

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

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. All voted aye, no nays. Motion carried unanimously.

Approval of Minutes

Morin moved, seconded by Barfknecht-Conley, to approve the November 1, 2022 meeting minutes. All voted aye, no nays. Motion passed unanimously.

Public Comment

No public comment

Unfinished Business

No unfinished business

New Business

A. PUBLIC HEARING Interim Use Permit for Storage Pods At 503 Cleveland St S.

Nosbush presented the request from PRC-CSS RE, LLC (Cambridge Self Storage), 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

Nosbush said 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%.

Nosbush continued, 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).

Nosbush stated 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. 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 are 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

Public Hearing

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

Berg closed the Public Hearing at 7:08 p.m.

Morin motioned to recommend approval of R22-107 as presented, seconded by Boese.

There was a discussion on the completion date for Phase 1, Nosbush said a start date of 2023 was provided but the completion date was not provided. It was asked if 4 years was necessary for both Phase 1 and 2, Nosbush said the timeframe was based on the estimate submitted by the applicants.

Doug Werlow, manager of Cambridge Self Storage, approached the podium. He said that they currently have 72 tenants renting the storage pods and the process of moving the tenants makes it hard to estimate and end date. The 4-year span gives flexibility to construct the buildings and allows time for tenants to move their belongings into the new units.

Nosbush stated the initial request was for all 76 units to remain for the full 4-year timeframe, but a tiered approach was agreed upon with the most visible pods are slated to be removed in the first phase.

With no further discussion, all members voted aye, no nays. Motion passed unanimously.

B. Storage Pod Discussion

Nosbush said staff was directed by City Council to explore options to amend the storage pod code going forward. Codes that staff were most concerned about were screening, drainage and grading plans, 5% lot coverage, and paving. Multiple previously granted IUPs have stated they were unable to meet those requirements, and some applicants haven't responded to any communication regarding compliance.

Nosbush suggested allowing a specific number of pods in Zoning Districts I-2 and I-3. The genesis of this discussion was one of the short-term applicants, Northstar Media, communicated they were having difficulty removing their storage pods by the deadline given, though since that discussion they were able to remove the storage pods. Some of the difficulty arose from the costs involved with the company hired to remove the units.

Nosbush asked Commissioners for ideas on how to improve the code to help reduce the number of IUPs requested with updated fair and reasonable conditions related to performance standards. After discussion by Commissioners, Nosbush and staff will draft a proposal for presentation at the January 4th, 2023 Planning Commission Meeting.

City Council Update

Barfknecht-Conley said the variance for Steve's Tire was passed, Westover said Council approved Waste Management's bulk fuel tank IUP, the preliminary plat for East Oaks Ninth, the preliminary and final plats for Kwik Trip, and the TIF application for the Mercantile Hotel.

Parks, Trails and Recreation Commission Update

Westover said the PTRC is moving from monthly to quarterly meetings.

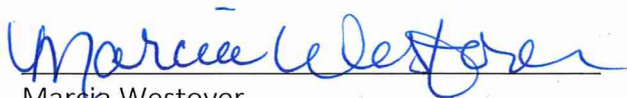
Adjournment of Planning Commission Meeting

Being no further business before the Commission, Kluck moved, seconded by Boese, to adjourn the regular meeting at 7:43 p.m. All voted aye, no nays. Motion carried unanimously.



Chair
Cambridge Planning Commissioner

ATTEST:



Marcia Westover
City Planner