

Meeting Announcement and Agenda of the Cambridge Planning
Commission
City Hall Council Chambers
Regular Meeting, Tuesday, December 6, 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. November 1st, 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 Storage Pods at 503 Cleveland St S (p. 10)
 - B. Discussion- Storage Pods (p. 21)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn (Next Scheduled Meeting: January 4th, 2023)

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, November 1st, 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), Jessica Kluck, Amanda Latsch, David Redfield, and Kersten Barfknecht-Conley (City Council Representative).

Members Absent: Joe Morin

Staff Present: Community Development Director Marcia Westover,
City Planner Jacob Nosbush
Deputy City Administrator Alex Smith

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

Kluck moved, seconded by Barfknecht-Conley, to approve the agenda. Upon roll call, all voted aye, no nays. Motion carried 6/0.

Approval of Minutes

Boese moved, seconded by Latsch, to approve the October 4, 2022 meeting minutes. All voted aye, no nays. Motion passed 6/0.

Public Comment

No public comment

New Business

A Public Hearing Interim Use Permit Extension Bulk Fuel Storage Above 400 Gallons at 1505 11th Ave NE
Nosbush presented a request from Waste Management, 1505 11th Ave NE, to extend the existing IUP for Bulk Fuel Storage at the property through an Interim Use Permit (IUP). The applicant is requesting to keep the existing 12,000 gallon on site for five (5) years.

Nosbush continued Bulk Fuel Storage of greater than 400 gallons in I-1 Zoning is allowed via Interim Use Permit per City Code § 156.041- Industrial Districts. The IUP was originally allowed via Resolution R17-086. The IUP was approved for 5 years, set to expire on November 20th, 2022, with the following conditions:

1. The Interim Use Permit is valid for five years and shall be void as of November 20, 2022. Applicant may request another Interim Use Permit if desired prior to this date.
2. The Interim Use Permit is not transferrable and is only valid for Waste Management at the location of 1505 11th Ave NE.
3. Obtain all local, state, and federal regulatory permits for the tank installation.
4. Provide confirmation that all local, state, and federal regulatory permits have been obtained.
5. Provide confirmation of all applicable environmental plans have been obtained such as Stormwater Pollution Prevention Plan (SWPPP), Spill Prevention, Containment, and Countermeasure Plan (SPCCPlan), etc.
6. Provide applicable design details including features relating to tank design, secondary containment, spill prevention, emergency shut-offs, and protective bollard placement, etc.

All conditions were met; therefore, staff recommendation is that the IUP should be extended for 5 years expiring November 21, 2027.

Public Hearing

Berg opened the Public Hearing at 7:04 p.m.

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

Redfield asked if the fuel tank was 10,000 or 12,000 gallons, stating the previous IUP listed the tank at 10,000 gallons, Nosbush said the application was for 12,000 gallons.

Redfield also requested that wording on R22-086 be corrected from saying "Interim Use Permit to allow Storage Pods;" to reflect the correct verbiage "Interim Use Permit to allow above ground bulk liquid/gas fuel storage in excess of 400 gallons;"

Boese motioned to recommend approval of the amended R22-086, seconded by Kluck. All voted aye, no nays. Motion passed 6/0.

B Public Hearing Variance: Legal Non-Conforming Structure Expansion for Steve's Tire at 205 Main St N

Nosbush stated Steve's Tire, mailing address: 206 Main St N, requested a variance to allow expansion of a legal non-conforming use. The location is 205 Main St N. Minnesota State Statute 462.357 Subd. 6 allows an appeal process to hear a request for a variance including those placed on nonconformities.

Nosbush said Steve's Tire is proposing to construct a 26' x 56' addition to the west end of their building on the west side of Main St N. This property is zoned B-1 Downtown Business District and the use as an automotive repair shop is allowed to exist as-is due to its existence prior to the approval of Ordinance 752 in August 2022. Ordinance 752 disallowed automotive related uses within the B-1& B-1A Downtown Business and Fringe Districts and on any site in of less than 1 acre regardless of zoning. Because of this ordinance, Steve's Tire is now an existing non-conforming use and not allowed to expand the business.

Nosbush continued, per the applicant, the expansion will allow for 3 or 4 additional service bays, as well as additional interior storage and a bathroom remodel. The exterior of the building will also receive improvements to the roofing and siding.

