



Regular Meeting of the Planning Commission

Tuesday, March 13, 2018

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

CALL TO ORDER

Vice Chairman Sanders called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: John Sanders, Terri Lyytinen, Elizabeth Polling and Nathaniel Wilkinson; City: Al Cottingham.

Absent: Uriah Wilkinson.

Others Present: Andrew Mack, Drew Johnson, Andy Brandel and Lee Harper

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

Election of Chairperson and Vice Chairperson

Vice Chairman Sanders suggested this be tabled until the next meeting so that all 5 members would be present. All members agreed.

November 14, 2017 Meeting Minutes

Vice Chairman Sanders asked for any corrections or additions.

Motion: Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from November 14, 2017, Commissioner N. Wilkinson seconded. (Motion was approved 4-0).

Zoning Case 18-02: Site Plan for Aldi's

Vice Chairman Sanders introduced Zoning Case 18-02, Site Plan for Aldi's. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated ALDI Inc. had submitted an application for a site plan for an Aldi's store located west of 101 Big Lake Road, the Perkins restaurant site. The site plan meets the required parking, landscape, grading and drainage and building setback requirements. The plans have been reviewed by both planning and engineering staff. Staff has recommended approval of the site plan subject to at least the conditions in the draft Resolution. Representatives from Aldi's were present to address the Commission and answer any questions.



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Andy Brandel, ISG and Drew Johnson, Oppidan addressed the Commission thanking them for their time and provided some history of the site location and working with staff.

Vice Chairman Sanders inquired as to the construction of the retaining wall on the west side of the building and the proximity to the townhomes to the west.

Mr. Johnson stated that they had a number of soil borings taken and were in the preliminary design phase for the wall. They had met with the property owners to the west to discuss the wall and the potential impact on the townhomes. They would be putting in some type of piling on the back side of the wall to help with holding soils in place.

The Commission discussed lighting on the back side of the building around the retaining wall and suggested they may wish to add some additional lighting.

Mr. Brandel stated they had been discussing that but had not made any changes to the plans yet.

There being no further discussion Vice Chairman Sanders called for a motion.

Motion: Commissioner N. Wilkinson made a motion to approve Resolution No. 18-02, A Resolution Recommending Approval of a Site Plan in the RC – Regional Commercial District for ALDI Inc. subject to the conditions in the draft Resolution, Commissioner Lyytinen seconded. (Motion was approved 4-0).

Mr. Cottingham noted that this item would be forwarded to the City Council at their March 20, 2018 meeting.

Zoning Case 18-03: Variance for Lee Harper

Vice Chairman Sanders reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 18-03, Variance for Lee Harper. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted that Lee Harper was requesting a variance to the minimum lot size requirements in the Farm Residential District in order to create a 2-acre lot versus the Ordinance minimum of 5 acres, located at 640 Kinden Road. A legal notice was published in the Pine Journal on March 1, 2018 and property owners within 350 feet along with St. Louis County were sent notice of the public hearing. Mr. Harper was present to address the Commission. He noted a letter was received from Tom and Char Langley, 614 Kinden Road opposed to the request.

Mr. Harper stated he was looking for a place for his in-laws to construct a home close to his.

Vice Chairman Sanders inquired that he had enough land to create a 5-acre parcel.

Mr. Harper stated that that a 2-acre site would be large enough for their needs.



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Commissioner Lyytinen inquired about there being enough land for a septic system.

Mr. Harper stated that he had not done that yet since he wasn't sure if the variance would be approved.

Mr. Cottingham stated that prior to staff approving any split for recording they would be sure that a septic system could fit on the property.

There being no further discussion Vice Chairman Sanders closed the public hearing.

The Commission discussed the variance criteria and all felt that the request did not meet condition number 2 of the criteria.

Vice Chairman Sanders looked for a motion.

Motion: Commissioner N. Wilkinson made a motion to approve Resolution No. 18-03, A Resolution Denying a Variance from the Minimum Lot Size in the FR – Farm Residential District for Lee Harper, Commissioner Lyytinen seconded. (Motion was approved 4-0).

Zoning Case 18-01: Land Sale to Toy Storage Barn, LLC.

Vice Chairman Sanders introduced Zoning Case 18-01, Land Sale to Toy Storage Barn, LLC. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Toy Storage Barn, LLC is looking to purchase a lot in the Business Park with an option on two adjoining lots. The lots would be for the construction of buildings for mini storage. State Statute requires that a municipal land sale and its proposed use conform to the Comprehensive Plan for the City. The Planning Commission needs to determine if the proposal is in conformance with the Comprehensive Plan. The Comprehensive Plan has this area designated as "Light Industry" and warehousing is an allowed use in that district.

The Commission discussed the land sale and felt that it met the requirement.

Vice Chairman Sanders looked for a motion.

Motion: Commissioner N. Wilkinson made a motion to approve Resolution No. 18-01 Land Sale, A Resolution of the City of Cloquet Planning Commission Finding that a Mini Storage Development in the Cloquet Business Park Conforms to the General Plans for the Development of the City, Commissioner Lyytinen seconded. (Motion was approved 4-0).



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Commissioner's Questions/Comment

Mr. Cottingham pointed out the flyer on the table identifying the legislative priorities for the Minnesota Chapter of the American Planning Association.

Next Meeting

April 10, 2018

Meeting adjourned 7:26 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator