

**Meeting Announcement and Agenda of the
Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Wednesday, November 6, 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. September 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-** Newcomb Chicken IUP- 671 Elins Lake Rd (p. 10)
 - B. **PUBLIC HEARING-** Waste Management CNG CUP- 1505 11th Ave NE (p. 14)
 - C. **PUBLIC HEARING-** Leaf's Towing IUP- 791 Garfield St S (p. 20)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn (Next Scheduled Meeting: Tuesday, December 3rd, 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

Wednesday, September 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 7:01 pm and led the Pledge of Allegiance.

Approval of Agenda

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

Approval of Minutes

Immel moved, seconded by Liddy, to approve the August 6, 2024 Planning Commission minutes. All voted aye, no nays. Motion passed unanimously.

Public Comment

Kluck opened the public comment at 7:02 pm.

No one approached for comment.

Kluck closed the public comment at 7:04 pm.

New Business

A. PUBLIC HEARING IUP for Storage Pods, Cambridge Medical Center

Nosbush presented the request for storage pods from Cambridge Medical Center (CMC), 701 Dellwood St S. The process began as a variance application but City Council recommended it be brought through the interim use process to allow an end date. Ordinance 789, approved last month, permits storage pods via Interim Use Permit (IUP) on sites of over 10 acres total in Professional/Medical (PM) zoning.

Nosbush continued, there are plans in discussion for an entirely new medical center on the east side of Cambridge, which would render this existing site obsolete. In the event the new medical center does not move forward, the use can be reconsidered at the end date of the IUP.

Nosbush said staff feel the storage pods are a reasonable request because of the relatively short term planned use, size of the site, and placement of the pods. Staff recommend approval of the IUP request as presented with conditions that it shall expire on September 16, 2029, and it is non-

transferrable. Nosbush noted an error in the second condition, where the word “variance” should be replaced with “Interim Use Permit.” The center is in the process of painting the pods to match the nearby garage, and only plan to retain two pods instead of the three requested.

Public Hearing

Kluck opened the public hearing at 7:07 pm.

No one approached for comment.

Kluck closed the public hearing at 7:08 pm.

Liddy asked if the conditions presented with the variance request, such as painting the pods a neutral color, were included. Nosbush said the center is currently painting the pods so that condition was not included, but it could be added if commissioners requested. Redfield noted the pods must comply with the current City Code and felt it was redundant to include it as a condition.

Morin motioned, seconded by Liddy, to recommend approval of Resolution R24-066 with the amendment to condition number two changing “variance” to “Interim Use Permit”. All voted aye, no nays, motion passed unanimously.

B. PUBLIC HEARING IUP for Chickens, 518 2nd Ave SW

Nosbush presented the request from Muriah Dehn, 518 2nd Ave SW, to keep six chickens at the 0.26-acre property through an Interim Use Permit (IUP). Properties with less than three acres are allowed up to six chickens. There have been concerns raised by a neighbor related to smell and placement of the coop, staff have added an additional condition requiring a site visit be completed to determine if there is a nuisance and verify placement follows City Code. If the requirements are not being met, the request will be brought back to the board for reconsideration.

Public Hearing

Kluck opened the public hearing at 7:11 pm.

Bruce Danielson, neighbor to the applicant, stated they had spoken with the applicant and their concerns and objections have been resolved thus far. The coop has been relocated to an appropriate location.

Muriah Dehn, applicant, noted she was unaware of the required setbacks, and the issue has been addressed. Liddy stated he has owned chickens in the past and pressed the importance of maintaining and cleaning the coop to reduce the odor.

Kluck closed the public hearing at 7:15 pm.

Kluck asked the applicant if she had the chickens currently, Dehn confirmed she did. Kluck stated as a neighbor she was unaware of their presence.

Liddy motioned, seconded by Boese, to recommend approval of resolution R24-067 as presented. All voted aye, no nays, motion passed unanimously.

C. PUBLIC HEARING IUP for Chickens, 342 Cypress St S

Nosbush presented the request from Richard Brown, 342 Cypress St S, to keep up to six chickens at the 0.29-acre property through an Interim Use Permit (IUP). Nosbush noted the placement of the coop in the corner side yard on the street side is a concern, therefore there is an additional condition that the coop must be placed further to the north to be in the side interior or rear yard. There have been no expressed concerns related to this request, staff recommend approval of the IUP.

Public Hearing

Kluck opened the public hearing at 7:18 pm.

No one approached for comment.

Kluck closed the public hearing at 7:19 pm.

Immel motioned, seconded by Liddy, to recommend approval of resolution R24-068 as presented. All voted aye, no nays, motion passed unanimously.

D. PUBLIC HEARING IUP extension- Ground Mount Solar- 512 Main St S

Westover said Timothy Newton has applied for an extension of the Interim Use Permit (IUP) to allow solar panels on the vacant lot located at 512 Main St. S., just north of South Main Dental. The parcel is zoned B-2 Commercial district which requires solar panels to be in the rear yard. Plans for future development show ample space to develop the site for commercial use. The solar panels are set back and screened in accordance with City Code.

Westover said staff recommend a five-year IUP due to there being no issues with this use. The conditions of the IUP are it is non-transferrable, it is set to expire in five years on September 4, 2029, the system must be maintained and comply with City Code at all times, only the panels shown on the site plan are approved and any additional panels would require approval, and all local, state, and federal codes and regulations must be met.

Public Hearing

Kluck opened the public hearing at 7:21 pm.

No one approached for comment.

Kluck closed the public hearing at 7:22 pm.

Commissioners noted the resolution was not included in the packet.

Ziebarth motioned, seconded by Immel, to recommend approval of the IUP extension for the solar energy system as presented. All voted aye, no nays, motion passed unanimously.

