

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