Nosbush said this project meets the goals and intent of the City's Comprehensive Plan. (Downtown and Economic Development Goal 3, Policy 3.3): Work with existing businesses that want to expand in Cambridge to develop funding packages, find suitable land and otherwise encourage their continued location in Cambridge. In addition, this project meets the intent of the City of Cambridge 2021 Strategic Planning and Goals, Core Strategy #7: Provide diverse amenities for a high quality of life; Keep growing existing businesses and enticing new businesses.

Nosbush continued, the Zoning Districts of the City have been altered multiple times based on the needs of a growing city. This site in particular, since the purchase of the property by the Miller's in 1989, has changed from B1-A (Downtown Fringe) to B-1 (Downtown Core). Automotive uses in those districts have changed from permitted, to conditional use permit, to interim use permit, to most recently non-allowed.

Nosbush said staff has been working with the landowners on certain site issues that will reflect conditions of approval. The landowners have indicated a willingness to work with Condition #1 that all deliveries must be made to the back/west doors of the building once construction is complete, helping to alleviate staff concerns relating to traffic flow on Main St N. Condition #2 is noted because of concerns with the building setback to the North Property Line, again, the applicant is aware that this will be required prior to issuance of a building permit. Condition #3 is noted to ensure compliance with outdoor storage codes, in particular, for items such as tires, inoperable vehicles, and other junk and debris. §156.090 D3 also states that no vehicle may be awaiting service outdoors for longer than 15 days.

Public Hearing

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

Steve Miller of 445 Maple Dell Dr approached the podium. Miller stated he is the owner of Steve's Tire and has been in business since 1914. They moved to Cambridge in 1989. He said they serve about 30-50 vehicles per day, many people drop off their vehicles and visit downtown Cambridge while waiting to eat and shop. Miller said along with the expansion he plans to update the exterior of the building, which hasn't been updated in many years.

Berg closed the Public Hearing at 7:17 p.m.

Barfknecht-Conley felt it was important to pass this request and that Steve's Tire is important to the community. The other commissioners agreed.

Berg motioned to recommend approval of the variance request, seconded by Boese. All voted aye, no nays. Motion passed 6/0.

C Public Hearing Allina Health Future Land Use Map Amendment

Westover presented a request from Allina Health/Cambridge Medical Center for a Future Land Use Map Amendment for the property located east of the Highway 65 overpass west of Xylite Street NE. The existing Future Land Use Map identifies this area as High Density Residential. The request by Allina is to amend the map to identify Professional/Medical for these parcels.

Westover stated along with the Future Land Use Map amendment is a Zoning Map amendment, and a petition for annexation. The annexation request will be heard through a public hearing at City Council on December 5th, 2022, while the Zoning Map amendment accompanies this request at the Planning Commission.

Westover said a condition of approval of the Future Land Use Map Amendment is that the annexation is formally approved by the State of Minnesota, sometime in late December or January 2023. Once annexed, the property can then automatically be placed in the Professional/Medical designation on the Future Land Use Map. Current city code indicates that upon annexation, all properties are placed in the Rural Residence/Agricultural district until such time they are rezoned.

Westover said there are two parcels to the south of the land owned by Allina that will be included in the Future Land Use Map amendment (known as Trucks and Toys, and Peterson's Trailer Storage). These two parcels will not be annexed at this time, but are included in the map amendment since they are contiguous to the City's existing municipal boundary on the south. The Land Use Map districts need to be contiguous. When these two parcels are officially annexed into the City in the future, they could request to either be Commercial or retain the Professional/Medical designation. The general area to the south and east of the Allina properties is identified as Commercial, and the area to the north is Industrial on the Future Land Use Map. The area to the west is the Highway 65 overpass.

Public Hearing

Berg opened the Public Hearing at 7:25 p.m.

Alex Young with MSP Commercial, 1215 Town Center Dr, Egan, approached the podium. He said that MSP Commercial has been assisting Allina for the past year, he feels this is the best site for their needs. He spoke on future meetings including EAW and site plans.

Berg closed the Public Hearing at 7:28 p.m.

Redfield asked if Trucks and Toys and Peterson's Trailer Storage were aware of the future land use change, Westover stated they have not been made aware since this is an overall view of the City's future growth patterns. Those properties are not yet annexed. Redfield had concerns the properties may become existing non-conforming and may incur unexpected out of pocket expenses.