E. PUBLIC HEARING- IUP extension- Fuel Storage- 265 Railroad St S

Westover presented the request from Federated Co-Op, Inc., for an Interim Use Permit (IUP) extension to keep two 30,000-gallon propane tanks. The original IUP was granted in 2014. The existing tanks that were stored at the location before the City Code changed in 2003 are considered existing non-conforming. The code was amended in 2011 to allow above ground storage via IUP.

Westover spoke with the Deputy Fire Chief and the Chief of Police who voiced concerns over the blast pattern and the centralized location in town. The existing tanks are acceptable, but there would be

concerns on adding additional tanks. Both agreed that the applicant has been proactive with any issues that arise. Railroad traffic is a concern, there were 280 cars reported in 2014, the highest number was 657 in 2018, and down to 417 in 2023. There is an averages 488 cars annually.

The applicant has requested a 10-year IUP extension, though staff recommend extending it for only two years. The reason for this includes the Northern Lights Express (NLX) commuter rail project that is still moving forward, staff want to know how the site affects the commuter rail. In addition, the Highway 95 widening project is occurring in 2026, staff want to be able to research traffic patterns once the crossing is widened, and to keep conversations fresh with Federated. The proposed draft resolution is to approve the two tanks for two years, with listed conditions, as well as keeping communication current between the applicant and city staff.

Public Hearing

Kluck opened the public hearing at 7:28 pm.

Mark Grave, Federated Co-Op Representative. Grave stated that Federated has been in Cambridge for 75 years and has a tremendous relationship with the Planning Commission and staff. He stated the rail traffic has leveled out and is a vital supply for rural residents in the area. There is no intention of increasing traffic to over 450 cars, mainly due to rail performance. Grave requested an extension of more than two years since the expense of moving the tanks would be around \$500,000 and would need to be budgeted for. The plant receives inter-company safety awards. The two tanks in question are on the south end of the site and should not be impacted by the widening of Highway 95.

Boese asked Grave how many retail customers were served from the facility, Grave guessed around 6 to 7,000 customers with approximately 3.5 million gallons delivered, the remaining gallons are transported elsewhere via truck.

Morin noted he received calls from three neighboring properties expressing concerns regarding the blast patterns. He informed the callers the tanks were well built for this purpose, but wanted to confirm this information. Grave said the tanks are equipped with relief valves sized to handle any over pressure. The danger of a blast would require direct flame on the tank that would weaken the structure. In his 34-year experience, if a tank were to bleve, it would be one at a time, whether there were one or 16 tanks. The factor of nine tanks being more dangerous than seven is negligible. Grave said the location was not the best for a propane plant, Federated has consulted with the railroad on moving the location, but there has not been much response on the topic from the railroad.

Morin asked if the plan to move the switch spot further south was still occurring, Westover said she believed that was true, this would prevent blocking traffic on Highway 95. Grave noted that was not the plans he has seen, the switch that is changed is on the north end to allow for the widening and they will lose one car space, but all the switching is done to the north. Ideally, they would like to see the railroad switch from the south. Morin said Burlington Northern stated they were changing the switch to the south.

With no further comments, Kluck closed the public hearing at 7:37 pm.

Immel asked if staff would have enough time to assess the traffic patterns before the 2-year IUP expired considering the Highway 95 expansion project was not occurring until 2026. Morin said it could be up to five years before the project is complete and traffic was analyzed. Commissioners felt that a true gauge of traffic could not be gained while the road was under construction.

Immel asked if there have been any updates on the NLX project, Ziebarth said there was an initial legislative allocation to complete planning, but has not seen any updates since. Immel asked if it were possible construction on the NLX project would occur with the Highway 95 expansion, and expressed concern with both projects occurring at once.

Ziebarth asked if a two-year timeframe was realistic, Westover said after hearing the discussion tonight she felt five years was more realistic. Staff would recommend five years to City Council at the September 16th meeting, which can be amended at that meeting if there are concerns.

Immel opined two years was unreasonable with all the unknowns and was an unfair hardship for the applicant. She was in favor of the IUP expiring in five years.

Liddy noted that nothing is changing, the tanks are already in place and there already is an IUP. The decision may be different if they were requesting more tanks. He had no concerns with a five-year extension.

Ziebarth noted the ideal situation would be to relocate the tanks, but noted the company is working on that. The request is reasonable and a five-year term is a good option.

Morin asked if communication should be a condition, such as adding "Federated will meet with staff at minimum one time per year to discuss safety and traffic patterns." Westover said that condition could be added to the resolution. Grave suggested adding verbiage to Condition Number 2 "The applicant shall provide the number of rail deliveries annually." Westover said it could be added to Condition Number 3 as well. Commissioners agreed verbiage should be added regarding updates on safety and car load to Condition Number 2.

Immel motioned, seconded by Redfield, to recommend approval of resolution R24-073 with the amendment to extend the expiration to five years, and adding "Also providing an annual safety update" to the second condition. All voted aye, no nays, motion passed unanimously.

F, G & H PUBLIC HEARING PUD Amendment, Preliminary and Final Plat - Oak Meadows Townhomes
Nosbush presented the requests from Northstar Land for a Preliminary Plat, a Final Plat, and Planned Unit Development (PUD) Amendment of Oak Meadows Rearrangement and existing PUD district 1-05. The original PUD was established in 2004 and 2005, and 32 of the originally planned 144 units were developed. No development has occurred on Blocks 4 through 7 or block 9. The southern parcel was rezoned in 2023 for the Strong Oak apartment building. The two pairs of vacant twin home lots on the west side of the site are not included in this request.

