

**Meeting Announcement and Agenda of the
Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, July 2 2024, 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. June 4, 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 for Storage Pods, Cambridge Medical Center (p. 6)
 - B. **PUBLIC HEARING**- Interim Use Permit, Chickens, 3330 Ten Oaks St. S. (p. 12)
 - C. **PUBLIC HEARING**- Interim Use Permit, Chickens, 3225 Ten Oaks St. S. (p. 12)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn (Next Scheduled Meeting: August 6, 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, June 4, 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, 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 7:00 pm and led the Pledge of Allegiance.

Approval of Agenda

Immel moved, seconded by Ziebarth, to approve the agenda. All voted aye, no nays. Motion carried unanimously.

Approval of Minutes

Morin moved, seconded by Liddy, to approve the May 7, 2024 meeting minutes. All voted aye, no nays. Motion passed unanimously.

Public Comment

Kluck opened the public comment at 7:01 pm.

No one approached for comment.

Kluck closed the public comment at 7:02 pm.

New Business

A. PUBLIC HEARING- Variance- Exterior Material- 503 Cleveland St. S.

Nosbush presented a variance request from Nathan Hansen of Lakeside Capital-CSS, LLC, 503 Cleveland St. S. The request is for a variance from City Code Section 156.088 Exterior Building Wall and Roof Finishes to allow metal siding. The property is zoned I-2 light industrial, and code requires buildings in this district to have 50 percent coverage with the major exterior surfaces listed in the code, which does not include metal.

Nosbush continued, the existing storage unit buildings on the site date back to the late 1980's and early 1990's, before such exterior materials were regulated. The applicant is proposing to build two new storage unit buildings and the requested metal siding and roofs would match the existing buildings on site. Staff find that this a reasonable request as it is harmonious with the existing buildings.

Nosbush noted the mini storage facility just north of this property, 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. Staff find the application in compliance with all seven standards in the state statute.

Public Hearing

Kluck opened the public hearing at 7:06 pm.

Eli Rupneu, Hugo, MN. Rupneu was present to represent the applicant and has worked on the design of the buildings. There were no questions from Commissioners. No one else approached to speak.

Kluck closed the public hearing at 7:07 pm.

Kluck clarified the existing buildings at the proposed site were used to decide materials for the property to the north, Nosbush said part of the reasoning behind granting that variance was due to the character of the neighborhood, including this site. Metal siding is consistently used at both sites. Redfield said that variance was granted in 2020 or 2021, considering 80 percent of the building is doors, there is not much surface for other material.

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

B. PUBLIC HEARING- Interim Use Permit- Chickens- 1463 Roosevelt St S

Nosbush presented the request to keep chickens through an Interim Use Permit (IUP). The request is to keep up to six chickens on the 0.28-acre property, the maximum allowed by city code on sites with less than three acres.

Nosbush continued, the applicant provided a site plan showing the coop will meet the required setbacks of 10 feet from the side property line and 30 feet from any adjacent residential dwellings. A plan for the coop and run area was also submitted. The proposed conditions are standard for this type of request, with a two-year IUP term, which can be reapplied for if the applicant wishes to continue the use. The IUP is non-transferrable and must comply with city code section 156.067 at all times, including submitting leg banding numbers to staff following the approval, no roosters, no sale of eggs, and noting the color of the coop will be assessed by staff if the IUP is approved.

Public Hearing

Kluck opened the public hearing at 7:10 pm.

Mike Goodhart, 1463 Roosevelt St. S. Goodhart approached to answer any questions. Redfield asked if the coop would be placed near the deck or shed, as both were marked on the site plan. Goodhart said those were the two possible locations, near the shed, or under the deck to minimize exposure to the elements.

No one else approached to speak. Kluck closed the public hearing at 7:11 pm.

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

C. PUBLIC HEARING- Ordinance Amendment- § 156.090 Auto Oriented

Nosbush presented an ordinance amendment to Section 156.090 Auto-Oriented Uses. The city code currently requires all repair of vehicles to be conducted within an enclosed building except for tire inflation, changing wipers, or adding oil. The proposed amendment would allow changing a tire and tire repair outside of a closed building. Staff find changing or repairing a tire to be a quick, unobtrusive repair for an auto repair business, and service stalls in the building can then be utilized for major repairs that take longer.

