

**Meeting Announcement and Agenda of the  
Cambridge Planning Commission  
City Hall Council Chambers  
Regular Meeting, Tuesday, August 6, 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. July 2, 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**- Interim Use Permit- Chickens- 721 3<sup>rd</sup> Ave SW (p. 8)
  - B. **PUBLIC HEARING**- ORD 788 Amending Title XV Land Use, Chapter 153 Scenic Rum River, Section 153.042 Subdistricts (p. 12)
  - C. **PUBLIC HEARING**- ORD 789 Amending Title XV Land Use, Chapter 156 Zoning, Section 156.039 Professional/Medical (p. 16)
  - D. **PUBLIC HEARING**- ORD 790 Amending Title XV Land Use, Chapter 156 Zoning, Sections 156.007 Definitions & 156.040 Business Districts (p. 18)
6. Other Business/Miscellaneous
  - A. City Council Update
  - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn (Next Scheduled Meeting: **Wednesday**, September 4, 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, July 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 Mark Ziebarth (City Council Representative)

Members Absent: Commissioner David Redfield

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**

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

### **Approval of Minutes**

Immel moved, seconded by Morin, to approve the June 4, 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 to speak.

Kluck closed the public comment at 7:02 pm.

### **New Business**

#### **A Variance- Storage Pods for Cambridge Medical Center**

Nosbush presented a request from Cambridge Medical Center at 701 Dellwood St S, for a variance from City Code Section 156.085E Outdoor Storage to allow three storage pods in Professional/Medical Zoning, which does not allow storage pods.

Nosbush stated there has been discussions on a new medical center on the east side of Cambridge, which would render the existing site obsolete. In this case, staff find the storage pods are a reasonable variance request because of the relatively short-term planned use, size of the site, and placement of the pods. Staff recommend conditions to take effect only if the plans do not go through for the new medical center site. Denying the storage pod use would create the need for permanent storage, which would need to be removed if the site moves. The units would be used for salt storage and other outdoor maintenance storage.

Nosbush noted if, after five years, there is no active plans for a new hospital site, the pods would need to be removed or a building permit obtained and pods painted a neutral color. Another condition is the variance is non-transferrable should the site be re-developed.

Public hearing

Kluck opened the public hearing at 7:05 pm.

No one approached to speak.

Kluck closed the public comment at 7:06 pm.

Liddy noted the pods appeared on-site already and asked if a previous variance had been granted, Nosbush said this was a new request, due to a code enforcement case against the existing pods. Liddy asked why the requirement to paint the pods was not part of the variance requirement, Nosbush said that could be added if Commissioners requested.

Morin felt the pods should be uniform in color at minimum. He stated the new medical center could be years down the road, and felt that five years was too long and should be shortened to three or four years similar to other variance requests of this nature. Nosbush clarified the request is for a variance, the term of the variance is not what is being proposed, the five-year timeline is when the conditions would be required.

Kluck clarified it would be five years before painting and other conditions would take effect, Nosbush said that was correct, a variance is not allowed to have an expiration. The idea would be for status quo unless the plans change for the new site, at which point they need to obtain a building permit and paint the pods, or have them removed entirely.

Kluck opined other businesses are required to comply to the code and match units to the existing area with a surrounding fence, the hospital should not be allowed to do things differently. The last update she had heard was the new hospital was not happening. Requesting compliance now would prevent this needing to be re-visited again in five years. Kluck asked if the variance would allow pods to be placed anywhere on their property, Nosbush said a condition could be added stating they were allowed in a specific spot only, if requested.

Westover clarified that a variance can have an end date, so one could be added stating the pods would have to be removed by a specified date. She noted the hospital has communicated they were willing to paint the pods.

Liddy stated that he was in favor of the five-year term since construction would likely take two to three years to complete once the project started. He did request the resolution be amended to include painting the units a neutral color.

