park. Nosbush said he would clarify placement during a site visit.

Berg closed the Public Hearing at 7:24 p.m.

Latsch motioned to recommend approval of Resolution No. R22-074: An Interim Use Permit to Allow the Keeping of Chickens and/or Ducks at 831 Pioneer Trail SE., seconded by Kluck. Motion passed 7/0.

F. PUBLIC HEARING- Interim Use Permit for Storage Pods at 650 Emerson St S.

Nosbush presents the request from Arrow Tank, 650 Emerson St N, to keep Storage Pods at the property through an Interim Use Permit (IUP). The applicant is requesting to keep nine (9) storage pods on site.

Storage Pods in I-3 Zoning are allowed via Interim Use Permit. City Code § 156.085 E outlines performance standards for Storage Pods. The proposal has the applicant meeting all Standards except 3 and 7. Standard 3- the pods are on a gravel surface. Standard 7-a fence has not been installed, but the pods are shielded by trees and the building from adjacent properties.

Nosbush said the applicant indicated that they have plans to expand their building space in the next 4-6 months, alleviating the need for the storage pods. Staff feel that it is reasonable to allow the above standards to not be met because of the extremely temporary nature of the project.

Public Hearing

Berg opened the Public Hearing opened at 7:29 p.m.

Tom Stratton of 650 Emmerson St. N. spoke for Arrow Tank Engineering, he said he tried to call to table this request as he feels it doesn't explain exactly what they are requesting. He spoke of the improvements they have done, and are trying to do, to improve appearance and noise for the community, they will remove some pods, but that they want some of the storage pods to remain forever. They are also using the containers for the safety of their workers. Stratton requested to table this request so it can be presented accurately.

Commissioners brought up a new building that was previously proposed, Stratton said the project was cancelled due to the cost, but they are purchasing adjoining land which will reduce the amount of storage pods needed.

Berg closed the public hearing at 7:41 p.m.

Boese motioned to table this request, Kluck seconded. All ayes, no nays. Motion passed 7/0.

G. PUBLIC HEARING- Interim Use Permit for Storage Pods at 355 Garfield St S

Nosbush summarizes the request from Bay 15, 355 Garfield St S, to extend IUP #R21-069 to keep Storage Pods. The applicant is requesting to keep the existing storage pods on site and have them removed by their proposed end date.

Storage Pods in B-2 Zoning are allowed via Interim Use Permit. City Code § 156.085 E outlines performance standards for Storage Pods. The proposal has the applicant not meeting Standards 3, 4, 5, 7, and 9. Standard 3- Some of the pods are on grass. Standard 4- The pods are various colors. Standard 5- some of the pods are in the front yard. Standard 7-a fence has not been installed and the pods are visible from adjacent properties. Standard 9- the pods compose approximately 10% coverage of the total lot area.

The applicant cited supply chain issues delaying the removal of the pods past the previous 7/31/2022 IUP expiration date. The applicant has noted improvements that would lead to the full removal of the pods by December 31, 2022.

Public Hearing

Berg opened the Public Hearing opened at 7:43 p.m.

Berg closed the public hearing at 7:44 p.m.

Morin said he has had complaints that the pods are unsightly. He questioned that the pods may be frozen to the ground and unable to be moved if the extension was granted. Nosbush stated the owner said the storage pods were set up in a way they could be removed in winter.

Commissioners noted the owner has added more storage pods going against the requirements set in the initial IUP. Commissioners felt there has been no attempt to come into compliance. Commissioners felt a November 1, 2022 was consistent with other properties storage pods compliance dates.

Tom Stratton of 650 Emmerson St. N asked to speak, he verified the pods are movable in winter and confirmed the supply chain issue.

Berg requested to amend the expiration date of the IUP to December 1, 2022, and motioned to recommend approval of the amended request, seconded by Boese. All ayes, no nays. Motion carried 7/0.

Other Business/Miscellaneous

A. City Council Update

Barfknecht-Conley updated that the Council approved IUP requests for storage pods and the keeping of chickens/ducks. Council also approved removal of auto sales in Downtown and auto sales lots must be 1 acre.

B. Parks, Trails, and Recreation Commission (PTRC) update

The last Concert in the Parks, Uncle Chunk, was discussed.

Adjournment of Council Meeting

Being no further business before the Commission, Boese moved, seconded by Kluck, to adjourn the regular meeting at 7:55 pm. All voted aye, no nays. Motion carried unanimously.



Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:



Marcia Westover
Community Development Director