

# Cambridge Planning Commission Meeting Minutes

## Wednesday, January 3, 2024

*\*Special note: There was an error in recording audio for this meeting, this is the best recreation of the meeting according to staff recollection.*

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 Jessica Kluck (Chair), Joe Morin, Michael Liddy, Julie Immel, David Redfield

Members Absent: Robert Boese (Vice Chair) and Aaron Berg (City Council Representative)

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

### **Call to Order and Pledge of Allegiance**

Kluck called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

### **Approval of Agenda**

Immel moved, seconded by Liddy, to approve the agenda. All voted aye, no nays, motion carried.

### **Approval of Minutes**

Morin moved, seconded by Redfield, to approve the November 8th, 2023 meeting minutes. All voted aye, no nays, motion carried.

### **Public Comment**

No one approached for comment

### **Unfinished Business**

No unfinished business

### **New Business**

#### **A Ordinance Amendment- Zoning Code Review**

Nosbush summarized the amendments to Title XV Land Use, Chapter 156 Zoning, Sections 156.007 Definitions, 156.038 Residence Districts, 156.039 Professional Medical, & 156.040 Business Districts; These changes are an overall review to clarify language and correct any errors within the existing language, and not changes which will have an effect in our administration of the Code.

Nosbush overviewed the impactful changes as: Professional/Medical district uses changed in many cases from allowed via conditional to interim use permitting; added Community Center to allowed use in Professional/Medical district; and raised allowed height in R-3 zoning from 45 feet to 50 feet.

### Public Hearing

Kluck opened the public hearing, no one approached to speak. Kluck closed the public hearing.

Morin questioned the addition of community center as an allowed use in the Professional/Medical district. He has information about a potential community center in another zoning district and wondered how it could happen there. Westover suggested the Commission discuss adding community center to the business districts as well. Redfield recommended including community centers as an allowed use in all business districts, much like commercial recreation is permitted.

Liddy asked why the height is proposed to be raised, Nosbush noted that requests are made in nearly every case of a new multi-family building in the last few years. Also noted that in research, three other comparable cities had 50 feet for maximum height in comparable zoning districts.

Redfield asked why use interim use vs conditional use permits in Professional/Medical Zoning. Nosbush answered that it was because interim use permits can have end dates and allow for further review by the City.

Immel had concerns over the definition of community center and the use of the words "general public". Commissioners discussed public uses versus general public definition.

Redfield motioned, seconded by Liddy, to approve the amended ORD 779 as discussed to add community center in the Business District Allowable Use Table, and allow for summary publication. All voted aye, no nays, motion passed.

### B Ordinance Amendment- Zoning Code Review

Nosbush summarized the amendments Title XV Land Use, Chapter 156 Zoning, Section 156.083 Fences. The changes are to clarify language, including allowed and prohibited materials. This ordinance amendment was brought about by staff in response to complaints relating to allowed material on fences. The language has been expanded to state that materials on the prohibited list may not be "constructed of or have attached to" the fence. Landscaping Fabric was also added to the prohibited materials.

### Public Hearing

Kluck opened the public hearing, no one approached to speak. Kluck closed the public hearing.

Commissioners discussed the prohibited materials list and the allowable slats in chain link fences. They asked how staff would monitor items specifically sold in retail stores. Nosbush explained that is specifically why the language was added to the prohibited materials list so as to mitigate any fabric or other materials sold in stores. Immel asked about maintenance of slats in chain link since they tend to break and look unsightly as well. Nosbush stated that the ordinance includes language on overall maintenance of fences and their materials.

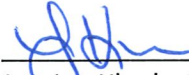
Immel motioned, seconded by Liddy, to recommend approval of the draft Ordinance as presented and allow for Summary Publication. All voted aye, no nays, motion passed.

**Other Business/Miscellaneous**

Nosbush noted that the Council offered Commissioner Morin a new term on the Planning Commission at the January 2<sup>nd</sup> meeting. Mark Ziebarth will be replacing Aaron Berg as the City Council Representative starting in February.

**Adjournment of Planning Commission Meeting**

Being no further business before the Commission, Redfield moved, seconded by Immel, to adjourn the regular meeting at 7:39 pm. All voted aye, no nays. Motion carried.



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Jessica Kluck, Chair  
Cambridge Planning Commissioner

ATTEST:



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Marcia Westover  
City Planner