Kluck asked how long Target had requested their storage pods for, Morin answered three years with the requirements to be fenced and painted to match the existing building. Kluck asked if there was a quantity limit, Nosbush said the request was for three pods only. Kluck asked if there would be a need for more.

Nick Nehman, a representative of Cambridge Medical Center, approached to answer the Commissioner's questions. He stated there were no intentions for additional pods, and possibly only two units may be needed and one could be removed. He reiterated they would paint them if requested.

Liddy motioned, seconded by Morin, to recommend approval of the variance request with a five-year timeframe, and Resolution R24-048 amended to require the storage pods be painted a neutral color. All voted aye, no nays, motion passed unanimously.

B & C Variance for Chickens in Shoreland District

Nosbush presented two requests, one from Danielle Tierney, 3330 Ten Oaks St S; and another Heather Thonvold, 3225 Ten Oaks St S. Each have requested a variance from City Code Section 153.042- Scenic River 2 (SR-2) District. Subpart B1D of City Code Section 153.042 states that Agricultural uses are permitted, provided they do not have livestock associated with the use.

3330 Ten Oaks St S is 2.94 Acres and a riparian lot, 3225 Ten Oaks St S is 1.06 acres and a non-riparian lot. Both applicants are requesting to keep up to 15 chickens.

The underlying zoning on both sites is Rural Residence/Agricultural district (RA) and would be permitted to have 50 chickens per acre if not for the Scenic River overlay that prohibits livestock. If the properties were R-1 Zoning (single-family), they would be allowed to have six chickens for less than three acres and 12 for more than three acres. The character of the area is very low density residential, with a majority of the parcels being between one and five acres in size.

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, which is about 1,250 chickens.

Public hearing for 3330 Ten Oaks St S

Kluck opened the public hearing at 7:22 pm.

No one approached to speak.

Kluck closed the public comment at 7:23 pm.

Public hearing for 3225 Ten Oaks St S

Kluck opened the public hearing at 7:23 pm.

No one approached to speak.

Kluck closed the public comment at 7:24 pm.

Thonvold was present for questions. Immel asked why they were requesting 15 chickens, the applicant stated they thought they were requesting 12 chickens and did not want 15. She stated she has 10 chickens, though one may be a rooster which would be rehomed. Kluck clarified there are already chickens at the home, Thonvold confirmed there was. Kluck asked if staff had been out to conduct a site plan visit, Nosbush said not yet. Thonvold said they got chickens believing they were rural residential and did not know they were part of the scenic riverway.

Thonvold showed Commissioners photos of their coop and run, stating the run is 10 feet wide by 15 feet long, and the coop is 8.5 feet by almost four feet wide, with a run area below the coop. Kluck asked where the coop was currently set up, Thonvold pointed out where the coop is located on the aerial map. Nosbush clarified the underlying zoning of the sites is RA and would be permitted to have 50 chickens per acre, the mention of having six or 12 chickens was a reference for R-1 zoning in the city. Thonvold pointed out the location Tierney's coop, but did not know the dimensions.

Immel motioned, seconded by Ziebarth, to recommend approval of the variance for 3330 Ten Oaks St S. for up to 15 chickens, as long as the conditions in § 156.067- Keeping of Fowl, except part 7, were met. All voted aye, no nays, motion passed unanimously.

Liddy motioned, seconded by Morin, to recommend approval of the variance for 3225 Ten Oaks St S. for up to 15 chickens, as long as the conditions in § 156.067- Keeping of Fowl, except part 7, were met. All voted aye, no nays, motion passed unanimously.

