

**Meeting Announcement and Agenda of the  
Cambridge Planning Commission  
City Hall Council Chambers  
Regular Meeting, Tuesday, June 4, 2024, 7:00 pm**

300 Third Avenue Northeast, Cambridge, MN 55008  
[www.ci.cambridge.mn.us](http://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. May 7, 2024 Regular 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-** Variance- Exterior Material- 503 Cleveland St S. (p. 9)
  - B. **PUBLIC HEARING-** Interim Use Permit- Chickens- 1463 Roosevelt St S (p. 19)
  - C. **PUBLIC HEARING-** Ordinance Amendment- § 156.090 Auto Oriented Uses (p. 24)
6. Other Business/Miscellaneous
  - A. City Council Update
  - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn (Next Scheduled Meeting: July 2, 2024)

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, May 7, 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 (arrived at 7:28 pm), Michael Liddy, Julie Immel, David Redfield, and 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 7:03 pm and led the Pledge of Allegiance.

### **Approval of Agenda**

Westover requested to move Item #5F Interim Use Permit- Solar- 300 Spirit River Dr S- SolarPod Inc to the top of the meeting.

Liddy moved, seconded by Redfield, to approve the amended agenda. All voted aye, no nays. Motion carried unanimously.

### **Approval of Minutes**

Immel moved, seconded by Ziebarth, to approve the April 2, 2024 meeting minutes. All voted aye, no nays. Motion passed unanimously.

### **Public Comment**

Kluck opened the public comment at 7:04 pm.

No one approached to speak.

After three calls, Kluck closed the public comment at 7:04 pm.

### **New Business**

#### **F. PUBLIC HEARING- Interim Use Permit- Solar- 300 Spirit River Dr S- SolarPod Inc**

Nosbush presented the request from SolarPod Inc, Shakopee, MN, for ground mounted solar, which is allowed via Interim Use Permit (IUP) in §156.066 H. Staff will require an additional review of the solar panels, and require building and electrical permits. The panels must comply with height and setback requirements for accessory buildings, screened from adjacent properties to the extent possible without affecting their function, and must have certification by Underwriters Laboratories, Inc. A condition has been listed that all local, state, and federal codes must be met. Staff recommend approval for ten years as long as the conditions are met.

Mouli Vaidyanathan, owner of SolarPod, Inc. stated he has been in business for 16 years in the State of Minnesota, installing solar panels for both roofs and ground systems. He has his building contractor

license and is a professional engineer. Liddy asked if the power would be utilized by the college, Vaidyanathan said it would. Liddy asked if there was a possibility of expansion in the ten-year timeframe, Vaidyanathan said the solar panels come with a 25-year warranty and could be expanded upon in the future depending on space allocation. The energy produced would only provide three to seven percent of the college's energy use.

Liddy asked if the IUP defined a fixed space or does it allow for growth, Westover said it was fixed and any expansion would require an additional IUP.

Redfield asked the square footage of the proposed area, Vaidyanathan said it was approximately 60 feet by 60 feet and would have a perimeter fence.

Boese asked what the agreement with the college was, Vaidyanathan said the State of Minnesota has a program called Solar for Schools, Anoka Ramsey College was awarded this grant to pay for installation.

Vaidyanathan noted they are in a time crunch to finish this project and asked how soon construction could begin if approved, Kluck said the IUP still needed to be reviewed by City Council on May 20<sup>th</sup>, so construction could not begin until the 21<sup>st</sup> if approved.

#### Public Hearing

Kluck opened the public hearing at 7:13 pm.

No one approached to speak.

After three calls, Kluck closed the public hearing at 7:14 pm.

Liddy questioned if the allowed size of the solar field should be noted in the resolution, Westover stated it is documented on the building permit but clarifying language could be added to refer to the permit.

Immel asked if it was easier to limit to the number of panels versus square footage, Nosbush said he did not know the number of panels, but the 60 by 60 size allowed for two rows total. Commissioners were concerned about limiting the size due to needing the perimeter fence. Nosbush thought adding language to reference the building permit would be best. Vaidyanathan noted there would be 104 solar panels.

Liddy motioned, seconded by Boese, to recommend approval of the draft resolution to include language referencing the building permit as discussed. All voted aye, no nays, motion passed unanimously.

#### A. PUBLIC HEARING- Easement Vacation- Cambridge Cove Outlot A

Westover presented the request from LGI Homes to vacate the existing drainage and utility easements of Cambridge Cove Outlot A. Phase One had been approved and construction is underway, Phase Two was set aside for future development. The plat shows Phase Two as Outlot A, the state requires future phases be shown as outlots. In order to plat Phase Two, the outlot needs to be removed, changed to lots and blocks, and the easement vacated.

#### Public Hearing

Kluck opened the public hearing at 7:19 pm.

Melanie Castellano, whose mother lives at GracePointe Crossing, approached to speak. She asked if new drainage would be installed if the existing easement was vacated, Westover said the engineers have ensured the correct drainage and storm ponds were in place. Castellano asked the number of homes, Westover said there would be a total of 206 homes.

Kluck closed the public hearing at 7:21 pm.

Boese motioned, seconded by Ziebarth, to recommend approval of the resolution to vacate the drainage and utility easements as presented. All voted aye, no nays, motion passed unanimously.

B. PUBLIC HEARING- Interim Use Permit Extension- Pawn Shop in B-1 Downtown Business District- 107 Main St N- Krystle Lindelof- Local Pawn

Nosbush presented the request to extend the Interim Use Permit (IUP) for Local Pawn, 107 Main Street N. The initial resolution was granted in 2014 and extended in 2019. Over the course of those 10 years, the City has had no code enforcement cases open against them. Staff recommend approval for another 5-year term IUP with conditions to match to original Resolution R19-015.

Public Hearing

Kluck opened the public hearing at 7:24 pm.

Monte Dybvig, 115 Main St N and 132 Ashland St N, said Local Pawn have been great neighbors and hoped the IUP would be approved. He said he was surprised the pawn shop needed an IUP, and noted the business has made a substantial investment in downtown by purchasing the property and being a long-term business. Dybvig felt the City should revisit the conditions that require an IUP.

Kluck closed the public hearing at 7:26 pm.

Immel motioned, seconded by Ziebarth, to recommend approval of the draft Resolution R24-033 as presented with the listed conditions. All voted aye, no nays, motion passed unanimously.