Barfknecht-Conley motioned to recommend approval of the Future Land Use Map amendment, seconded by Redfield. All voted aye, no nays. Motion passed 6/0.

D Public Hearing Allina Health Zoning Map Amendment

Westover said Allina Health/Cambridge Medical Center has requested a Zoning Map Amendment for the property located east of the Highway 65 overpass west of Xylite Street NE. The existing Zoning Map does not identify these parcels in any zoning district since they are not yet annexed into the City. The request by Allina is to amend the map to identify Professional/Medical upon annexation approval.

Westover noted that along with the Zoning Map amendment is a Future Land Use Map amendment, and a petition for annexation. The annexation request will be heard through a public hearing at City Council on December 5th, 2022, while the Future Land Use Map amendment accompanies this request at the Planning Commission. This amendment does not include Trucks and Toys and Peterson's Trailer Storage.

Westover noted that a condition of approval of the Zoning Map Amendment is that the annexation is formally approved by the State of Minnesota, and that should happen sometime in late December or January 2023. Once annexed, the property can then automatically be placed in the Professional/Medical designation on the Zoning Map. Current city code indicates that upon annexation, all properties are placed in the Rural Residence/Agricultural district until such time they are rezoned.

Public Hearing

Berg opened the Public Hearing at 7:32 p.m.

Berg closed the Public Hearing at 7:33 p.m.

Redfield motioned to recommend approval of the zoning map amendment, seconded by Kluck. All voted aye, no nays. Motion passed 6/0.

E & F Public Hearing Preliminary Plat East Oaks Ninth Addition

Nosbush presents the request by Timothy Hanna, 1115 Deer Run SW, for a preliminary plat. The general location is on Deer Run SW, north of 24th Avenue SW, and east of East Rum River Drive South. The subject property is 0.72 acres total. The landowner wishes to build a detached garage but was unable to build a detached garage on a separate parcel without a dwelling first being constructed (City Code section 156.080 B6). This plat is effectively a lot combination that was unable to be processed administratively because the two lots are currently within different plats.

Nosbush continued, the preliminary plat identifies Lot 1, Block 1 with 0.72 acres. The area around the proposed plat is entirely residential, with R-2 Zoning to the east (Pine Village Mobile Home Park) and R-1 Zoning surrounding the remainder of the property (Private single-family dwellings).

Nosbush said staff finds the plat is in compliance with the goals of the Comprehensive Plan, Zoning and Subdivision regulations of the City. Each lot was scrutinized during the original platting process where each individual lot was created, therefore Staff recommended approval.

Public Hearing

Berg opened the Public Hearing at 7:36 p.m.

Berg closed the Public Hearing at 7:37 p.m.

Berg motioned to recommend approval preliminary and final plat for East Oaks Ninth Addition, seconded by Boese. All voted aye, no nays. Motion passed 6/0.

G & H Public Hearing Kwik Trip Preliminary and Final Plat

Westover said Kwik Trip, Inc., is in the process of purchasing the property on the southwest corner of Spirit River Drive South and Highway 95 (former Anoka Ramsey Community College site). The current site is a metes-and-bounds description is being presented for platting. The proposed lot will have 6.12 acres. The property is zoned B-2 Highway Business district and the use as a convenience station is permitted. As part of this project, 2nd Avenue SW will be constructed. Details of the street and access points will be determined during Site Plan Review. Site Plan Review has not yet begun, and will be added as a condition of approval.

Westover continued, the Minnesota Department of Transportation (MNDOT) and the Isanti County Highway Department are required to review the plat since it abuts both a State and County Highway. A condition of approval will be added that all MNDOT and Isanti County comments are met and their approval of the plat is required.

Westover stated the preliminary and final plat as presented have some inconsistencies. The final plat has the corrections staff has asked them to provide. The final plat shows the correct street identification of 2nd Ave SW (rather than 2nd Ave SE), and it also shows a 27' Isanti County road easement on the east side of the property. Minor deviations of the preliminary plat such as this are allowed as long as the final plat presented for recording is correct and approved by the City.

Staff have reviewed the preliminary and final plat and find they meet the intent of the Comprehensive Plan, Subdivision Ordinance, and Zoning code.