### **Other Business/Miscellaneous**

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

Ziebarth said that in August of 2023 the City Council commissioned a housing study, which cost \$19,000. The company started the study in the winter months of 2024 and reported the results to Council on July 1<sup>st</sup>. This was in part to get a better understanding of the housing needs for the city, with focus on what is working and what the challenges are. The results show there is a need for more active senior housing, first time homebuyer housing, and subsidized/affordable apartments. Cambridge Cove has helped with the need for single-family housing. More flexibility in different types of housing is gaining popularity, such as twin homes and townhomes. Cambridge has a larger than state-average for single-family rental homes. The city is the driver for the market area which includes surrounding townships, Isanti, and some of Braham, and is also an importer of jobs and people commute to the city for work.

Kluck said the study showed the vacancy rate at 1.7 percent, normal rates sit around 5 percent. Household income is increasing, telecommuting has changed the housing need, and there is an increase in population diversity.

Ziebarth felt the decrease in family size was interesting. Instead of families with two or three children and five people in the home, there is more single individuals or two-person households with larger homes than needed. Providing smaller homes for this demographic frees up larger homes suitable for larger families and first-time homebuyers.

Boese was surprised at the low vacancy rates as well, apartments and single-family homes were both recommended. Interestingly, in 2005 there was 7,089 employees in the city, in 2022 there was 6,534. Employment has gone down, partially due to hybrid workers not being considered employed in the city. Some cities have more jobs than they do people and employees commute into the city. Cambridge does not have as much of that, partially due to the proximity to the metro area. The number of medical employees in Cambridge has declined due to the Cambridge Medical Center

closing their obstetrics department. Also, GracePointe and other assisted living facilities are struggling to find enough employees to cover their needs.

Immel said the study reported there was not a way to differentiate split households where one member commutes and another works from home. She felt the income provided did not match the reports of the city being an importer of jobs. An example was \$90,000 to \$95,000 for college educated residents, but with employers such as Target, Walmart, and Fleet Farm she felt the data was skewed. Immel noted the study gave credit on the number of single-level homes available in the city, though they are in the lower price bracket and being bought by first-time home buyers. The study looked at just the housing market, but Immel felt more businesses will come to the city, creating the need for more infrastructure.

Morin said he lives in a single-story home he bought 12 years ago for \$155,000. He was offered \$390,000 a few weeks ago for the home, even though it is not listed for sale. His neighbor is listing his home for \$415,000, and it is 400 sq ft smaller than his own home. He asked a local realtor how far he would have to travel to buy a comparable home, the realtor replied he would have to look in Atkin. He also talked about the struggles of businesses finding employees, such as GracePointe with 62 open positions.

Kluck expressed interest in seeing the employment salary data broken down by type, considering first-time homebuyers are purchasing homes for \$300,000. Morin said a builder in his area has homes starting at \$390,000 for a 1,400 to 1,500 square foot home. Kluck noted the study mentioned the lot sizes are getting smaller as well, but also stated people were seeking private, quiet yards. This sent a mixed signal to her. Immel said people are coming north because the housing is more affordable and they may not want larger lot sizes.

Ziebarth said in the past two years, as a Councilmember, he has seen a number of housing units being purchased when the market is high. This has pushed demand and increased assessed values, and has caused people to feel their taxes have gone up. He said residents need to remember that higher taxes are partly driven by increasing home values assessed at the county level.

Boese said recently the federal reserved has been asked when the housing market will break, they predicted not until 2026. He has a friend that lives outside of town and would like to move into a one-level home in town, but they cannot afford the current prices. This year six doctors have retired from the medical center, the other doctors have been told they need to absorb the 7,000 patients into their schedule because they cannot find doctors to work. The city is not considered rural, so doctors are commuting to Mora where they will be paid more due to the rural status.

Boese noted the study only covered through 2022 for building permits and asked staff how that compared to permits issued in 2023. Westover said it was substantially less, though in 2024 the amount of permits issued increased due to Cambridge Cove. Liddy said the housing market was affected in 2008 when the prices of homes and gas went up. In 2006 there were 157 permits issued, 59 in 2007, and one in 2008. For the following two or three years the market was low in Cambridge. It slowly increased, but didn't hit double digits again until 2018. In 2021 there were 2,081 permits

issued, and dropped to 13 in 2022. Though it seems to be rebounding faster. Westover said the lack of buildable lots has been an issue, Cambridge Cove has been selling homes quickly.