C. PUBLIC HEARING- Interim Use Permit Extension- Chickens- 1293 Roosevelt St S- Stephanie Baker

Nosbush noted this was an extension for an existing IUP to keep up to six birds on the property, the maximum allowed by City Code for properties with less than three acres. This parcel is about one third of an acre.

Nosbush continued, all conditions of the initial IUP were met, and no complaints or code violations have been undertaken related to the coop or chickens. Staff recommended approval of the draft resolution for four years with the same conditions as the original IUP.

Public Hearing

Kluck opened the public hearing at 7:29 pm.

No one approached to speak.

After three calls, Kluck closed the public hearing at 7:30 pm.

Immel asked if extending the IUP for four years was the general rule of thumb after the initial IUP. Nosbush said it was ultimately up to Commissioners, but staff feel the IUP should be extended up to four years in cases where there have been no concerns reported. Westover noted if there are issues with a property staff would detail them and recommend a shorter timeframe.

Liddy motioned, seconded by Immel, to recommend approval of the draft resolution as presented. All voted aye, no nays, motion passed unanimously.

D. PUBLIC HEARING- Interim Use Permit- Chickens- 433 11th Ave SW- Kayla Boettcher

Nosbush presented the request from Kayla Boettcher, 433 11th Ave SW, to keep up to six chickens on the property, the maximum allowed by City Code for properties with less than three acres. This property is approximately 1.29 acres. The applicant has not yet provided a site plan of the coop but given the size of the lot staff do not feel placement will become an issue, and is a condition of approval before the coop can be placed.

Public Hearing

Kluck opened the public hearing at 7:33 pm.

No one approached to speak.

After three calls, Kluck closed the public hearing at 7:34 pm.

Morin motioned, seconded by Liddy, to recommend approval of the draft resolution as presented. All voted aye, no nays, motion passed unanimously.

E. PUBLIC HEARING- Easement Vacation- 707 Sunset Ln N- Wayne Brown

Nosbush said Wayne Brown, property owner of 707 Sunset Ln N, has requested to vacate a drainage and utility easement along a previously existing property line that was combined sometime prior to 1997. The addition ran directly over the easement and should not have been approved until this process occurred, this request is a mere formality to correct that.

Public Hearing

Kluck opened the public hearing at 7:36 pm.

No one approached to speak.

After three calls, Kluck closed the public hearing at 7:36 pm.

Boese motioned, seconded by Redfield, to recommend approval of the draft resolution as presented. All voted aye, no nays, motion passed unanimously.

G. PUBLIC HEARING- Conditional Use Permit- Four-Plex in R-2 Zoning- 2455 Main St S- Chenlee Liu

Westover presented the request by Chenlee Liu, 2455 Main St. S., for an CUP to build a four-plex on a lot zoned R-2 one- and two-family dwellings. More than two units is considered multiple family which is a conditional use in the R-2 zoning district. There are other four-unit buildings along Main Street S, some that have been purchased or built by Liu, and this proposed dwelling fits the character of the area. The plans submitted for this building have been reviewed and match the other four-unit dwellings in the area. This is a steep property, but City Engineer Blank had reviewed the grading plans and stated the design

should work. There are foundation concerns with the amount of slope and fill, but these concerns will be reviewed along the way.

#### Public Hearing

Kluck opened the public hearing at 7:39 pm.

Laurie Higgins, 2563 Main St S, approached to speak. Higgins lives in the adjacent lot and is opposed to this project. She does not feel four-unit dwellings should be allowed in R-2 zoning. It was explained to her that the houses would face her lot, not the street. Staff assured her the plans show the housing faces Main St, not her home. Higgins questioned the plan to ensure construction does not make a mess of her yard, Westover said the inspectors will be making regular inspections on the property to ensure proper erosion control. If there are concerns regarding this, Westover encouraged Higgins to reach out to staff.

Kluck closed the public hearing at 7:43 pm.

Morin stated this request has been presented to City Council in the past and was denied due to the steep grade of the property, concerns regarding erosion control, and the amount of fill and grading needed being a disruption to the neighboring properties. Westover said that was a different property further south. Morin stated the property in discussion has the same issues.

Chad Erickson, 2563 Main St S, said he owns the home south of the parcel. He expressed concern about erosion in his yard stating the slope is close to a forty-foot drop. He also agreed that R-2 zoning should only be for one- or two-family homes, and adding four homes would increase traffic and noise, which is already an issue in the neighboring multifamily dwellings. The buffer of woods on this lot offers some protection from this.

Morin opined the amount of fill and potential disruption to the land around the parcel makes him opposed to the project. Westover said engineer Blank had reviewed and approved the plans. Morin asked if Blank saw different plans than were presented to the Commissioners, because what he has viewed shows problems for the neighbors. He stated he respects and trusts engineer Blank. Westover said Blank did have concerns, but after discussion with the project engineers and viewing new grading plans, he approved the project stating concerns moving forward were how the fill and foundation walls worked with the permit. But what has been presented to date has been approved.

The applicant, Chenlee Liu, 129 2<sup>nd</sup> Ave SW, told Commissioners she relied upon engineers and City staff to address the concerns on the project, and has a plan that was approved. The lot that was denied had a storm sewer cutting through the property, this lot does not. Plans include building a retaining wall in the low area and making the four-plex eight inches higher than the building next to it. The plans should not disturb the neighboring properties, and should be contained to the lot. She stated she has built in Cambridge for the past 20 years and understands the need to not disturb neighboring properties.

Kluck asked for clarification on the concerns for the foundation walls, Westover said the concerns would be address with the building permit moving forward. These are typical things building inspectors watch for on any site. Bringing in fill affects the foundation so the building inspectors will review the plans

before approving the permit, and the plans will most likely require an engineered structural plan to ensure everything is constructed correctly due to the fill.

Immel said most of the houses in the neighborhood are similar to this proposal, seemingly built off the edge of a cliff and bringing in fill. As long as it is done appropriately and to code, it is feasible.

Ziebarth said from the perspective of the Planning Commission, the goal is to ensure due diligence has been taken in the project, which has been done. The next step is to ensure the permitting process is correct and inspections happen. For those that have concerns regarding the project, there is a process that the City goes through in order to make sure the building is safe, and trust needs to be placed into those hired to do this. There are concerns about the slope and he wants to be sure this is addressed before things progress too far.