Public Hearing

Kluck opened the public hearing at 7:13 pm.

No one approached to speak.

Kluck closed the public hearing at 7:14 pm.

Liddy motioned, seconded by Boese, to recommend approval of the ordinance amendment as presented.

Redfield questioned the definition of tire repair, Nosbush replied that patching a hole or other repairs directly to the tire itself and do not warrant any long-term disabling of a vehicle.

Upon vote, all voted aye, no nays. Motion passed unanimously.

Other Business/Miscellaneous

A. City Council Update

Ziebarth said at the last meeting, Council recognized and celebrated the outgoing police chief, and swore in the incoming police leadership. This was a big day, as historically, there is not a lot of turnover for the city. Ziebarth announced that on July 1st Council will hear a housing study update and invited Commissioners to attend if able. Immel asked if the study was leading towards the redevelopment of the comprehensive plan, Ziebarth said a housing study is required to be updated every so often. In addition, prior to the Cambridge Cove, there was not a lot of properties available for housing, the study looked at the long-term housing needs for Cambridge.

Ziebarth said city events were starting in June, including music in the park and Third Thursday in downtown, the band was thought to be Good for Gary.

Ziebarth continued, there was no bonding issued in the recent legislative update. The city had a bond request to help with the added expenses on the Highway 95 construction project. It is hopeful next year there will be an opportunity for bonding.

Ziebarth said that City Council has two seats available for the November election, there are currently four candidates that have submitted their affidavits. If that holds, the city will not have to have a primary, which will save funds. The candidates are two males and two females, a nice, equal representation. He noted that in 2020 the county had redistricted, the west side of the city was paired with Alan Duff and Bradford township. Duff's position was a two-year term at that point, so, there is a county commission seat open that covers the west side of Cambridge.

There is major street reconstruction in the Goldenwood neighborhood on the southern part of the city occurring throughout the summer. This has gone smoothly so far. With the bonds previously received by the city, and the lower-than-expected bids received, this has helped with construction costs. The upcoming Highway 95 reconstruction will improve the drainage in the area and lessen the risk of flooding that has happened in the past.

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

Nosbush reminded Commissioners of the summer events. First upcoming is a kid's event on June 27th, as well as some Third Thursday street Dances, and other music events. These are all located on the calendar on the city's website.

Adjournment of Planning Commission Meeting

Being no further business before the Commission, Boese moved, seconded by Ziebarth, to adjourn the regular meeting at 7:24 pm. All voted aye, no nays. Motion carried unanimously.

Jessica Kluck, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
City Planner

Background

Cambridge Medical Center, 701 Dellwood St S, has requested a variance from City Code Section 156.085E Outdoor Storage to allow three (3) Storage Pods in PM Professional/Medical Zoning. Storage Pods are not currently allowed in PM Zoning.

Review

There are current plans in discussion for an entirely new Medical Center on the east side of Cambridge, which would render this existing site obsolete.

In this case, staff find the storage pods a reasonable variance request because of the relatively short term planned use, size of the site, and placement of the pods. We recommend some conditions that take effect only if the plans do not go through for a new medical center site.

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.

- (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.*

Denying the storage pod use would create the need for permanent storage buildings, which would need to be removed if the site moves.

- (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 pods will have limited visibility from the public road and almost no visibility from any residential sites. The areas which the storage pods are placed are already used for storage by the Hospital. The practical difficulty is due to the plans to move the medical center to an entirely new site; they could build permanent structures now but it would not be reasonable since they plan to move sites.

- (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.

- (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 the only consideration- Denying the storage pod use would create the need for permanent storage, which would need to be removed if the site moves.

- (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.*

Denying the storage pod use would create the need for permanent storage, which would need to be removed if the site moves. Removing permanent structures not long after they are built is more intrusive than allowing the pods to remain on-site for a short-term period.

- (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 number of pods is necessary for storage of equipment and salt for winter applications. The only other alternative is to build permanent structures which is not currently reasonable due to the plan to move their entire site to the east side of the city.