Public Hearing

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

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

Berg had concerns about the speed of traffic at the proposed intersection and would like the speed evaluated. The speed limit is 60 mph at this intersection. With this development, more pedestrians will likely cross.

Boese motioned to recommend approval of the preliminary and final plat for Kwik Trip, seconded by Redfield. All voted aye, no nays. Motion passed 6/0.

I Resolution No. R22-02 TIF Application for Mercantile Hotel

Smith reported the City received an application from Mercantile Holdings, LLC for Tax Increment Financing assistance to redevelop a downtown site into a new 32-unit boutique hotel property within the City. The City Council will hold a public hearing to consider the establishment of a Redevelopment TIF District for this site to create a financial tool to assist with the request.

Smith continued, in order to qualify as a redevelopment TIF District the site must be inspected, and the city council adopt findings that it qualifies for redevelopment. Qualification include that the majority of property proposed to be included within the TIF District is improved and that at least 50% of buildings are substandard meaning that the cost of renovation to comply with current city building codes is expected to exceed 15% of replacement cost of the building itself. Captured property taxes within a Redevelopment TIF District may be used to reimburse public or private development expenses associate with redeveloping the site and providing supporting public infrastructure.

Smith continued, the City is proposing to amend its Development District No. 6 to designate the establishment of a new TIF District within its boundaries. To govern the TIF District, the City is to adopt a Tax Increment Financing Plan which specifies the boundaries and duration of the proposed TIF District, public objectives, description of development reasonably expected to take place, and a maximum budget for the estimated tax increment revenues and expenditures. The proposed TIF Plan for TIF District 6-24 specifies that the Redevelopment TIF District will be located within the city's downtown at the corner of Ashland St. and 2nd Avenue Southwest currently identified as PIDs 150690040, 150690050, 150690100, 150690430, 150690440, 150690450, 150690470, and 150690510. The TIF District is to consist of the site identified for the Hotel Redevelopment on the northeast corner as well as potential expansion of City parking on the southwest corner. Captured tax increment revenues from the completed hotel property are proposed to reimburse a portion of the developer's redevelopment expenses and provide a funding source for the City's public parking expansion.

Smith continued, the City Council public hearing is scheduled for November 21, 2022. Prior to the public hearing, Minnesota Statutes require that a city's Planning Agency be consulted to review the land use within a proposed TIF District to inform the City Council whether its TIF Plan conforms to the general development plan of the City as a whole. The Planning Commission is being asked to review the contemplated hotel and public parking use as compared to the City's Comprehensive Plan, and consider the attached resolution to provide written opinion to confirm the proposed development within the TIF Plan conforms with the general plans for the development or redevelopment of the City as a whole.

Barfknecht-Conley motioned to recommend approval of R22-02, seconded by Latsch.

Redfield said he feels this renovation project is what TIF district requests are designed for, areas that need to be renovated.

All voted aye, no nays. Motion passed 6/0.

Other Business/Miscellaneous

A City Council Update

Barfknecht-Conley, who was absent from the previous council meeting, reported the council approved an IUP for keeping chickens and passed the IUP request for keeping storage pods. The requests for Cambridge Family Apartments were tabled until the November 7th meeting.

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

No update

Adjournment of Council Meeting

Being no further business before the Commission, Latsch moved, seconded by Boese, to adjourn the regular meeting at 7:53 pm. All voted aye, no nays. Motion carried 6/0.

Aaron Berg, Chair
Cambridge Planning Commission

ATTEST:

Marcia Westover
Community Development Director

PUBLIC HEARING...INTERIM USE PERMIT...STORAGE PODS...503 CLEVELAND ST S.

Overview

The request is from PRC-CSS RE, LLC, 503 Cleveland St S, to keep Storage Pods at the property through an Interim Use Permit (IUP). The applicant is requesting to keep 76 storage pods on site for four (4) years.

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 not meeting standards 3, 4, 7, and 9.

Standard 3- The pods are on a gravel surface with no curb and gutter. Much of the yard is paved, and the applicants have a plan to replace the pods with permanent structures.

Standard 4- A number of the pods are tan instead of white, and a couple are gray.

Standard 7- Screening has not been installed.

Standard 9- The allowed 5% of the total lot coverage is 11722 square feet, while approximately 13280 square feet are covered by the storage pods, approximately 5.6%.