Westover said those concerns are being addressed, but tonight is about approving the conditional use permit. The zoning code is one- and two-family dwellings, multiple family dwellings are listed as a conditional use. Commissioners need to decide if the permit should be recommended and if the use is compatible with the neighborhood, not discuss the slope or foundation walls. Because of previous four-plex's along Main Street, staff feel the use as a four-plex is viable in this location.

Liddy asked why a four-plex was requested rather than a duplex, Liu said the four-plex units would be one bedroom, with mostly single people residing in the homes whom are usually quiet neighbors. There is a strict background check with no felonies or drug use allowed. Liddy asked why not consider a duplex, Liu replied a duplex would allow for two bedrooms on each side, which would bring in more traffic. Kluck felt a single family with two kids would produce less traffic and vehicles than four single units. Kluck said if couples rented the single units that is the potential for eight vehicles in the small area. Liu said there was enough parking to meet the requirements, four inside parking spots and four outdoor parking spots, plus guest parking.

Boese said he recently drove through Cambridge Cove to see how things were progressing, four to five homes have been sold, all are three-bedroom homes. There is a need for smaller units too. At the current four-plex there are sometimes cars parked outside of the garages, but it works for the area.

Morin wanted to amend Condition Three, replacing 'must' with 'shall', to read "they shall be approved prior to construction". Redfield asked if it could be clarified who is making the approval, Westover said the grading must be approved by the City Engineer, the foundation walls are approved by the building official, and this is covered under Condition Two, stating the project must meet all federal, state, and local codes. Immel was opposed to adding in language because it could be legally binding to show proof of approval from both parties, and Condition Two does cover the concerns.

Liddy motioned, seconded by Boese, to recommend approval of resolution R24-038 for a Conditional Use Permit for a four-unit building with the amendment to replace must with shall in condition three as discussed. All voted aye, no nays, motion passed unanimously.

## **Other Business/Miscellaneous**

### **A. City Council Update**

Ziebarth said in the past month Council has been updating ordinances for clarification on some issues, and working with Parks Commission to highlight and celebrate some of the summer events including things to broaden the appeal of the events. Council and staff have been working with Senator Koran regarding the parking legislation, there has been a last-minute push to restrict the City's ability to regulate parking. Senator Koran has been supportive in working with the City on this issue. Street work for the Goldenwood area has been progressing, and bids for the work came in lower than expected, which is great news. The connection with the bike trail will also be completed, this has been a long-term goal for the City. There will also be re-pavement on some of the airport runways which will involve some closure and limitations of the airport, but is a good use of grants that have been awarded from state and federal partners. Council is working on getting bids for cleaning services, which will help when staff are absent.

Westover reminded Commissioners that last year Council approved No Mow May, the City will not be enforcing codes on lawn length for the month of May.

Redfield asked for an update on the tiny houses that were discussed two months ago, Ziebarth said most of the legislation has stalled, though this is concerning because things are being brought back if they have not passed. Currently this will be left as is, but may be revisited in the future. Redfield asked if representatives understood why cities were opposed to the change, Ziebarth said there have been conversations in the last three to four months regarding this and the Highway 95 project, both have had good response. The number of amendments being added have seemed to bog the system down.

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

Westover noted that summer programming has been widely published, including on social media, the website, and in brochures.

Immel asked for more information on the bike trail connection. Westover said the paved trail currently ends at 40<sup>th</sup> Ave in Isanti Township, where it continues onto the gravel Central Ave, then connects again in Goldenwood. Central Ave will be paved and a bike lane added with a curb to separate it from the street. Immel asked where people who want to use the trail will park, Westover said the City is in discussions with property owners in the area to purchase a corner parcel for a parking lot. Ziebarth noted this has been a 25-year process, but with recent changes staff are hopeful.

**Adjournment of Planning Commission Meeting**

Being no further business before the Commission, Boese moved, seconded by Immel, to adjourn the regular meeting at 8:17 pm. All voted aye, no nays. Motion carried unanimously.

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Jessica Kluck, Chair  
Cambridge Planning Commissioner

ATTEST:

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Marcia Westover  
City Planner



**Background**

Nathan Hansen of Lakeside Capital-CSS, LLC, has requested a variance from City Code Section 156.088 Exterior Building Wall and Roof Finishes to allow metal siding. The property is located at 503 Cleveland Street S and is zoned I-2 Light Industrial district. Buildings in the I-2 district are required to have a minimum of 50% coverage with the major exterior surfaces listed in the code. The pertinent sections of the code are as follows:

156.088 Exterior Building and Roof Finishes

**B (2) *Industrial buildings.***

(a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, stucco, synthetic stucco or cast in place and/or precast panels.

(b) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.

**C (2) *Industrial buildings.***

(a) In industrial areas, the exterior surface must be covered with the major exterior surface materials required in subpart (B)(2) above as follows:

1. I-1, Low Impact Business - Industrial District 65% coverage
2. I-2, Light Industrial District 50% coverage
3. I-3, General Industrial District 25% coverage

(b) The remainder of the exterior surfaces may be architectural concrete, or decorative block when they are incorporated into an overall design of the building that is determined by the City to be appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

**(D) *Accent materials.*** Wood and metal may be used as accent materials, provided that they are appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage. Accent materials shall not comprise more than 25% of a building exterior.

(F) *Roofs.* Roofs that are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs which are generally parallel with the first floor elevations are not subject to these material limitations.

### **Review**

This property has existing storage unit buildings that began construction in the late 1980's and early 1990's, before the exterior materials were regulated as such. The applicant is proposing to build two new storage unit buildings and would like to stay in character to match the existing buildings. The existing buildings have metal siding and roofs, and the proposed buildings would also have metal siding and roofs to match.

The character of mini storage facilities is comprised mostly of garage doors and naturally cannot meet the 50% major exterior materials required. Staff understands that the garage doors will be steel by disposition, but would typically require the remainder of the building to be covered by a major exterior material as identified by city code. Steel/metal is not an approved material.

In this case, staff find the metal siding a reasonable variance request since it is most harmonious with the existing buildings on-site. Also, the mini storage facility just north of this property (located at 315 Cleveland St. S.) was given a variance for metal siding due to the nature of the buildings and proximity to this storage facility. When considering the Practical Difficulties test, economic considerations alone are not considered here since the main goal is to match the existing buildings.

The purpose of the Variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties. In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that the application complies with the standards set forth below.

(E) *Standards.* In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that the application complies with the standards set forth below.

