

**Cambridge Planning Commission Meeting Minutes  
Wednesday, January 2, 2019**

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 – 3<sup>rd</sup> Avenue NE, Cambridge, Minnesota.

**Members Present:** Vice Chair Chad Struss, Monte Dybvig, Julie Immel, Marisa Harder-Chapman, Arianna Weiler, and Jim Godfrey (City Council Representative).

**Members Absent:** Chair Mike Stylski has resigned from the Planning Commission.

**Staff Present:** Community Development Director Marcia Westover.

**Call To Order, Pledge of Allegiance and Approval of Agenda**

Struss called the meeting to order at 7:01 pm and led the public in the Pledge of Allegiance. Immel moved, seconded by Dybvig to approve the agenda. Motion carried unanimously.

**Approval of Minutes**

***November 7, 2018 Regular Meeting Minutes***

Harder-Chapman moved, seconded by Weiler, to approve the November 7, 2018 meeting minutes. Motion carried unanimously.

**Public Comment**

Struss opened the public comment period at 7:03 pm and, without any comments, closed the public comment period at 7:05 pm.

**New Business**

***Public Hearing – Rezoning 430 1<sup>st</sup> Avenue E. and 130 Cleveland Street N.  
from I-3 Zoning District to BT Zoning District***

Westover stated on November 7, 2018, the Planning Commission discussed the Interim Use Permit (IUP) request for RVS Performance located at 430 1<sup>st</sup> Avenue E. During the discussion, zoning and location of this property was discussed. If the property is rezoned, then an IUP wouldn't be required for the retail sales and service. The Planning Commission ultimately recommended that rezoning be reviewed at a future date.

Westover stated the Planning Commission discussed that the property is adjacent to Highway 95 (1<sup>st</sup> Avenue E.) and near an existing Business Transition zoning district. The properties abutting Highway 95 in this area are subject to redevelopment in the future and may be best suited for commercial (business) use.

Westover explained that the Polzin (Recycling) property (130 Cleveland Street N.) is located in between 430 1<sup>st</sup> Avenue E. (RVS Performance) and the existing Business Transition district. The property at 130 Cleveland Street N. needs to be rezoned along with 430 1<sup>st</sup> Avenue E. to eliminate spot zoning.

Westover stated this rezoning isn't required to take place. The owner of 430 1<sup>st</sup> Avenue E. can continue to request Interim Use Permit extensions to operate the business. Although, looking at future growth and the widening of 1<sup>st</sup> Avenue E (Highway 95), the area may be best suited for future commercial development and a rezoning would make sense at this time. Westover stated the Future Land Use Map identifies this area as commercial.

Westover stated the owner of 130 Cleveland Street N. is concerned that by rezoning the property, the taxes will be increased. Staff checked with Michelle Moen, Isanti County Assessor, who explained that zoning does not affect the classification for tax purposes, so the taxes will not be raised because of rezoning.

Westover stated the Planning Commission needs to decide whether or not to recommend 430 1<sup>st</sup> Avenue E. and 130 Cleveland Street N. be rezoned to B-T Business Transition district.

Westover stated if the Planning Commission recommends rezoning, a motion is needed to recommend City Council approve the proposed Ordinance approving an amendment to the City's Zoning Map rezoning 430 1<sup>st</sup> Avenue E and 130 Cleveland Street N. from I-3 General Industrial district to B-T Business Transition district.

Struss opened the public hearing at 7:07 pm.

Ryan Scheler, 6469 401<sup>st</sup> St., North Branch and owner of RVS Performance at 430 1<sup>st</sup> Ave E, stated he was in attendance to hear the Commission discussion.

Jeannette Polzin, 44226 Anchor Ave, Harris, and owner of 130 Cleveland Ave N., Cambridge, stated her concerns were that their business does not do retail; they buy things. Polzin said that after 18 years of doing business at this location, she doesn't agree with her property needing to be rezoned since the buildings are primarily sheds just because 430 1<sup>st</sup> Ave E is being rezoned. She did state that her concerns regarding taxes being increased have been resolved after discussions with staff.

Harder-Chapman asked if Westover could define what Business Transition (BT) zoning is and how these properties fit into this zoning district.

Westover explained that the Polzin property is currently in the I-3 (General Industrial) zoning district and a recycling center could only be allowed through an IUP in an I-3 district. However, they are considered existing nonconforming. Rezoning from I-3 to BT would allow a commercial use but does not change anything for this property and they can remain existing nonconforming for as long as they own the property and the business.