- (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 storage pods will not increase traffic congestion, disturb light and air quality, or create a fire hazard.

Planning Commission Action:

Hold a public hearing.

Motion to recommend approval of the variance request on the draft Resolution as presented with conditions as follows:

1. If after 5 years (July 2029) there is no longer active plans for a new hospital site, the Pods must either be removed or obtain a building permit and, if needed, paint the storage pods to a neutral earth tone.
2. This variance is non-transferrable and is only approved for Cambridge Medical Center.

Attachments

1. Site Map
2. Draft Resolution



Resolution No. R24-048

RESOLUTION APPROVING THE APPLICATION FOR A VARIANCE FOR STORAGE
PODS IN NON-ALLOWED ZONING
(701 Dellwood St S- Cambridge Medical Center)
(PIN: 15.042.1370 & 15.109.0011)

WHEREAS, Allina Hospitals and Clinics, owner of the property at 701 Dellwood Street S., Cambridge, Minnesota, has applied for a Variance from the provisions of City Code Section 156.085E Outdoor Storage; and

WHEREAS, Allina has requested to allow three (3) storage pods in Professional/Medical Zoning; and

WHEREAS, City Code Section 156.085E Outdoor Storage explains that storage pods are not allowed in Professional/Medical zoning; 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 2nd day of July, 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.*

Denying the storage pod use would create the need for permanent storage buildings, which would need to be removed if the site moves.

- (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 pods will have limited visibility from the public road and almost no visibility from any residential sites. The areas which the storage pods are placed are already used for storage by the Hospital. The practical difficulty is due to the plans to move the medical center to an entirely new site; they could build permanent structures now but it would not be reasonable since they plan to move sites.

- (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.

- (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 the only consideration- Denying the storage pod use would create the need for permanent storage, which would need to be removed if the site moves.

- (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.*

Denying the storage pod use would create the need for permanent storage, which would need to be removed if the site moves. Removing permanent structures not long after they are built is more intrusive than allowing the pods to remain on-site for a short-term period.

- (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 number of pods is necessary for storage of equipment and salt for winter applications. The only other alternative is to build permanent structures which is not currently reasonable due to the plan to move their entire site to the east side of the city.

- (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 storage pods 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 Allina Hospitals and Clinics to utilize three (3) storage pods as presented on the plans submitted with the application.

Adopted by the Cambridge City Council
this 15th day of July 2024.

James Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

Background

Danielle Tierney, 3330 Ten Oaks St S; and Heather Thonvold, 3225 Ten Oaks St S, have each requested a variance from City Code Section 153.042- Scenic River 2 District (SR-2).

Subpart B1D of City Code Section 153.042 states that Agricultural uses are permitted, provided they do not have livestock associated with the use.

Review

The Tierney site, 3330 Ten Oaks St S, is 2.94 Acres and riparian, while the Thonvold site, 3225 Ten Oaks St S is 1.06 Acres and non-riparian. Each are requesting to keep up to 15 chickens.

The underlying zoning is RA Rural Residence/Agricultural district. The properties would be permitted to have 50 chickens per acre if not for the Scenic River overlay. The Scenic River overlay district prohibits livestock.

If the properties were R-1 Zoning (Single Family), they would be allowed to have 6 (less than 3 acres) and 12 (more than 3 acres) chickens.

Craig Wills, DNR area Hydrologist, stated that the DNR would start to get concerned at a much higher number when the site qualifies as a feedlot- or 1250 chickens.

The character of the area is very low density residential, with a majority of the parcels being between 1 and 5 acres in size.

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.

- (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.*
- (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.*
- (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.*
- (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.*

(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.*

(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.*

(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.*

Planning Commission Action:

Hold a public hearing and make a motion separately for each request. Direct staff to prepare draft resolution.

If the recommendation is to approve each request, Staff recommend condition(s) referencing § 156.067- Keeping of Fowl except part 7 (# allowed); as well as working with Staff on an approved coop and coop location to meet the Code.