*(1) General standard. No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.*

**The use as a mini storage and its typical constructed overhead steel doors creates a practical difficulty in itself because it does not meet the strict letter of the ordinance (approximately 80% of the building is inherently comprised of overhead doors).**

*(2) "Practical difficulties", as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.*

**The existing buildings on-site are steel, and the new buildings will match therefore they will not significantly alter the character of the neighborhood since it is in an existing industrial district with similarly constructed buildings.**

- (3) *Harmony. Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.*

**Granting the variance is in harmony with the intent of the code and comprehensive plan. Specifically, the Comprehensive Plan Land Use Goal 4, Policy 4.4: Continue to plan for land uses in order to support and enhance Cambridge's ability to attract quality development. The use is existing and the buildings will match what is already constructed.**

- (4) *Economic Considerations. Economic considerations alone shall not constitute a practical difficulty; The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.*

**Economic considerations are not a significant part of this request since the main reason for the metal siding is to match the existing buildings to create a harmonious building site.**

- (5) *No other remedy. There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.*

**Due to the nature of a mini storage facility and its inherent overhead steel door construction, the building is mostly comprised of prohibited materials at present proposal. It is most rational to match the existing buildings.**

- (6) *Variance less than requested. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.*

**The design of the building is comparable to other standard mini storage facilities.**

- (7) *Essential character of the area. In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:*

(a) *Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;*

(b) *Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;*

(c) *Would the variance substantially increase congestion in the public streets due to traffic or parking;*

- (d) *Would the variance unduly increase the danger of flood or fire;*
- (e) *Would the variance unduly tax public utilities and facilities in the area; and*
- (f) *Would the variance endanger the public health or safety.*

**The steel materials will not increase traffic congestion, disturb light and air quality, or create a fire hazard.**

A summary from the applicant along with a sketch showing the proposed building materials is attached.

**Planning Commission Action:**

Hold a public hearing.

Motion to recommend approval of the variance request on the draft Resolution as presented.

**Attachments**

1. Applicant submittal (narrative and elevation sketch)

**City of Cambridge**

To: Planning Commission

From: Nate Hansen – Owners representative

Date: April 19, 2024

**Subject: Variance Request - Self-Storage Building Materials at 503 Cleveland Street S**

**Introduction**

This memo is submitted to request a variance from the City of Cambridge building code for the construction of two new self-storage buildings located at 503 Cleveland Street S.

**Project Description**

We are proposing the construction of two, 6400 square foot, drive-up self-storage buildings on the existing property which currently houses eight similar structures. The intent is to maintain a consistent aesthetic across the entire facility. The existing buildings are constructed of steel with metal roofs and siding.

**Reason for Variance**

The City of Cambridge building code currently prohibits the use of metal for building materials. We are requesting a variance to allow the use of steel with metal roofing and siding for the two new buildings to ensure they visually match the existing structures. All color schemes will be identical to the existing buildings.

**Justification for Variance**

Granting this variance will allow for a cohesive appearance across the entire self-storage facility. The use of metal for the new buildings will not negatively impact the surrounding area as the existing structures are already constructed with this material.

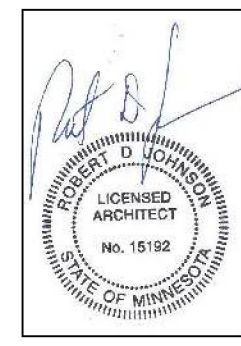
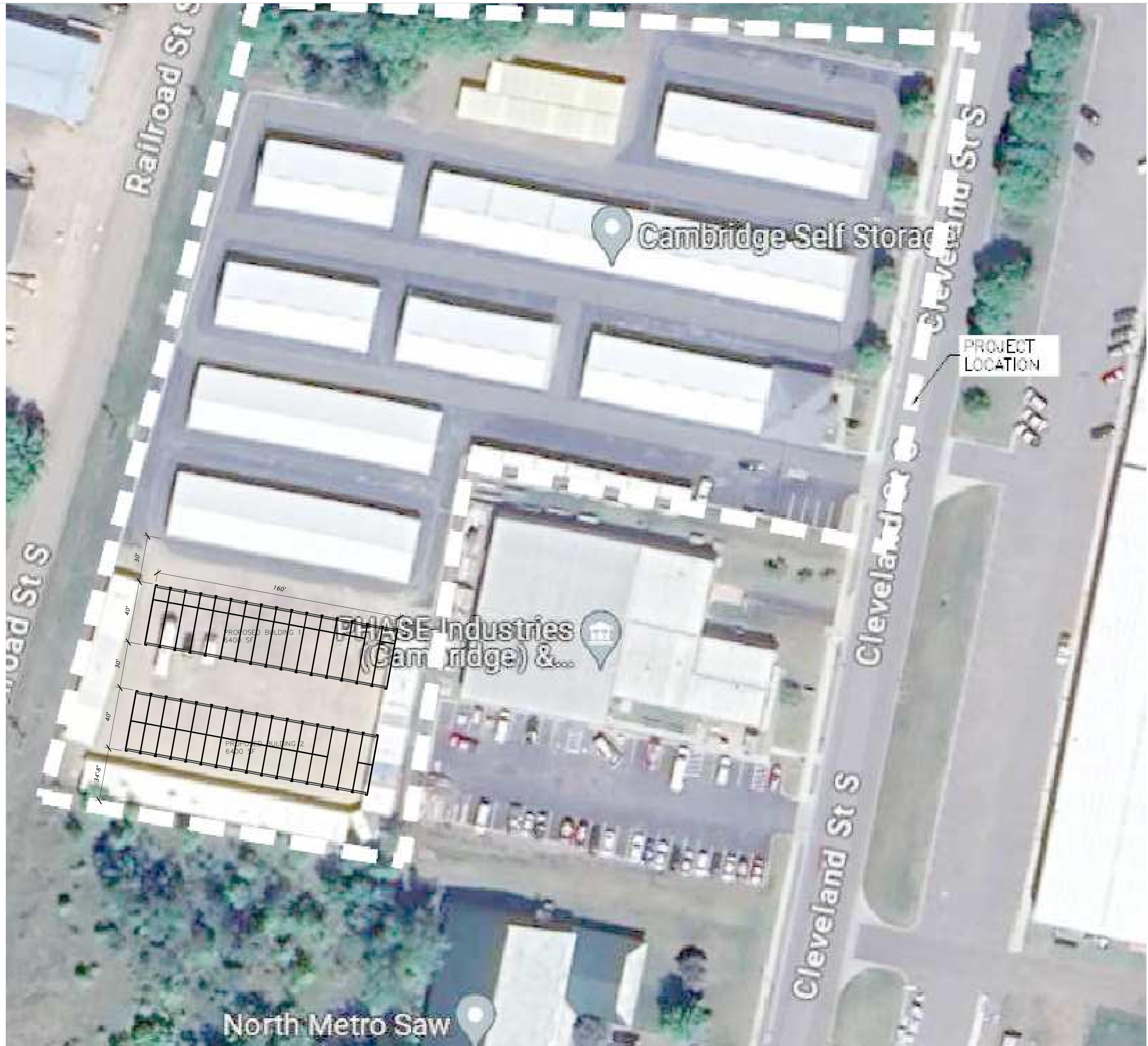
**Conclusion**