Nosbush continued, the applicant is proposing to slightly increase the footprint of each townhome while decreasing the number of townhomes in each block by one, and decrease the height of the

structures from three stories to two. Changes in size or height of structures and any rearrangement of lots requires an amendment to the PUD. Section 155.052 (A) of the Subdivision Ordinance states that the City may allow preliminary and final plats to be reviewed simultaneously. In this case, no new infrastructure is being considered and no development contract is necessary.

Nosbush noted all area charges and parkland dedication fees were satisfied with the first phase of this development, so nothing is owed at this time. As part of a PUD, a Declaration of Covenants is required, this was done with the first phase, but needs to be amended to include these new lot configurations and townhome styles. This has been added as a condition of approval.

Nosbush said, as with all developments, a site plan review is in process. This is an administrative process and not required to have public hearing or review by the Planning Commission or Council. Staff have included all the comments as conditions of approval to assure these items are completed prior to building permit issuance. Significant time has passed since the creation of this development, almost 20 years, and staff fully support this amendment and proposed preliminary and final plats.

Morin clarified the applicant is requesting to add to the footprint and shorten the building, going from three stories to two, slab on grade, and adding two more townhomes. Nosbush clarified it is subtracting two townhomes as the footprint of each is larger than initially planned. The size of the lot remains the same, but the footprint of the townhouses will grow within the lot.

Public Hearing - PUD Amendment

Kluck opened the public hearing at 7:52 pm.

Britney Payne, 1825 Adams St. S. Payne said there is currently unfinished business with the HOA regarding the center lot and the agreement to change the plot lines for this amendment which have not been honored as of yet. Immel asked for clarification. Payne said in the original agreement with the company was that the plot lines could be changed contingent on the center lots being brought into the HOA, which has not happened. Lots 4 and 5 are part of the HOA but lots 1, 2 and 3 need to be brought in per the agreement.

Morin questioned if a vote could be made if conditions have not been met, Westover said a vote could be cast. These concerns have been discussed with the applicant since it was discovered that the original declaration did not include these parcels. The HOA reached out agreeing to the presented plans as long as the documents were updated. Amending the declaration has been added as a condition.

Chris Kelly, 144 19th Ave SE. Kelly stated he was a member of the HOA board and had concerns regarding the extent of the issue at hand. As a board member he was unaware of any agreement between the association and contractor. Agreements cannot be made without a vote. Morin clarified the communication was between the City's attorney and the builder's attorney, not the HOA's attorney. Kelly said it was a state bylaw that action could not occur without a vote.

Jethro Carpenter, 1562 237th Ave, St. Francis. Carpenter stated his company purchased the interior lots, creating an island that is not included in the HOA. Their attorney has drafted

documents and provided them to the HOA's attorney. It was agreed to include the interior lots in the HOA as part of the rearrangement agreement. He also owns the seven-unit building on lot 4. The HOA owns lot 5 and there is a verbal agreement to sell that building. He has purchased the remaining two lots in the development with a goal to make the units more appealing by widening the building to allow two stall garage and driveway instead of a single space. He said the HOA's attorney has yet to sign the documents, but he has agreed to everything the board has requested to this point. Since the units are slab on grade, the foundation needs to be poured before freezing otherwise the project will be pushed another six months.

Kelly asked if the proposed buildings were deeper, Nosbush said they were a few feet deeper than the originally proposed buildings. Kelly asked for exact dimensions, Nosbush said the proposed buildings were 45 feet, but he did not have the previous size. He reiterated the lot size is not changing, just the footprint of the building within the parcel. Kelly said prior to the apartment building being built, that area had trees. Now his home faces a parking lot, which degrades the value of the nearby homes. The larger proposed units will take up more green space with a larger footprint. Kelly said the HOA is in financial strains and needs the income from the additional units.

Kluck clarified the intent was not to create a new HOA, but to incorporate the new units into the existing one, Westover said that was correct. Carpenter stated his goal was to add the buildings into the existing HOA, and to build the property out so dues are being paid. Vacant land does not make income. He wants to work with the HOA, not against them.

Nosbush said the dwelling depth is not consistent on the previous plans, but the building will extend back on the lot by 10 feet and will not have a deck like the previously existing lots. They will lose one story in height, but he did not have exact measurements. The individual lots will be made wider by various amounts, approximately one to five feet, to make up for having one less unit in each block. The depth of the lots will not be changing.

Kluck closed the public hearing at 8:11 pm.

Morin motioned, seconded by Redfield, to recommend approval of resolution R24-070 as presented. All voted aye, no nays, motion passed unanimously.

Public Hearing - preliminary plat of Oak Meadows Rearrangement

Kluck opened the public hearing at 8:12 pm.

Immel pointed out the same 10 conditions apply for this resolution as in the previous one.

No one approached to speak, Kluck closed the public hearing at 8:13 pm.

Redfield motioned, seconded by Boese, to recommend approval of R24-071 and R24-072 as presented. All voted aye, no nays, motion passed unanimously.

Other Business/Miscellaneous

A. City Council Update

Ziebarth said Customer Appreciation Day will be on September 13 from 4 to 9:00 pm. The Cambridge-Isanti Bike trail has completed a major connection to include a paved path connecting the trails. The North 65 Chamber is sponsoring a candidate forum on September 26th from 6:30 to 9:00 pm, this includes Cambridge City Council and Isanti County Commissioner candidates. On September 30th the Isanti City Council and C-I School Board candidates speak. Council has been working all summer on the preliminary levy for 2025, which was adopted at a little over 6 percent with a goal to lower it for the final levy.

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

Westover reported that the summer programming has ended. There were three concerts in the park, three kids’ events, and three downtown events. The kids’ events have really grown and staff are seeking volunteers next season. Concert attendance has also grown with the highest attendance for Crown Jewels, a Queen tribute band. September 13th is the Customer Appreciation event. Winter Fest will be held again in 2025, though no date has been set.