Westover said staff have been talking with developers about building new homes, but they cannot make the numbers work with the current economy. This may lead to smaller lot sizes. Immel asked the current lot size requirement, Westover said R-1 is 80 feet. The market, combined with pressure from the state, may require future changes. Immel asked if this would lead into re-zoning some areas, possibly expanding the residential areas further out as available lots are used up. Morin suggested the city could annex land also. Westover said there will be a future work session with City Council to discuss growth strategies.

Ziebarth touched on how the lower assessed values on commercial businesses versus residential has been putting more tax burden on residential properties. This combined with the lack of housing is something Council has been monitoring and exploring ways to alleviate.

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

Westover said the summer park series is in full swing and one-third of the way through. There has been a third Thursday concert event, concert in the park event, and a kid's event. Attendance is growing with about 300 people in attendance at the concerts, and at least 800 kids at the kid's event. The petting zoo is wildly popular.

Kluck asked if the street art contest was approved for the Art Fair, Westover said the Art Fair would be held on Saturday, August 17<sup>th</sup> and feature vendors, food carts, and a chalk art contest. This year Council approved a street art contest, where the panels on the city-owned parking lot will be lowered, and contestants can spray paint their art for the contest. Immel asked if this would be painted over and held annually, Westover replied it would. Kluck opined this will be a big hit with teenagers and young adults.

**Adjournment of Planning Commission Meeting**

Being no further business before the Commission, Boese moved, seconded by Immel, to adjourn the regular meeting at 8:13 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

**Overview**

The request is from Brian Graning, 721 3<sup>rd</sup> Ave SW, 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 0.33 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.

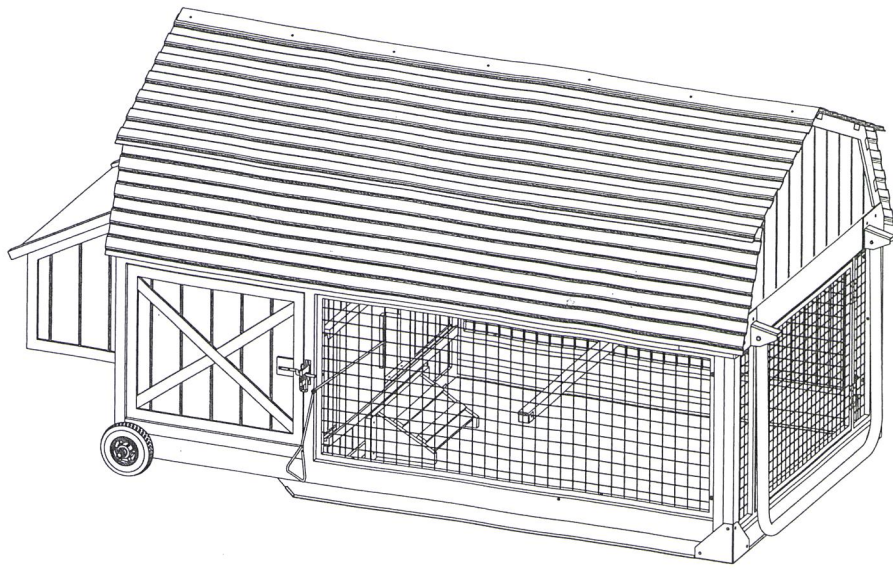
Conditions:

1. The Interim Use Permit is non-transferrable and only issued to Brian Graning, 721 3<sup>rd</sup> Ave SW.
2. The Interim Use Permit shall expire on August 19, 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