We kindly request the City of Cambridge Planning Commission to consider approving this variance request. The use of metal for the two new buildings will allow for a consistent aesthetic throughout the property and will not negatively impact the surrounding area. We are happy to answer any questions and provide additional information as needed.

Thank you for your time and consideration.

Sincerely,

Nate Hansen



4-15-24

DRAWING INDEX:  
 A1 SITE PLAN  
 A2 FLOOR PLANS AND ELEVATIONS

PROJECT:  
 BUILDING 1 = 6400 SF, UNHEATED  
 BUILDING 2 = 6400 SF, UNHEATED

BUILDING CODE:  
 IBC 2020 MINNESOTA BUILDING CODE  
 2020 MINNESOTA ACCESSIBILITY CODE  
 OCCUPANCY = S-1

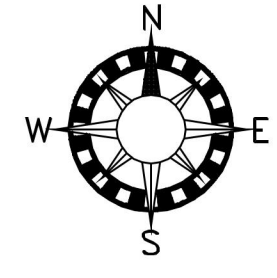
TYPE OF CONSTRUCTION = VB, NON-SPRINKLERED  
 MAC 1108.3 PROVIDE ACCESSIBILITY IN 5% OF EACH TYPE OF UNITS IN THE FACILITY. MAX 1/2" THRESHOLDS. OVERHEAD DOOR OPENING FORCE MAX 15 LBS.  
 MBC ROLL-UP DOORS SHALL COMPLY WITH ATSM E330 OR ANSI/DASMA 108 90 MPH WIND LOAD  
 MBC TABLE 503 S-1 OCCUPANCY, VB CONSTRUCTION ALLOWED 9,000 SF TOTAL AREA.  
 MBC 503.1.2 TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE COMBINED BUILDING AREA IS WITHIN TABLE 503.  
 MBC 506.1 BUILDING AREA INCREASE  
 $AA = (AT + (AT * F)) + (AT * IS)$ ; AA = 41,247 SF ALLOWABLE  
 MBC 506.1 FRONTAGE INCREASE IF  $f = (P - 0.25)W / 30$ ;  $(920 / (1104 - 0.25)30 / 30)$ ;  $f = 0.583$   
 MBC TABLE 602 FIRE SEPARATION DISTANCE GREATER THAN 10 FT, VB CONSTRUCTION; 0 HR RATED EXTERIOR WALLS.  
 MBC 705.3 BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM.  
 MBC 705.8.1 BUILDINGS WHOSE EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.  
 MBC 903.2.9 GROUP S-1 FIRE AREA LESS THAN 12,000 SF SPRINKLER SYSTEM NOT REQUIRED.

NOTE:  
 1. PROVIDE NON-FROST SUSCEPTIBLE SOIL (AS DEFINED BY GRANULAR SOILS OR OTHER APPROVED NON-FROST SUSCEPTIBLE FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 MESH SIEVE) DOWN TO FROST DEPTH.

ROBERT D. JOHNSON ARCHITECT  
 5201 STONEWOOD DRIVE  
 EAU CLAIRE, WISCONSIN 54703  
 715.828.8330 RDJARCHITECT@GMAIL.COM

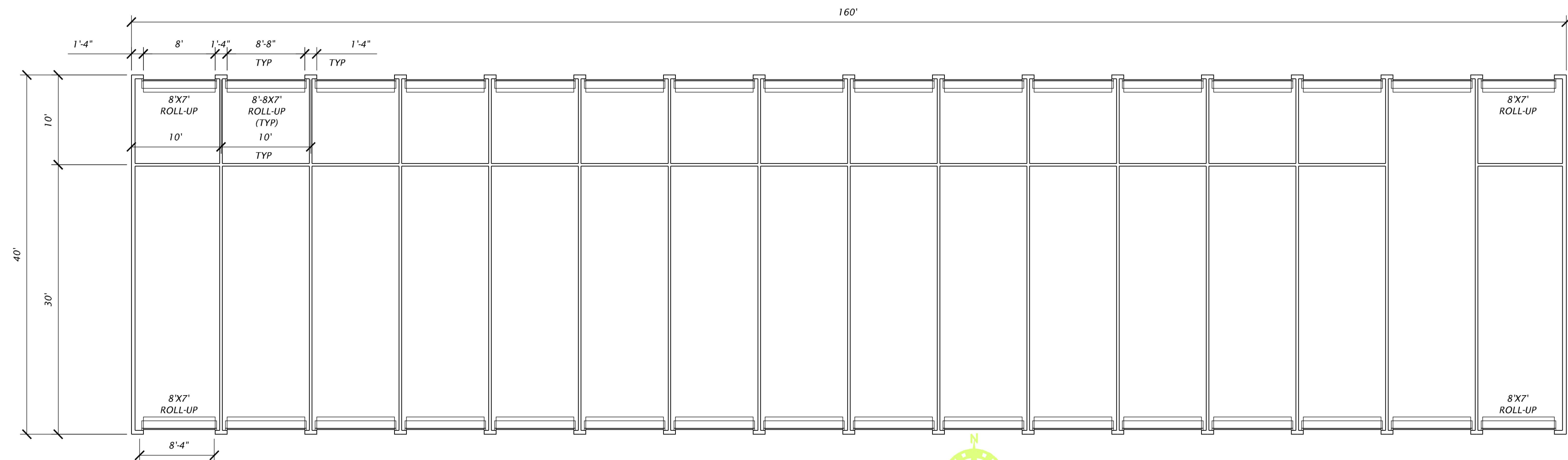
CAMBRIDGE SELF STORAGE BUILDINGS  
 503 CLEVELAND ST. SOUTH  
 CAMBRIDGE, MN 55008