Adjournment of Planning Commission Meeting

Being no further business before the Commission, Immel moved, seconded by Boese, to adjourn the regular meeting at 8:19 pm. All voted aye, no nays. Motion carried unanimously.

Jessica Kluck, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
City Planner

PUBLIC HEARING...INTERIM USE PERMIT...671 ELINS LAKE RD SE

Overview

The request is from Breanna Newcomb, 671 Elins Lake Rd SE, 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 0.57 Acres.

Concerns raised related to free roaming chickens caused a code enforcement case to be opened on this property, but since then, the owner was made aware, promptly applied for this permit, and became compliant with the City's ban on free ranging. If approved, the applicant will be required to have leg bands on chickens, allowing complaints to be differentiated between existing owners with IUPs such as this site and other non-permitted site owners in the area.

In addition, a run is required to be attached to the coop since the property is less than five (5) acres (no free ranging). Coop pictures were submitted, but it is unclear if the coop as shown meets the required setbacks as identified for accessory structures. The coop needs to be 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

Hold a public hearing. Speakers may not exceed three (3) minutes each (according to the City's meeting bylaws, Section X and XI).

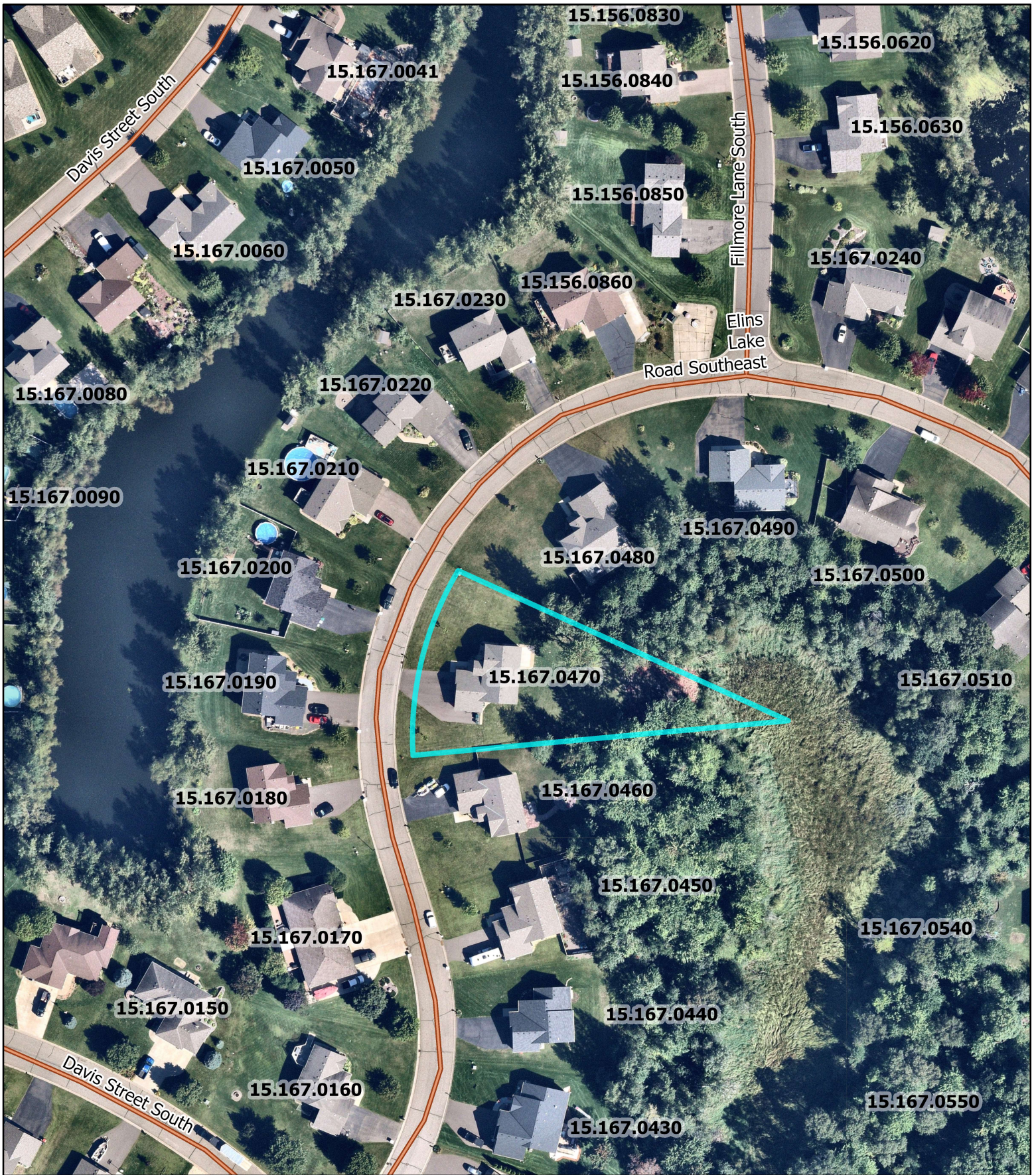
Motion to approve the draft Resolution as presented to allow an Interim Use Permit for two (2) years to allow up to six (6) chickens on the property as long as the conditions listed can be met.

Conditions:

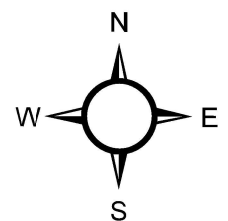
1. A site visit must be completed by Staff to confirm that there is no nuisance to neighbors being created and to confirm compliance with setbacks.
2. The Interim Use Permit is non-transferrable and only issued to Breanna Newcomb, 671 Elins Lake Rd SE.
3. The Interim Use Permit shall expire on November 18, 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. no free ranging fowl

Attachments

1. Site Map
2. Coop Picture
3. Draft Resolution



Interim Use Permit request- Chickens
671 Elins Lake Rd SE





Resolution No. R24-093

*RESOLUTION APPROVING AN INTERIM USE PERMIT
TO ALLOW THE KEEPING OF FOWL
671 ELINS LAKE RD SE*

WHEREAS, Breanna Newcomb, 671 Elins Lake Rd SE, Cambridge, MN, 55008, representative of the property located at:

Lot 15, Block 3, Bridgewater Third 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 6th day of November, 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 18th day of November, 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 for two (2) years to allow up to six (6) fowl on the property as long as the conditions listed can be met.