The applicants have submitted preliminary plans to pave 27500 square feet of existing gravel lot, replacing all of the storage pods with permanent mini-storage structures to match the existing structures. (They will require a variance for exterior material prior to this happening)

The preliminary plan submitted by the applicants outlines two phases for the removal of the storage pods and replacement with permanent mini-storage structures. Phase 1, the

larger south end of the lot is estimated to start construction in 2023. These plans include curb and gutter around the paving and additional drainage planning.

Planning Commission Action

With the above timelines in mind, Staff feel that if the Board is amenable to the term of the request, a tiered approach to the conditions is best to ensure that the pods are removed in a timely fashion. Staff also feel that it is not necessary to add any conditions related to City Code § 156.085 E as there is plans to have the pods removed.

1. The Interim Use Permit is non-transferrable and only issued to PRC- CSS RE, LLC; 503 Cleveland St S.
2. No additional pods may be added without approval.
3. Storage Pods in “Phase 1”- 52 pods on south end of lot- must be removed by December 19th, 2024.
4. Storage Pods in “Phase 2”- 24 pods on north end of lot- must be removed by December 19th, 2026

Attachments

1. Location Map
2. Aerial Photo
3. Applicant Submission- Letter & Preliminary Plan
4. Draft Resolution







ZONING APPLICATION SUMMARY FORM

Applicant's Name (Last, First, M.I.) PRC-CSS RE, LLC	Owner's Name and Day Phone No. Nate Hansen 952-239-2277
Applicant's Mailing Address (Street, City, State, Zip Code) 12911 County Road 5, Suite A Burnsville, MN 55337	Site Address (if different) 503 Cleveland Street S Cambridge, MN 55008
Day Phone No. 952-239-2277	Applicant Email nhansen@legendllp.com

C. - APPLICABLE ZONING DISTRICTS	D. - TYPE OF ZONING REQUEST
<p style="text-align: center;">(check all that apply)</p> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Shoreland <input type="checkbox"/> Scenic River <input type="checkbox"/> Flood Fringe <input type="checkbox"/> Floodway <input type="checkbox"/> General Flood Plain <input type="checkbox"/> Other (specify below)	Project Type <input type="checkbox"/> Conditional Use Permit - \$275.00 <input checked="" type="checkbox"/> Interim Use Permit - \$275.00 <input type="checkbox"/> Variance - \$275.00 <input type="checkbox"/> Rezoning - \$275.00 <input type="checkbox"/> Subdivision Approval – costs dependent on application <input type="checkbox"/> Ordinance Amendment - \$275.00 <input type="checkbox"/> Site Plan Review - \$750.00 <input type="checkbox"/> Street, Alley, or Easement Vacation - \$275.00 <input type="checkbox"/> Lot Combination - \$275.00 <input type="checkbox"/> Other (specify below)

- IMPORTANT NOTICE -

Most projects require plans, specifications and a written project description before your application is considered to be complete. This form primarily provides summary information for record keeping.

 _____ Applicant Signature	_____ 11/8/22 Date
 _____ Owner Signature	_____ 11/8/22 Date

ADMINISTRATIVE DATA SUMMARY (For Office Use Only)

Date Received <u>11/8/2022</u>	60 Day Action <u>11/8/2022</u>
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November 1, 2022

Marcia Westover
Community Development Director
City of Cambridge
300 3rd Avenue NE
Cambridge, MN 55008

Applicant: PRC-CSS RE, LLC (dba Cambridge Self Storage)
Property Address: 503 Cleveland Street, Cambridge, MN

RE: Cambridge Self Storage Zoning Application for an IUP and Variance

Interim Use Permit for Storage Pod Containers

Cambridge Self Storage ("CSS") is requesting a four (4) year IUP for the use of storage of personal goods within Storage Pod Containers. As of the date of this application, there are 75 occupied storage pod containers on the property. The location of the containers are in the southwest and northwest portion of the property. During the four (4) year period, CSS will work with City Staff to remove the existing Storage Pod Containers and install permanent buildings. Attached to this application, is the conceptual site plan which will replace the containers over the next few years. The project will occur over two phases, with the approximately 52 of the 76 storage containers being removed in phase 1. Estimated start of construction for phase 1 is 2023, but subject to the state of current economic conditions.