Attachments

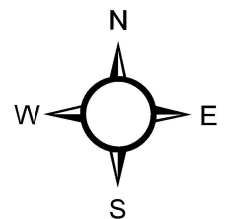
1. Site Maps

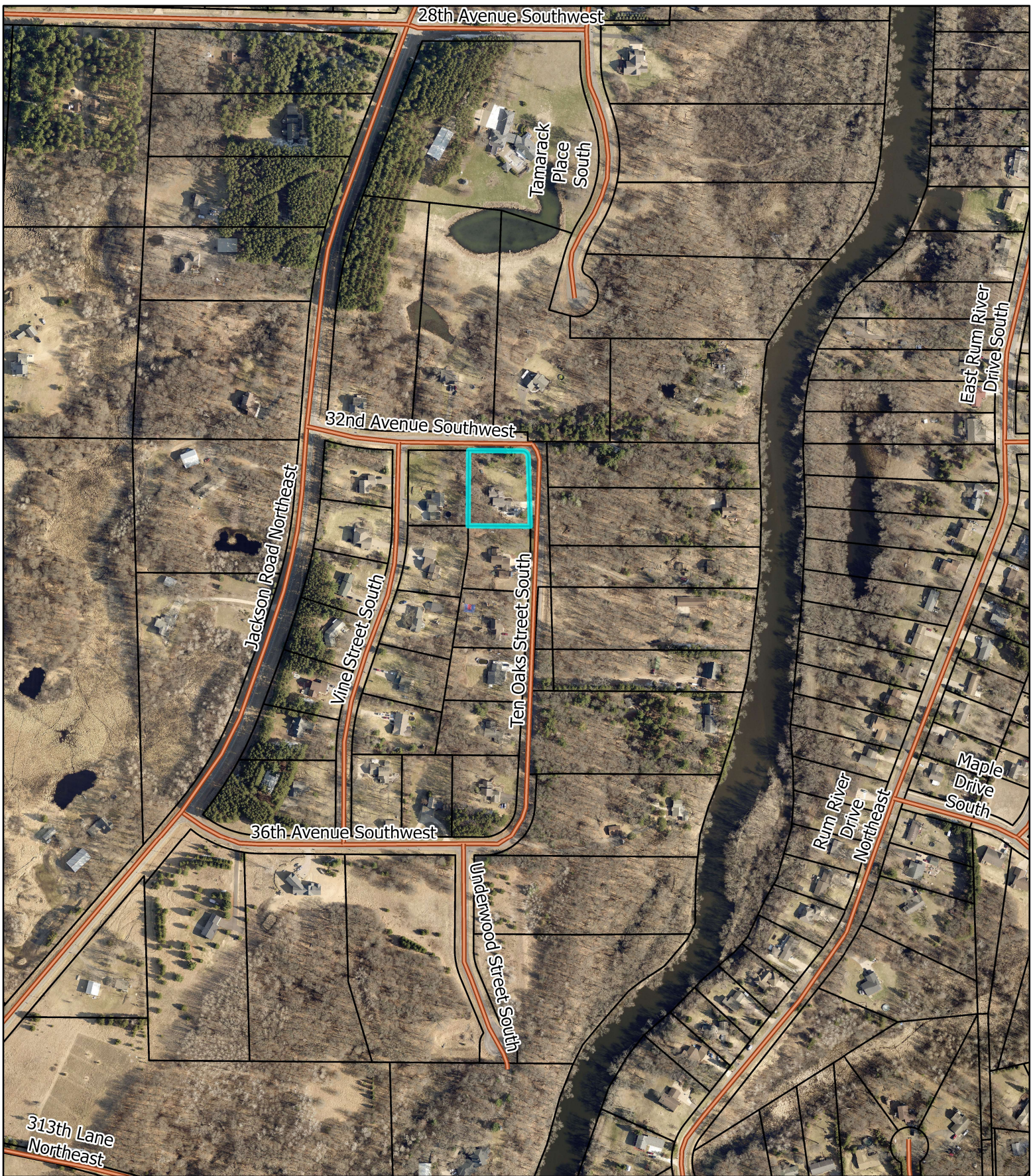


32nd Avenue Southwest

Ten Oaks Street South

Chicken Variance Request
Danielle Tierney
3330 Ten Oaks St S





Chicken Variance Request
Heather Thonvold
3225 Ten Oaks St S