Conditions:

1. A site visit must be completed by Staff to confirm that there is no nuisance to neighbors being created and to confirm compliance with setbacks.
2. The Interim Use Permit is non-transferrable and only issued to Breanna Newcomb, 671 Elins Lake Rd SE.
3. The Interim Use Permit shall expire on November 18, 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. no free ranging fowl

Adopted by the Cambridge City Council this 18th day of November, 2024.

ATTEST:

James A. Godfrey, Mayor

Evan C. Vogel, City Administrator

PUBLIC HEARING...INTERIM USE PERMIT...1505 11th AVE NE...

Overview

Opal Fuels has requested an Interim Use Permit on behalf of property owner Waste Management. The request is for a 32-unit Compressed Natural Gas (CNG) fueling station and associated equipment. The proposal would add over 43,000 square feet of pavement atop currently existing gravel lot for truck travel.

CNG is said to be an environmentally clean and economic alternative to diesel fuel. This CNG station will serve Waste Management's trucks and other vehicles for their refueling purposes.

Site Plan review is underway and a number of items were addressed- items not yet completed are included below in the recommended conditions of approval of this IUP application.

Considerations made during Site Plan Review included site security, visibility from Opportunity Blvd N (East side of Site), drainage, fire and emergency safety and access. Staff are comfortable with the project since the system will be monitored by a corporate security team 24 hours/day and will have a fire watch system/detection. Security gates will have a key or a code. Our Fire Department will be trained on operations of the facility.

The City Code does not directly address CNG fueling stations, but the Code does provide that "other uses" may be considered by the Planning Commission on an interim basis. An Interim Use Permit provides allowance to a use that is presently acceptable but that, with potential development or other changes, may not be acceptable in the future. The Interim Use Permit in this case will be reviewed to assure there are no changes needed and that the use continues to be acceptable and all State Building and Fire codes are met.

Planning Commission Action

Hold a public hearing. Speakers may not exceed three (3) minutes each (according to the City's meeting bylaws, Section X and XI).

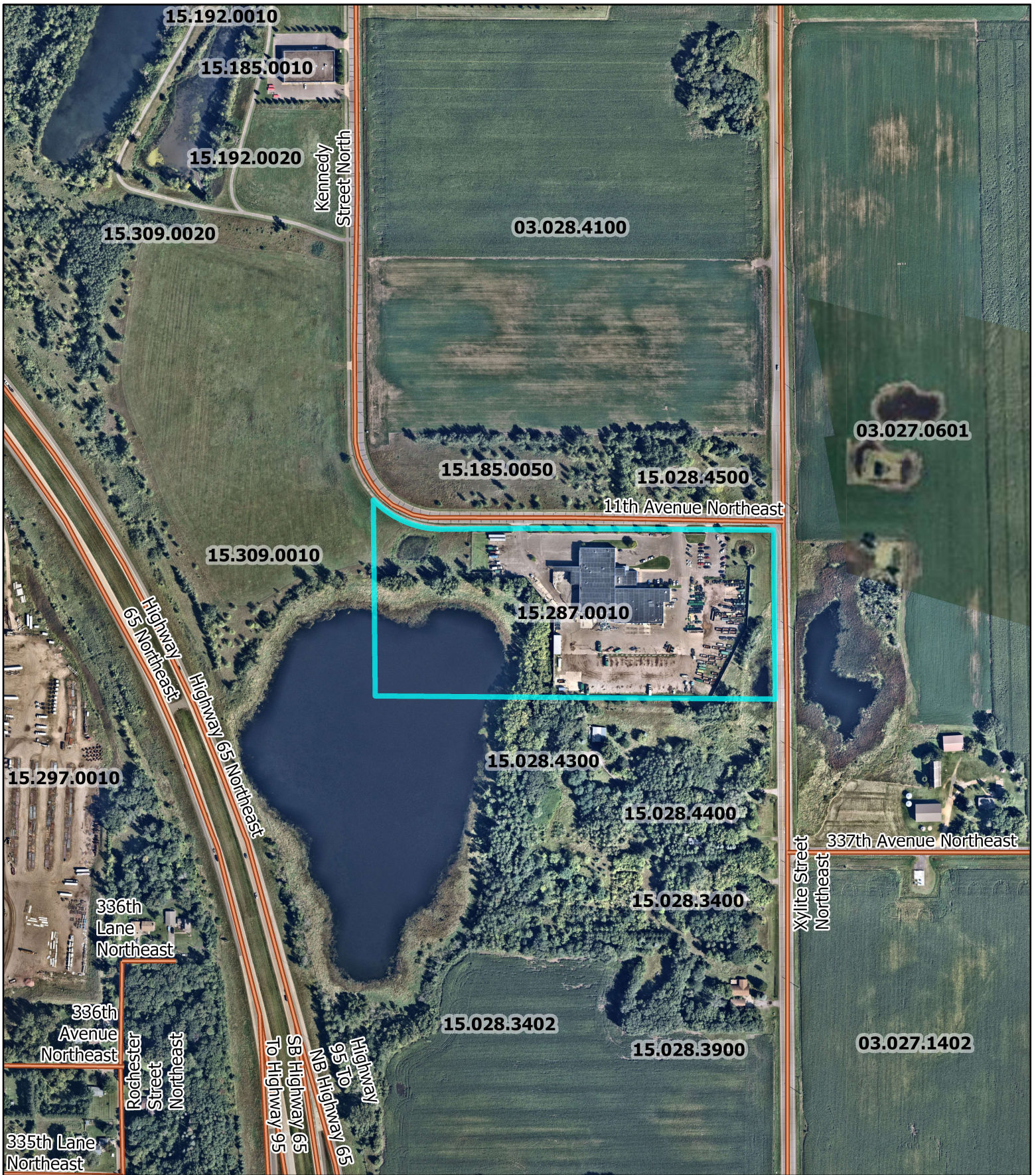
Motion to recommend approval of the Resolution approving the Interim Use Permit as presented as long as the following conditions are met.