1 SITE PLAN  
 1" = 30'-0"

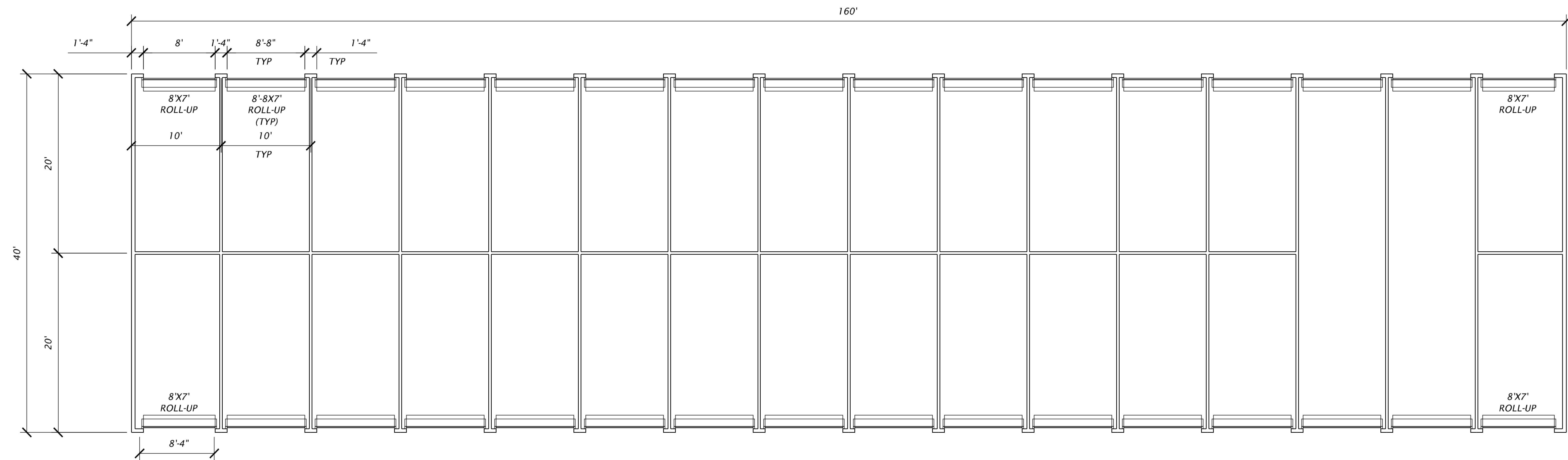


0 15' 30' 60'  
 SCALE: 1" = 30'-0"

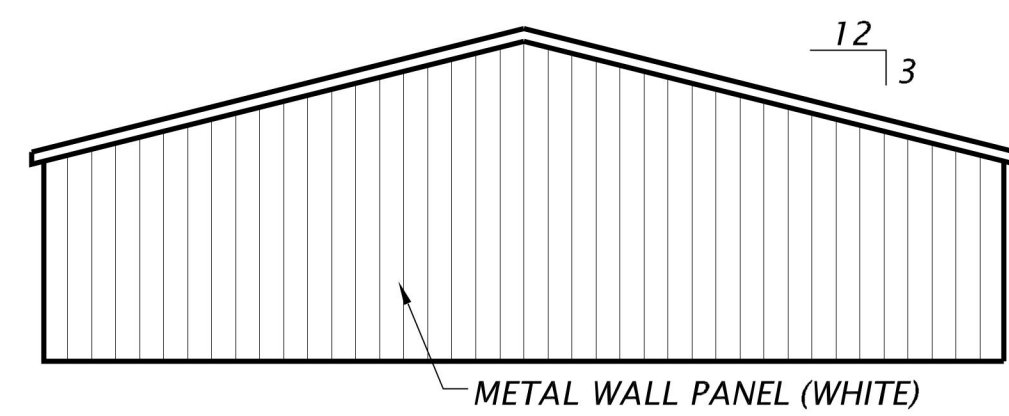
SITE PLAN  
 24x36 PAPER  
 4-19-24  
 AI



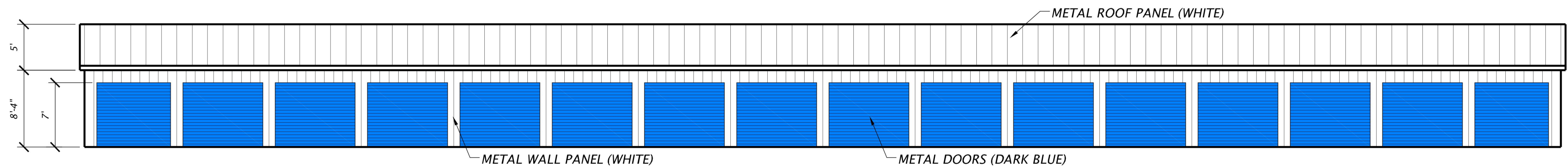
1 FLOOR PLAN BUILDING 1  
1/8" = 1'-0"



2 FLOOR PLAN BUILDING 2  
1/8" = 1'-0"



4 SIDE ELEVATION  
1/8" = 1'-0"



3 FRONT & BACK ELEVATIONS  
1/8" = 1'-0"

COLORS WILL MATCH EXISTING  
 METAL ROOF PANEL (WHITE) 6720 SF (65.5 %)  
 METAL WALL PANEL (WHITE) 1609 SF (15.7 %)  
 METAL DOORS (DARK BLUE) 1923 SF (18.8 %)  
 TOTAL 10252 SF PER BUILDING

ROBERT D. JOHNSON ARCHITECT  
 5201 STONEWOOD DRIVE  
 EAU CLAIRE, WISCONSIN 54703  
 715.828.8330 RDJARCHITECT@GMAIL.COM

CAMBRIDGE SELF STORAGE BUILDINGS  
 503 CLEVELAND ST. SOUTH  
 CAMBRIDGE, MN 55008

FLOOR PLANS & ELEVATIONS  
 24x36 PAPER

4-19-24  
 A2

## Resolution No. R24-041

### RESOLUTION APPROVING THE APPLICATION FOR A VARIANCE FOR EXTERIOR MATERIALS

(503 Cleveland St. S.-Cambridge Self Storage)  
(PIN: 15.270.0020 & 15.270.0030)