Harder-Chapman asked if this business was sold, would it still be eligible for existing nonconforming.

Westover stated yes, as long as the use remains the same (recycling), and the use doesn't discontinue according to State statute. If the use discontinues for more than the number of days identified in State statute, they would fall out of that nonconforming classification and would need to conform to the Business Transition zoning district.

Struss closed the public hearing at 7:11 pm.

Dybvig confirmed if the property remained I-3 or changed to BT, the business would still be nonconforming.

Commissioners discussed spot zoning.

Dybvig stated this rezoning doesn't affect the recycling business as long as it stays recycling. Rezoning this to the BT zoning district seems consistent with where the City wants to go with this area in the future and, as long as this won't affect the taxes, he is in favor of rezoning these properties at this time.

Mr. Scheler stated he can operate RVS Performance with the current zoning; however, he is uncomfortable with having an interim use permit that is subject to being denied or approved by the City Council every few years. Scheler stated he has invested a lot of time, effort and money into moving his business to Cambridge.

Immel moved, seconded by Dybvig, to recommend City Council approve the proposed Ordinance No. 685 as presented approving an amendment to the City's Zoning Map rezoning 430 1<sup>st</sup> Avenue E. and 130 Cleveland Street N. from I-3 General Industrial district to B-T Business Transition district. Motion carried unanimously.

**Public Hearing – Interim Use Permit (Extension) for  
River of Life Church, 150 Birch Street N.**

Westover stated River of Life Church, 150 Birch Street N, Cambridge, was granted an Interim Use Permit (IUP) on January 21, 2014. Late this fall, staff went through all the current Interim Use Permits (IUPs) and built a database in order to effectively track expiration dates for IUPs. During this project, staff discovered that River of Life Church's IUP discontinued on January 21, 2018. Staff immediately sent out a letter to Pastor Mark Radeke, he filled out the application and promptly sent it and the application fee back to the City.

Westover went on to explain that River of Life Church holds a Sunday Service at 10:15 am which averages 42 people each Sunday. They also hold a high school youth group Monday evenings from 7:30–9 pm and the weekly attendance is around 16 people. On Wednesday evenings from 6:30–8 pm, there is a small group bible study where anywhere from 8–12 people attend. Saturdays from 7–8 am, there is a group of 8–10 men that attend a bible study. All weddings,

funerals, or other special occasion meetings are scheduled in a manner that does not conflict with the other businesses located in Westside Commons Mall.

Westover stated River of Life has had a positive relationship with the businesses in the mall since locating there in 2014. Staff have contacted the current tenants and none of them expressed concern with parking. The majority of the businesses in the mall operate Monday–Friday 8 am–5 pm. The only businesses that operate outside of those hours have minimal clients at a time. Staff have also checked with the owner of the property and he supports the request.

Struss opened the public hearing at 7:21 pm. No one appeared so Struss closed the public hearing at 7:22 pm.

Discussion ensued regarding the length of the interim use permit, in this case four years. The consensus of the Commission was this length of time was fair as it allowed for possible growth and for any possible changes with the downtown area.

Dybvig moved, seconded by Harder Chapman, to recommend City Council approve the proposed resolution of the Interim Use Permit for a Place of Worship in the B-1 Downtown Business District at 150 Birch Street N. as long as the conditions listed on the Resolution are met. Motion carried unanimously.

**Other Business/Miscellaneous**

***City Council Update***

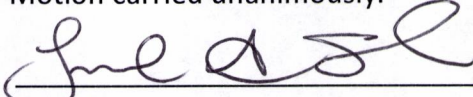
Westover updated the Commission on the previous City Council meeting.

***Parks, Trails, and Recreation Commission Update***

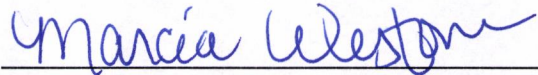
Westover updated the Commission on the Parks Commission.

**Adjournment**

Being no further business before the Commission, Harder-Chapman moved, seconded by Immel, to adjourn the meeting at 7:28 pm. Motion carried unanimously.

  
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Chad Struss Julie Ann Immel  
Cambridge Planning Commissioner

ATTEST:

  
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Marcia Westover  
Community Development Director