1. The Interim Use Permit for a 32-stall Compressed Natural Gas (CNG) fueling station is not transferrable and shall only be used by Waste Management, and shall discontinue or be renewed after 5 years from the date of approval (November 18, 2029).
2. Upon request of the City, provide testing and calibration records of the monitoring and emergency shut off equipment. These records should be available at all times.

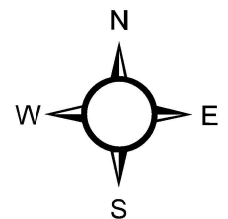
3. Provide additional matching opaque fencing on north facing section as shown on landscaping plan (northeast section bordering drainage pond).

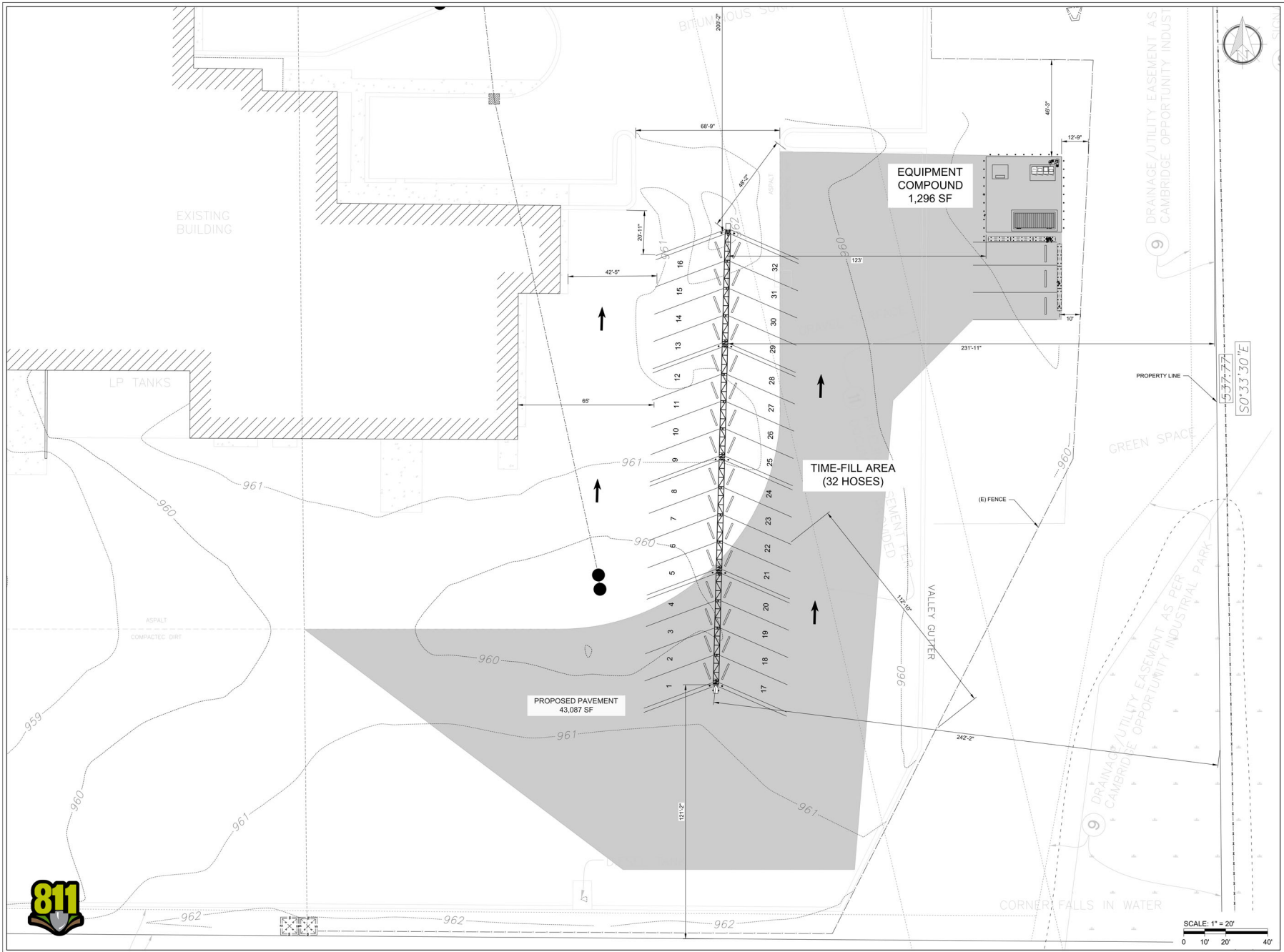
Attachments

1. Location Map
2. Applicant Submittal (written and site plan)
3. Draft Resolution



Interim Use Permit request
 Waste Management & Opal Fuels
 Private CNG Fuel Station
 1505 11th Ave NE





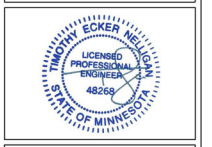
OWNER
WM
JEFF SCHUELLER
651-719-9306
117 W. WEDGE
CAMBRIDGE MN, 55008