**WHEREAS**, Nathan Hansen, Lakeside Capital-CSS, LLC., owner of the property at 503 Cleveland Street S., Cambridge, Minnesota, has applied for a Variance from the provisions of City Code Section 156.088 Exterior Building Wall and Roof Finishes; and

**WHEREAS**, Nathan Hansen has requested to allow steel siding in the I-2 zoning district on the exterior of the self-storage buildings; and

**WHEREAS**, City Code Section 156.088 Exterior Building Wall and Roof Finishes explains that 50% of the exterior must be covered by an approved major material in an I-2 zoning district where steel is not an approved material; and

**WHEREAS**, City staff have completed a review of the application and have 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 4th day of June, 2024, following proper notice, held a public hearing and following said public hearing, adopted a recommendation that the request for Variance approval be granted; and

**WHEREAS**, The City Council finds the seven (7) required standards to approve a variance request have been satisfied as follows:

- (1) *General standard. No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.*

**The use as a mini storage and its typical constructed overhead steel doors creates a practical difficulty in itself because it does not meet the strict letter of the ordinance (approximately 80% of the building is inherently comprised of overhead doors).**

- (2) *“Practical difficulties”, as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.*

**This existing buildings on-site are steel, and the new buildings will match therefore they will not significantly alter the character of the neighborhood since it is in an existing industrial district with similarly constructed buildings.**



- (3) *Harmony. Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.*

**Granting the variance is in harmony with the intent of the code and comprehensive plan. Specifically, the Comprehensive Plan Land Use Goal 4, Policy 4.4: Continue to plan for land uses in order to support and enhance Cambridge's ability to attract quality development. The use is existing and the buildings will match what is already constructed.**

- (4) *Economic Considerations. Economic considerations alone shall not constitute a practical difficulty; The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.*

**Economic considerations are not a significant part of this request since the main reason for the metal siding is to match the existing buildings to create a harmonious building site.**

- (5) *No other remedy. There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.*

**Due to the nature of a mini storage facility and its inherent overhead steel door construction, the building is mostly comprised of prohibited materials at present proposal. It is most rational to match the existing buildings.**

- (6) *Variance less than requested. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.*

**The design of the building is comparable to other standard mini storage facilities.**

- (7) *Essential character of the area. In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:*

(a) *Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;*

(b) *Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;*

(c) *Would the variance substantially increase congestion in the public streets due to traffic or parking;*

(d) *Would the variance unduly increase the danger of flood or fire;*

- (e) *Would the variance unduly tax public utilities and facilities in the area; and*
- (f) *Would the variance endanger the public health or safety.*

**The steel materials will not increase traffic congestion, disturb light and air quality, or create a fire hazard.**

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of Cambridge, Minnesota, approves the variance request to allow Nathan Hansen, Lakeside Capital-CSS, LLC., to use steel materials on the exterior of the buildings as presented on the plans submitted with the application.

Adopted by the Cambridge City Council  
this 17th day of June 2024.

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James Godfrey, Mayor

ATTEST:

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Evan C. Vogel, City Administrator

**Overview**

The request is from Michael Goodhart, to keep chickens at the property through an Interim Use Permit (IUP). The request is to keep up to six (6) chickens on the property, the maximum allowed by City Code. Properties with less than three (3) acres are allowed up to six (6) chickens. The property is approximately 0.28 Acres.

In addition, a run is required to be attached to the coop since the property is less than five (5) acres (no free ranging). The coop as shown meets the required setbacks as identified for accessory structures. The coop as shown is 10' from the side property line and 30' from any adjacent residential dwellings.

City code allows the keeping of fowl 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.

**Planning Commission Action**

Motion to approve the draft Resolution as presented to allow an Interim Use Permit for two (2) years to allow up to six (6) chickens on the property as long as the conditions listed can be met.

Conditions:

1. The Interim Use Permit is non-transferrable and only issued to Michael Goodhart, 1463 Roosevelt St S.
2. The Interim Use Permit shall expire on June 17, 2026.
3. Section 156.067 Keeping of Fowl of the City Code must be met at all times, including but not limited to:
  - a. leg banding is required and serial numbers must be submitted to City.
  - b. no roosters shall be kept on the property
  - c. no sale of eggs
  - d. the coop/pen must match the principal structure as close as possible

**Attachments**

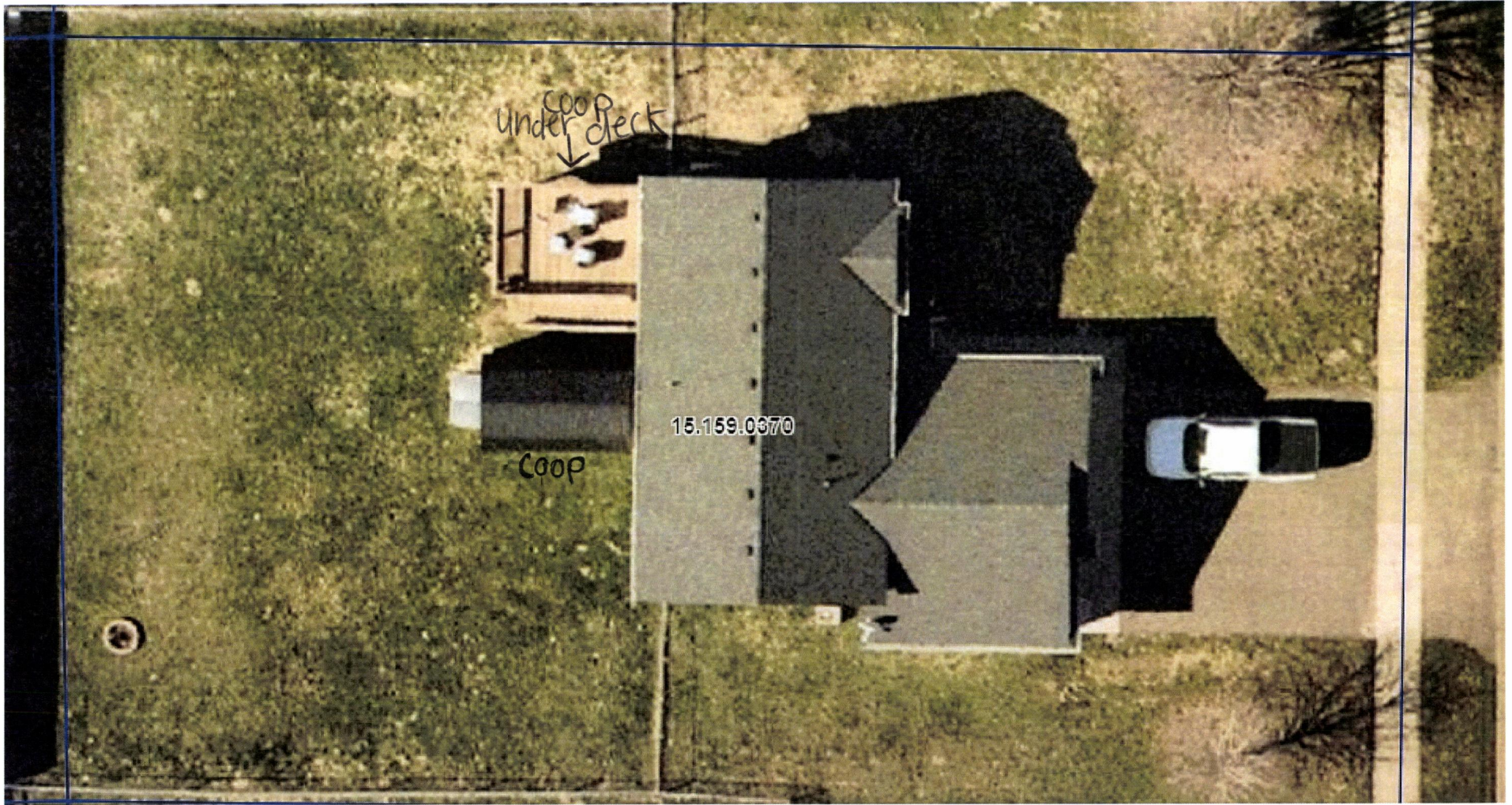
1. Applicant Letter
2. Coop Picture
3. Site Plan
4. Draft Resolution