**Attachments**

1. Coop Plan
2. Site Plan
3. Draft Resolution







## Resolution No. R24-054

*RESOLUTION APPROVING AN INTERIM USE PERMIT  
TO ALLOW THE KEEPING OF FOWL  
721 3<sup>rd</sup> AVENUE SW*

**WHEREAS**, Brian Graning, 721 3<sup>rd</sup> Ave SW, Cambridge, MN, 55008, representative of the property located at:

Lots 3 & 4, Block 9, Congers 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 6<sup>th</sup> day of August, 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 19<sup>th</sup> day of August, 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. The Interim Use Permit is non-transferrable and only issued to Brian Graning, 721 3<sup>rd</sup> Ave SW.
2. The Interim Use Permit shall expire on August 19, 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

Adopted by the Cambridge City Council this 19<sup>th</sup> day of August, 2024.

ATTEST:

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James A. Godfrey, Mayor

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Evan C. Vogel, City Administrator

**Background**

Last month two property owners requested variances to keep chickens (fowl) in the Scenic River II (SR-II) zoning district since the current language excludes the keeping of livestock. City Council denied the requests due to not being able to approve a “use” variance. City Council requested that an ordinance be brought forward to allow fowl in the SR-II district through an Interim Use Permit.

The two property owners that requested to keep the chickens have an underlying zoning of Rural Residence/Agriculture (RA). If there was not a scenic river overlay district, they would be allowed to keep 50 chickens per acre. Staff drafted the ordinance to allow up to a maximum of 20 chickens while in the scenic river overlay district.

City Council wanted assurance that the ordinance would be meeting all Minnesota regulations regarding the keeping of fowl according to the Department of Natural Resources (DNR) requirements. Staff checked with the DNR and they have no concerns with the attached ordinance draft. The DNR does not have rules on chickens/fowl. They only enforce the rules for feedlots. The DNR didn’t think this small number of chickens would even come close to triggering an “agricultural use” or “feedlot”. They would only be concerned when the numbers reach the feedlot threshold.

Minnesota Rules, Chapter 7020 regulates feedlots, and the number of animal units allowed as defined below. An animal unit is calculated by using the unit factor multiplied by the number of animals. It would take thousands of chickens to be considered a regulated feedlot (30,000 chickens for a large feedlot), much like an egg producer business. Recreational keeping of fowl is not a concern of the DNR.

**Subp. 3. Animal feedlot.**

"Animal feedlot" means a lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising, or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. For purposes of these parts, open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be animal feedlots. Pastures shall not be considered animal feedlots under these parts.

**Subp. 5. Animal unit.**

"Animal unit" means a unit of measure used to compare differences in the production of animal manure that employs as a standard the amount of manure produced on a regular basis by a slaughter steer or heifer for an animal feedlot or a manure storage area, calculated by multiplying the number of animals of each type in items A to I by the respective multiplication factor and summing the resulting values for the total number of animal units. For purposes of this chapter, the following multiplication factors shall apply:

F. chickens:

(1) one laying hen or broiler, if the facility has a liquid manure system, 0.033 animal unit; or

(2) one chicken if the facility has a dry manure system:

(a) over five pounds, 0.005 animal unit; or

(b) under five pounds, 0.003 animal unit;

G. one turkey:

(1) over five pounds, 0.018 animal unit; or

(2) under five pounds, 0.005 animal unit;

H. one duck, 0.01 animal unit

**Planning Commission Action:**

Hold a public hearing.

Motion to recommend approval of the draft Ordinance as presented.

**Attachments**

1. Draft Ordinance

**ORDINANCE 788**

**TITLE XV LAND USE, CHAPTER 153 SCENIC RUM RIVER, AMENDING SECTION 153.042 SUBDISTRICTS**

The Cambridge City Council hereby amends and adds the following language in Title XV Land Use, Chapter 153 Zoning:

**§ 153.042 SUBDISTRICTS**

**(B) Scenic River II (SR-2)**- Purpose: To provide for medium to high density residential development within the urban corridor of the City of Cambridge while preserving and protecting the Rum River and its adjacent lands by encouraging: (1) higher standards of site and building design; (2) municipal sanitary sewer and water utilities; and (3) preservation and enhancement of desirable site characteristics and open-space through the use of Planned Unit Developments.