The first storage containers were installed at CSS in 2014 by then current owner Brian Baas. Throughout the years, Mr. Baas added additional storage containers to the property. All containers were professionally installed by BJ Baas Builders. Since the initial installation of the containers, there has been no issues with neighboring property owners or drainage.

The current City Code for Storage Pod Containers has the following requirements to be considered for an Interim Use Permit.

- (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

Because of the existing professional installation and the intention for CSS to remove all containers during the IUP timeline, CSS is requesting a variance to the following requirements.

1. Grading and drainage plan
2. Fence installed high enough to shield the container from view of adjacent properties
3. Bituminous surface below the containers
 - a. Curb and Gutter is installed
4. Comprise 5% or less of the total lot coverage
 - a. Current lot coverage is 5.16%

At the conclusion of this IUP period, it is CSS goal to have removed all the storage containers from the property and having replaced them with fixed storage buildings.

Thank you for your consideration.



Cambridge Self Storage
Nate Hansen

Exhibit A
Site Plan



Jacob Nosbush

From: Nate Hansen <Nhansen@legendllp.com>
Sent: Tuesday, November 8, 2022 1:45 PM
To: Jacob Nosbush
Cc: jon@pineridgecapitalllc.com
Subject: 503 Cleveland Street - Storage IUP
Attachments: 22-11 - Cambridge Sketch Plan 2022-08-24.pdf; Cambridge LOI.pdf; Zoning Application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jacob,

Attached is the IUP application for the storage containers at Cambridge Self Storage. Thank you for your patience as we prepared this. It was our intention to also request a variance for building materials that we discussed our meeting earlier this fall. After waiting on vendors for weeks and their unreasonable economics, we decided to wait on doing anything there. As you are aware, a lot of is going on in the economy right now.

Please review the attached document and let us know if you need anything else for your review.

I will get a check in the mail to you for the application shortly.

Thank you,

Nate Hansen
Flatirons Capital LLC
nate@flatironsco.com
952-239-2277 (c)

Resolution No. R22-107

*RESOLUTION APPROVING AN INTERIM USE PERMIT
TO ALLOW STORAGE PODS
503 CLEVELAND ST S*

WHEREAS, PRC-CSS RE, LLC, 503 Cleveland St S, Cambridge, MN, 55008, representative of the property located at:

Lot 2, Block 1, Southeast Cambridge Industrial Area 3rd Addition, Isanti County, Minnesota

has applied for an Interim Use Permit to allow Storage Pods; 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 December, 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 applicant stated in a submitted letter that the estimated start date of phase 1 of construction for permanent structures to replace the storage pods was 2023, with phase 2 following; and

WHEREAS, the City Council, on the 19th day of December, 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 Storage Pods 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 76 Storage Pods at 930 Cleveland St S., upon conforming the conditions listed below:

1. The Interim Use Permit is non-transferrable and only issued to PRC- CSS RE, LLC; 503 Cleveland St S.
2. No additional pods may be added without approval.
3. Storage Pods in "Phase 1"- 52 pods on south end of lot- must be removed by December 19th, 2024.
4. Storage Pods in "Phase 2"- 24 pods on north end of lot- must be removed by December 19th, 2026

Adopted by the Cambridge City Council this 19th day of December, 2022.

James A. Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

Prepared by: Marcia Westover, Community Development Director and Jacob Nosbush, City Planner

Overview

The City approved four (4) different requests in July and August for Storage Pods with conditions that included a November 1st deadline.

At this point, two (2) of the applicants opted to remove their storage pod, one (1) met their conditions, while the other two (2) have either indicated that they feel that they will be unable to complete the conditions prior to the deadline or have not contacted staff since the approval process.

The length of the approval ranges from one (1) year to four (4) years.

In total, the City has approved 11 requests for Storage Pods, four (4) of which were given a deadline of November 1st to comply with conditions.

The genesis of this discussion was one of the short-term applicants, Northstar Media, potentially coming to the January meeting to request an extension; as well as two applicants with November 1st deadlines not complying with conditions by that deadline.

The City Council directed staff to hold off on any enforcement until February.

Discussion

Staff feel that the current system is not fully efficient or sustainable. Multiple applicants have cited difficulties in timely removal related to the companies that remove them.

With this in mind- should there be an allowed number of Pods in certain Zoning Districts, Like I-2 & 3?