GENERAL CONTRACTOR:
OPAL FUELS
(LIC# IR78823) PHA, CT
RANCHO CUCAMONGA, CA 91730
(800)793-3700



WM CAMBRIDGE

1505 11TH AVE.
CAMBRIDGE MN, 55008
CNG FUELING FACILITY



NO.	DATE	BY	REMARK

SITE PLAN LAYOUT [ENLARGE]

DRAWN: LG
CHECKED: MZ
DATE: 06/20/24
PAPER SIZE: D SIZE
SCALE: 1" = 20'
JOB NO.: 24008

C-102
REV NO. **0**

Resolution No. R24-094

**RESOLUTION APPROVING AN INTERIM USE PERMIT
OPAL FUEL & WASTE MANAGEMENT
TO ALLOW A CNG FUELING STATION IN THE I-1 ZONING DISTRICT
(SITE ADDRESS: 1505 11TH AVE NE)**

WHEREAS, Opal Fuel, 10225 Philadelphia Ct, Rancho Cucamonga, CA, applicant, and Waste Management, 1505 11th Ave NE, Cambridge, MN 55008, property owner; representatives of the property located at:

Lot 1, Block 1, Cambridge Opportunity Industrial Park 5th Addition, Isanti County, Minnesota

has applied for an Interim Use Permit to allow a 32-stall Compressed Natural Gas (CNG) fueling station in the I-1 Zoning District; 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 6th day of November, 2024, following proper notice, held a public hearing to review the request and adopted a recommendation that the Interim Use Permit be approved; and

WHEREAS, the City Council, on the 18th day of November, 2024, reviewed the Planning Commission's recommendation and the information prepared by the Planning Agency of the City and finds that the proposed Interim Use is compatible with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the Interim Use Permit for a 32-stall Compressed Natural Gas (CNG) fueling station and associated equipment in the I-1 Zoning District at the location listed above, upon satisfying the conditions listed below:

1. The Interim Use Permit for a 32-stall Compressed Natural Gas (CNG) fueling station and associated equipment is not transferrable and shall only be used by Waste Management, and shall discontinue or be renewed after 5 years from the date of approval (November 18, 2029).
2. Upon request of the City, provide testing and calibration records of the monitoring and emergency shut off equipment. These records should be available at all times.
3. Provide additional matching opaque fencing on north facing section as shown on landscaping plan (northeast section bordering drainage pond).

Adopted by the Cambridge City Council
This 18th day of November, 2024

James A. Godfrey, Mayor

Evan C. Vogel, City Administrator

Request

A request by Leaf's Towing & Recovery, 791 Garfield St S, Cambridge, MN 55008, for an extension on their Interim Use Permit to continue to allow an impound lot and outdoor storage in the I-1 Zoning District.

Background

Leaf's Towing was granted their initial Interim Use Permit (IUP) on November 17, 2014 and received an extension on December 2, 2019. In 2023 they expanded their lot with asphalt, curb and gutter, and improved stormwater ponding requirements in the area. They have been responsible property owners and continue to work with staff if issues arise.

City code requires an Interim Use Permit for a towing use. The purpose of the interim use permit is to allow a use that reasonably utilizes the property for a limited period of time or allow a use that is presently acceptable but with anticipated development or other changes will not be acceptable in the future. Interim use permits terminate upon a specific date, but can be extended upon re-application before the Planning Commission and City Council. Leaf's Towing has applied for an extension of their IUP to continue to allow the impound lot and outdoor storage.

The MPCA does not regulate impound lots; they leave it up to individual cities to regulate them in their communities. The MPCA suggested to have Best Management Practices in place for the impound lot. The same conditions of approval as in the previous years will be listed to identify Best Management Practices.

All towed and impounded vehicles are being stored outside on improved surface and behind a screen fence. Outdoor storage is allowed by an IUP in all industrial zoning districts. Outdoor storage must be screened from all adjacent properties.

Staff finds the towing use and outdoor storage in this location is still acceptable and that no anticipated development has presented itself for the area. The IUP allows staff, the Planning Commission, and City Council to review the use, study the area, and determine any issues or concerns that may arise. It is recommended to allow the IUP extension request for another five (5) years.

Staff Recommendation

Staff is supportive of the extension request. Staff recommends the following conditions for approval:

1. The Interim Use Permit for an impound lot (towing) and outdoor storage is not transferrable and shall only be used by Leaf's Towing, and shall discontinue after 5 years from the date of approval (November 18, 2029).
2. Outdoor storage is limited to vehicles only. Section 156.085 Outdoor Storage of the City Code must be met at all times, where applicable.

3. All vehicle parking and outdoor storage must be on an impervious surface (pavement or concrete).
4. Floor drains shall drain into a flammable waste trap as per Minnesota Plumbing Code part 4715.1120.