(1) Permitted Uses

- (a) Single family homes
- (b) Essential Services
- (c) Nature areas, wildlife preserves
- (d) Agricultural uses including fruit and vegetable farms and tree farms, provided such use shall not have any livestock associated with the use ~~except that fowl may be allowed according to the underlying Zoning district, or 20 fowl- whichever is lesser.~~ [Fowl must meet the regulations in City Code Chapter 156.067 Keeping of Fowl except that the maximum total may be up to 20 fowl if the underlying zoning allows it.](#)
- (e) Signs which are necessary for public health and safety, and signs, indicating areas that are available or not available for use.
- (f) Municipal utility buildings.

(2) Conditional Uses

- (a) Residential Planned Unit Developments
- (b) Public Schools, Semi-Public uses
- (c) Parks and historic sites
- (d) Home Occupations (see definition) which are clearly incidental to the structure as a single-family home
- (e) Signs incidental to an accessory commercial use as part of a planned unit development.

(3) Permitted Accessory Uses

- (a) Private garage
- (b) Other accessory uses customarily incidental to the uses listed in Subdivisions 2 and

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 by the Cambridge City Council this 19<sup>th</sup> day of August, 2024.

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James A. Godfrey, Mayor

ATTEST:

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Evan C. Vogel, City Administrator

Date of Publication: August 29, 2024.

**Summary Publication**

Ordinance 788 amends Section 156.042 pertaining to Scenic River subdistricts and allows a small number of chickens to be allowed based on the underlying zoning district. A complete copy of the ordinance is available at City Hall, 300 3rd Avenue NE, Cambridge for inspection.

ATTEST:

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Evan C. Vogel  
City Administrator

## **5C Planning Commission**

### **Ordinance Amendment- Storage Pods in P/M Zoning**

**August 6, 2024**

#### **Background**

Section 156.039 (Professional/Medical) of the city does not presently allow Storage Pods within it. An amendment is proposed to allow storage pods via Interim Use Permit for non-permanent uses only on sites of 10+ Acres.

At the request of the City Council, Staff prepared an Ordinance Amendment to allow Pods in a very limited fashion via the Interim Use Permit process to be compatible with other (business) zoning districts.

Staff find that Storage Pods are only a reasonable use in a non-permanent fashion in this zoning district and that the use should be limited to larger sites as this presents options for limiting visibility from public roads and other sites.

#### **Planning Commission Action:**

Hold a public hearing.

Motion to recommend approval of the Ordinance amendment as presented.

#### **Attachments**

1. Draft Ordinance



**ORDINANCE 789**

**TITLE XV LAND USE, CHAPTER 156 ZONING, AMENDING SECTION 156.039 PROFESSIONAL/MEDICAL**

The Cambridge City Council hereby amends and adds the following language in Title XV Land Use, Chapter 156 Zoning:

**§ 156.039 PROFESSIONAL/ MEDICAL PM**

(D) *Interim uses. (Ord. No. 779, 1/16/24)*

(6) Storage Pods for non-permanent uses, pursuant to § 156.085. Site must be 10+ Acres in size.

(7) Those other uses which, in the sole opinion and discretion of the Planning Commission, may be allowed only on an interim basis, and pursuant to § 156.118.

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 by the Cambridge City Council this 19<sup>th</sup> day of August, 2024.

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

ATTEST:

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

Date of Publication: August 29, 2024.

**Summary Publication**

Ordinance 789 amends Section 156.039 Professional/Medical zoning to allow Storage pods on a non-permanent basis on 10+ acre sites.

A complete copy of the ordinance is available at City Hall, 300 3rd Avenue NE, Cambridge for inspection.

