

Cambridge Planning Commission Meeting Minutes

Tuesday, April 2, 2024

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), Robert Boese (Vice Chair), Joe Morin, Michael Liddy, Julie Immel, and David Redfield

Members Absent: Mark Ziebarth (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 Boese, to approve the agenda. All voted aye, no nays. Motion carried unanimously.

Approval of Minutes

Liddy moved, seconded by Redfield, to approve the March 6, 2024 meeting minutes. All voted aye, no nays. Motion passed unanimously.

Public Comment

No one approached for comment.

New Business

A Public Hearing Interim Use Permit for Keeping of Fowl at 1919 Jefferson St S.

Nosbush presented the request from Heidi Lusk, 1919 Jefferson St S, to keep up to six fowl on the 0.30-acre property through an Interim Use Permit (IUP). A run is required to be attached to the coop since the property is less than five acres, the applicant has provided a site plan of the coop and run combination which staff feel sufficiently meets code requirements. The coop will need to be 10 feet from the side property line and 30 feet from any adjacent residential dwellings. Staff recommend approval of the IUP for two years with up to six fowl as long as the listed conditions are met.

Public Hearing

Kluck opened the public hearing at 7:05 pm

No one approached to speak

Kluck closed the public hearing at 7:06 pm

Morin motioned, seconded by Immel, to recommend approval of the draft resolution as presented to allow an Interim Use Permit for two years for up to six chickens on the property as long as the conditions listed can be met. All voted aye, no nays, motion passed unanimously.

B Final Plat Cambridge Cove Phase II

Westover said LGI Homes has requested Phase II of the plat of Cambridge Cove. In August 2021 the Planning Commission and City Council approved the preliminary plat. In June 2022, the final plat of Phase I for 108 lots was approved. So far 28 building permits have been issued, about 15 of those homes will be ready shortly, and the sales center will be open soon to sell the available homes. The streets, lighting, trails and park are complete. Phase II would complete the 206 lots that was reviewed with the preliminary plat.

Westover continued, the development contract still needs to be worked through with the developer, including park dedication fees, area charges, and other construction costs. This is a condition of approval. Staff recommend approval of the final plat as long as conditions are met. The vacation of the existing easements is planned for May.

Morin noted the development has gone up quickly and has been fun to watch.

Redfield asked if there were any specifics for the area charges and parkland dedication, or if that was yet to be determined. Westover said that had yet to be determined. Parkland has been mostly paid with only around \$18,000 still to recoup, depending on construction costs.

Redfield asked if there was a buildout timeline for the second phase, Westover said it depends on the market and sales. Morin noted real-estate inventory is low and many people are seeking homes.

Redfield motioned, seconded by Boese, to recommend approval of Resolution R24-028 Final Plat for Phase II of Cambridge Cove, as long as the conditions listed are met. All voted aye, no nays, motion passed unanimously.

Other Business/Miscellaneous

A City Council Update

Westover noted Council approved the IUP request at 605 Central Ave SW for chickens with the June 1st due date to complete the siding. An IUP for 621 Old Main St N for Cambridge Lutheran Church for the outdoor seating was approved, as well as the IUP for 211 Cleveland St S for a day care facility. The Ordinance amendment for alcohol consumption in city parks and sales from mobile food vendors during city events was approved. Council heard an update on the missing middle housing and the multi-family housing which seems to have settled down, many cities have expressed their concerns and amendments are being made.

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

Westover said there is a meeting on Monday, April 8th, Norling will be discussing summer programming, concerts, and kids events, as well as the Art Fair. Kluck thought the Art Fair was ran by a local business owner, Westover clarified it used to be but they moved out of the City. Staff are seeking a new business to take over organizing the event.

Boese asked if the large parcel for sale on the south side of Hwy 95 near the Kwik Trip was in City limits, or part of the orderly annexation program? Westover said that parcel is in City limits and staff have been working with the property owner for many years trying to establish a commercial development on the approximately 80-acre parcel.

Boese asked why the parcel just outside of town in Cambridge Township, that has requested to rezone agricultural land into commercial, is not in the city limits? Westover said the city sewer and water ends at Menards, and to extend it would be costly. The owners have yet to petition to be annexed in and do not wish to be annexed yet.

Liddy asked if the Cambridge Cove development was city services, Westover said it was.


Adjournment of Planning Commission Meeting

Being no further business before the Commission, Boese moved, seconded by Morin, to adjourn the regular meeting at 7:18 pm. All voted aye, no nays. Motion carried unanimously.



Jessica Kluck, Chair
Cambridge Planning Commissioner

ATTEST:



Marcia Westover
City Planner