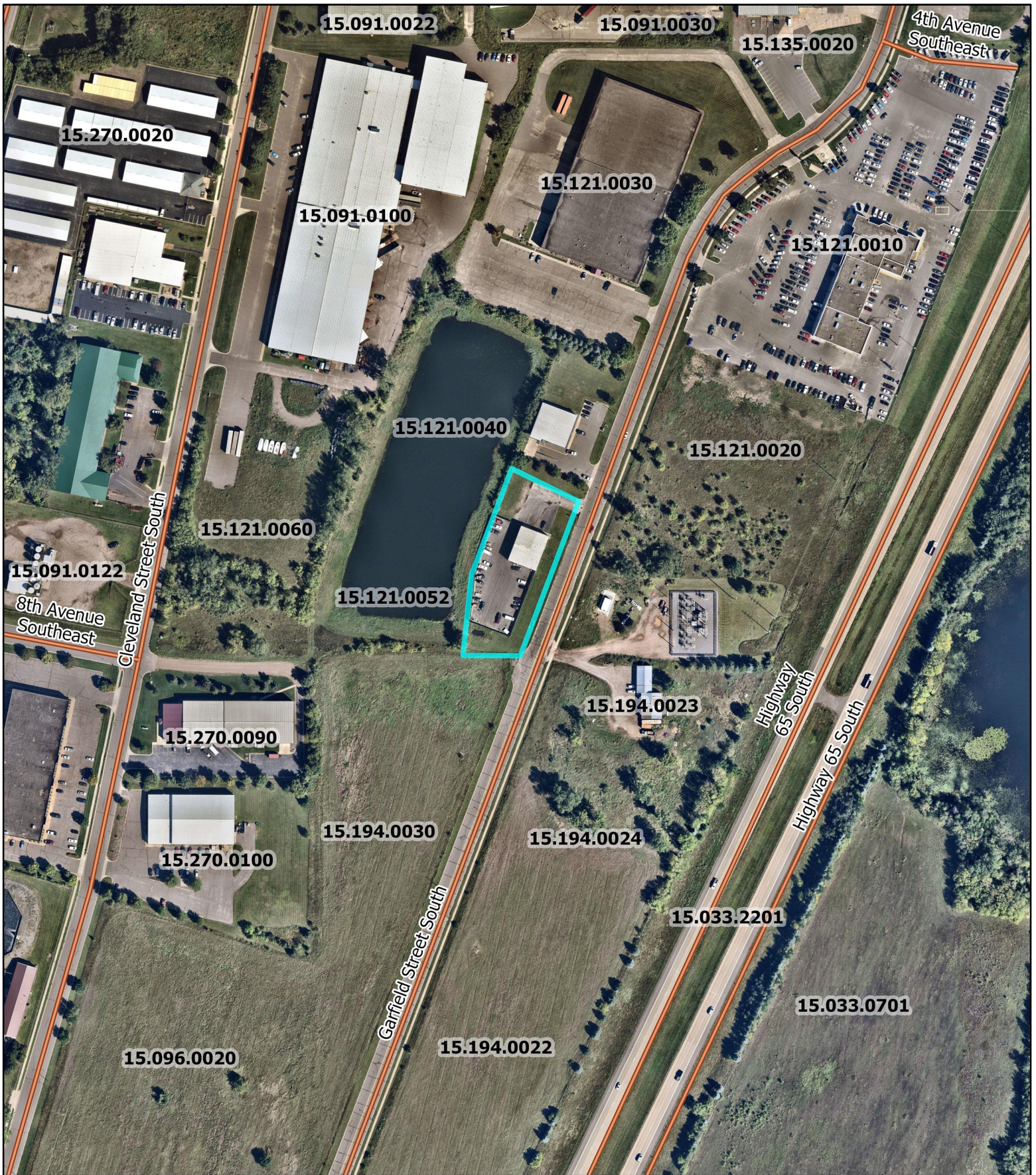
Planning Commission Action

Hold a public hearing.

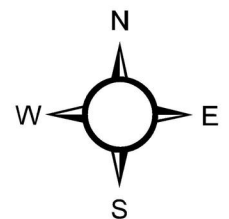
Motion on the attached draft resolution, as may be modified by the Commission, recommending approval for the extension of an Interim Use Permit to continue to allow an impound lot for towed vehicles and for outdoor storage in the I-1 Low Impact Business-Industrial District at 791 Garfield St. S as long as the conditions listed above are met.

Attachments

1. Location Map
2. Draft Resolution



Interim Use Permit extension request
Impound Lot & Outdoor Storage
791 Garfield St S
Leaf's Towing



Resolution No. R24-095

**RESOLUTION APPROVING AN EXTENSION FOR AN INTERIM USE PERMIT
LEAF'S TOWING & RECOVERY
TO CONTINUE TO ALLOW AN IMPOUND LOT FOR TOWED VEHICLES AND OUTDOOR STORAGE
IN THE I-1 ZONING DISTRICT
(SITE ADDRESS: 791 GARFIELD ST S)**

WHEREAS, Leaf's Towing & Recovery, 791 Garfield St. S., Cambridge, MN 55008, representative of the property located at:

Part of Lot 3, Block 2, Southeast Cambridge Industrial Area Second, in Section 33, Township 36, Range 23, Isanti County, Minnesota

has applied for an extension on their Interim Use Permit that was initially approved on November 17, 2014 and extended on December 2, 2019, to continue to allow an impound lot for towed vehicles and outdoor storage in the I-1 Zoning District; 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 6th day of November, 2024, following proper notice, held a public hearing to review the request and adopted a recommendation that the Interim Use Permit extension be approved; and

WHEREAS, the City Council, on the 18th day of November, 2024, reviewed the Planning Commission's recommendation and the information prepared by the Planning Agency of the City and finds that the proposed Interim Use extension is compatible with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the Interim Use Permit extension to allow an impound lot for towed vehicles and outdoor storage in the I-1 Zoning District at the location listed above, upon satisfying the conditions listed below:

1. The Interim Use Permit for an impound lot and outdoor storage is not transferrable and shall only be used by Leaf's Towing, and shall discontinue after 5 years from the date of approval (November 18, 2029).
2. Outdoor storage is limited to vehicles only. Section 156.085 Outdoor Storage of the City Code must be met at all times, where applicable.
3. All vehicle parking and outdoor storage must be on an impervious surface (pavement or concrete).

4. Floor drains shall drain into a flammable waste trap as per Minnesota Plumbing Code part 4715.1120.

Adopted by the Cambridge City Council
This 18th day of November, 2024

James A. Godfrey, Mayor

Evan C. Vogel, City Administrator