Dear City of Cambridge, my name is Mike Goodhart, we would like to have 4-6 chicken in our residential home located at 1463 Roosevelt St. Our use for the chickens would mainly be for eggs and a hobby. The chickens we plan on having are known to be quiet, friendly, and calm/docile. Our desired chicken breeds would be Brahamas, Silkies, and Orpingtons. All chickens I am referring to are going to be hens, no roosters! We plan on having the chickens by the deck in our backyard, or next to the shed. Both locations are over 10 feet away from our neighbor's land line and over 30 feet from their house. Attached is the copy of our property layout, along with a picture of the coop.

Thank You,

Mike Goodhart





## Resolution No. R24-042

*RESOLUTION APPROVING AN INTERIM USE PERMIT  
TO ALLOW THE KEEPING OF FOWL  
1463 ROOSEVELT ST S*

**WHEREAS**, Michael Goodhart, Cambridge, MN, 55008, representative of the property located at:

Lot 12, Block 2, North Ridge 6<sup>th</sup> Addition, Isanti County, Minnesota

has applied for an Interim Use Permit to allow the keeping of Fowl on the property; 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 4<sup>th</sup> Day of June, 2024, 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 City Council, on the 17<sup>th</sup> Day of June, 2024, 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 certain fowl 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 an Interim Use Permit for two (2) years to allow up to six (6) chickens on the property as long as the conditions listed can be met.

Conditions:

1. A site plan showing a compliant run must be submitted and approved prior to obtaining birds.
2. The Interim Use Permit is non-transferrable and only issued to Michael Goodhart, 1463 Roosevelt St S
3. The Interim Use Permit shall expire on June 17, 2026.
4. Section 156.067 Keeping of Fowl of the City Code must be met at all times, including but not limited to:
  - a. leg banding is required and serial numbers must be submitted to City.
  - b. no roosters shall be kept on the property
  - c. no sale of eggs
  - d. the coop/pen must match the principal structure as close as possible

Adopted by the Cambridge City Council this 17<sup>th</sup> day of June, 2024.

ATTEST:

\_\_\_\_\_  
James A. Godfrey, Mayor

\_\_\_\_\_  
Evan C. Vogel, City Administrator

**5C Planning Commission**

**Ordinance Amendment-Auto Oriented Uses, tire changes      June 4, 2024**

**Background**

Section 156.090 Auto-Oriented Uses of the city code requires all repair of vehicles to be conducted within an enclosed building except for tire inflation, changing wipers or adding oil. An amendment to allow changing the tire and tire repair in addition to inflating the tire is proposed.

Staff find changing or repairing a tire to be a quick, unobtrusive, minor repair for an auto repair business, and the service stalls in the buildings can then be open for major repairs that take longer.

The existing code language is below:

§ 156.090 AUTO-ORIENTED USES

**(D)**    *Auto repair and service, major and minor.*

(1)    All repair, assembly, disassembly and maintenance of vehicles shall be conducted within an enclosed building except tire inflation, changing wipers or adding oil.

**Planning Commission Action:**

Hold a public hearing.

Motion to recommend approval of the Ordinance amendment as presented.

**Attachments**

1. Draft Ordinance



**ORDINANCE 787**

**TITLE XV LAND USE, CHAPTER 156 ZONING, SECTION 156.090 AUTO-ORIENTED USES**

The Cambridge City Council hereby amends the following language in Title XV Land Use, Chapter 156 Zoning, Section 156.090 Auto-Oriented Uses:

**§ 156.090 Auto-Oriented Uses**

**(D)** *Auto repair and service, major and minor.*

(1) All repair, assembly, disassembly and maintenance of vehicles shall be conducted within an enclosed building except tire changes/repair/inflation, changing wipers or adding oil.

All other sections and subsections of this Chapter shall remain as written and previously adopted by the City Council. This ordinance shall become effective upon publication.

Adopted this 17th day of June, 2024

\_\_\_\_\_  
James A. Godfrey, Mayor

ATTEST:

\_\_\_\_\_  
Evan C. Vogel, City Administrator

**Summary Publication of Ordinance**

The City Council of the City of Cambridge adopted Ordinance 787 amending Title XV Land Use, Chapter 156 Zoning, Section 156.090 Auto-Oriented Uses, to include allowing tire changes and repairs in addition to inflation of tires on the lot and not within a building. The complete ordinance is available for public inspection at the office of the City Administrator, 300 3rd Ave NE, Cambridge, Minnesota.

ATTEST:

\_\_\_\_\_  
Evan C. Vogel, City Administrator

Date of Publication: June 27, 2024