ATTEST:

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Evan C. Vogel  
City Administrator

## 5D Planning Commission

### Ordinance to allow bars/taprooms in the Business Districts     August 6, 2024

#### **Background**

Staff received an inquiry from an interested buyer to develop a taproom in the downtown area. A taproom is different from a brewery because the beer is not produced on site. A taproom is essentially a bar, only serving beer/alcohol and either no food or very minimal food/snacks. While reviewing the city code, it was noted that this use isn't identified in the code. Only breweries, brewpubs and restaurants are identified as on-site beer/alcohol uses. The definitions currently in city code include:

***Brewery.*** A brewery is a facility where fewer than 3,500 barrels of malt liquor are manufactured for sale in a year.

***Brewpub.*** A brewpub is a restaurant operated on the same premises as a brewery operated by a brewer licensed under Minnesota Statutes section 340A.301, subdivision 6(d), as it may be amended from time to time.

***Restaurant.*** An establishment where food and drink are prepared, served, and consumed.

The trend for this type of use continues throughout Minnesota whether it is a brewery, brewpub, or taproom. Cambridge should be on the frontline and allow this use. The recommendation is to allow bars/taprooms through an Interim Use Permit (IUP) in Business Zoning districts. The IUP is used to identify a use that is presently acceptable, but with anticipated development or other changes this use would no longer be acceptable.

It is recommended to add the following definition and allow bars in all Business Zoning districts through an IUP.

Bar. An establishment primarily devoted to the serving of liquor, beer, and/or wine for consumption on the premises and in which the service of food is incidental to the consumption of such beverages. This definition shall include taprooms, taverns, and other similar establishments.

#### **Planning Commission Action:**

Hold a public hearing.

Motion to recommend approval of the draft Ordinance as presented.

#### **Attachments**

1. Draft Ordinance

**ORDINANCE 790**  
**TITLE XV LAND USE, CHAPTER 156 ZONING, AMENDING SECTION 156.007 DEFINITIONS & 156.040**  
**BUSINESS DISTRICTS**

The Cambridge City Council hereby amends and adds the following language in Title XV Land Use, Chapter 156 Zoning:

**§ 156.007 DEFINITIONS**

**Bar.** An establishment primarily devoted to the serving of liquor, beer, and/or wine for consumption on the premises and in which the service of food is incidental to the consumption of such beverages. This definition shall include taprooms, taverns, and other similar establishments.

**Brewery.** A brewery is a facility where fewer than 3,500 barrels of malt liquor are manufactured for sale in a year.

**Brewpub.** A brewpub is a restaurant operated on ~~theeh~~ same premises as a brewery operated by a brewer licensed under Minnesota Statutes section 340A.301, subdivision 6(d), as it may be amended from time to time.

**§ 156.040 BUSINESS DISTRICTS**

| DISTRICT |      |     |    | USE  |
|----------|------|-----|----|--|
| B-1      | B-1A | B-2 | BT | COMMERCIAL AND INDUSTRIAL USES   |
| ↓        | ↓    | ↓   | ↓  | <u>Bars and Brewpubs (See Chapter 114 for related licensing provisions)</u>  |
|          |      |     |    | Brewery Manufacturing fewer than 3,500 barrels of malt liquor in a year <del>and/or Brewpub</del> (See Chapter 114 for related licensing provisions) |

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 by the Cambridge City Council this 19<sup>th</sup> day of August, 2024.

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

ATTEST:

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Evan C. Vogel, City Administrator

Date of Publication: August 29, 2024

**Summary Publication**

Ordinance 790 amends Sections 156.007 Definitions and 156.040 Business Districts to define bars and taprooms and allow them via IUP in all Commercial Districts.

A complete copy of the ordinance is available at City Hall, 300 3rd Avenue NE, Cambridge for inspection.

ATTEST:

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Evan C. Vogel  
City Administrator