



Regular Meeting of the Planning Commission

Tuesday, April 10, 2018

7 pm Regular Meeting

1307 Cloquet Ave, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Election of Chairperson and Vice Chairperson
4. Additions/Changes to the Agenda
5. Minutes from the March 13, 2018 Planning Commission meeting
6. Zoning Case 18-04; John Haverkamp, Conditional Use Permit
7. Zoning Case 18-01: Toy Storage Barn, LLC, Site Plan and Variance
8. Commissioner's Questions/Comments
9. Adjourn

NEXT MEETING:

May 8th @ 7 pm



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 October 24, 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 Lyttinen 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

DRAFT



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 4, 2018

ITEM DESCRIPTION: ZONING CASE 18-04: CONDITIONAL USE PERMIT – JOHN HAVERKAMP, APARTMENT IN THE CC – CITY CENTER DISTRICT

Background

John Haverkamp is proposing a conditional use permit to allow an additional two apartments in the CC – City Center District. The property involved is located at 901 Cloquet Avenue. Mr. Haverkamp would like to increase the number of apartments on the second floor of his building from two to four. The main floor of the building will remain commercial and currently has Wood City Lights and Hardware located there.

A public hearing will be held on Tuesday, April 10, 2018 to consider a conditional use permit for apartments in the City Center District. A legal notice was published in the Pine Journal on March 29, 2018 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Ordinance states Conditional Use Permits may be granted when they comply with the following approval criteria: (*Staff comments in italic*)

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as City Center. For the purposes of the Comprehensive Plan, it does reference housing (particularly housing above commercial uses) is also a desirable use in the city center. This structure has two stories.*
2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site is primarily commercial with some apartments located on upper floors. Larson Commons a subsidized apartment building is located diagonally across the street to the southwest.*



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3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for certain locations, if any, and without undue inconvenience to the developer, and the availability of alternative locations equally suitable. *There is a need for rental housing within the community.*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently occupied by a commercial building and two apartments. They are not proposing any changes in the access to the site or the site layout.*

5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance. There is adequate off-street parking to the north of the building and there will be no expansions to the building.*

6. Other factor. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Planning Commission or the City Council feels are necessary for review in order to make an informed and just decision.

Financial Impacts

The Conditional Use Permit fee is \$400. The applicant has paid this fee to cover the cost associated with the application process.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the conditional use permit. Following this testimony the Planning Commission should review the approval criteria and either recommend approval, approval with conditions or denial of the conditional use permit. The Planning Commission may impose conditions in the granting of conditional uses.

Staff Recommendation

Staff has reviewed the conditional use permit approval criteria requirements and would recommend approval of the conditional use permit subject to at least the conditions in the draft Resolution.

Supporting Documents Attachments

- Resolution No. 18-04
- Location Map
- Aerial Photo

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 18-04

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE CONDITIONAL USE PERMIT FOR JOHN HAVERKAMP FOR TWO
ADDITIONAL APARTMENTS FOR A TOTAL OF FOUR IN THE CITY CENTER
DISTRICT**

WHEREAS, John Haverkamp is proposing a Conditional Use Permit for two additional apartments, for a total of four apartments in the City Center District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 10, 2018 at which time Zoning Case / Development Review No. 18-04 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located 901 Cloquet Avenue and is legally described as follows:

Lots 12, 13 and the westerly 60 of Lot 14, Block 5, Nelson's Subdivision of Outlots 35, 36 and 40 to the Village of Cloquet, Carlton County, Minnesota. and

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 18-04 to the Cloquet City Council for an additional two apartments, for a total of four apartments in the City Center District subject to the following condition:

1. A Building Permit be issued prior to beginning any work.
2. The three separate tax parcels must be consolidated into one parcel prior to the issuance of a building permit.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

TERRI LYYTINEN _____

ELIZABETH POLLING _____

JOHN SANDERS _____

NATHANIEL WILKINSON _____

URIAH WILKINSON _____

Passed and adopted this 10th day of April 2018.

CITY OF CLOQUET

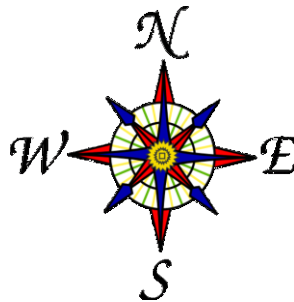
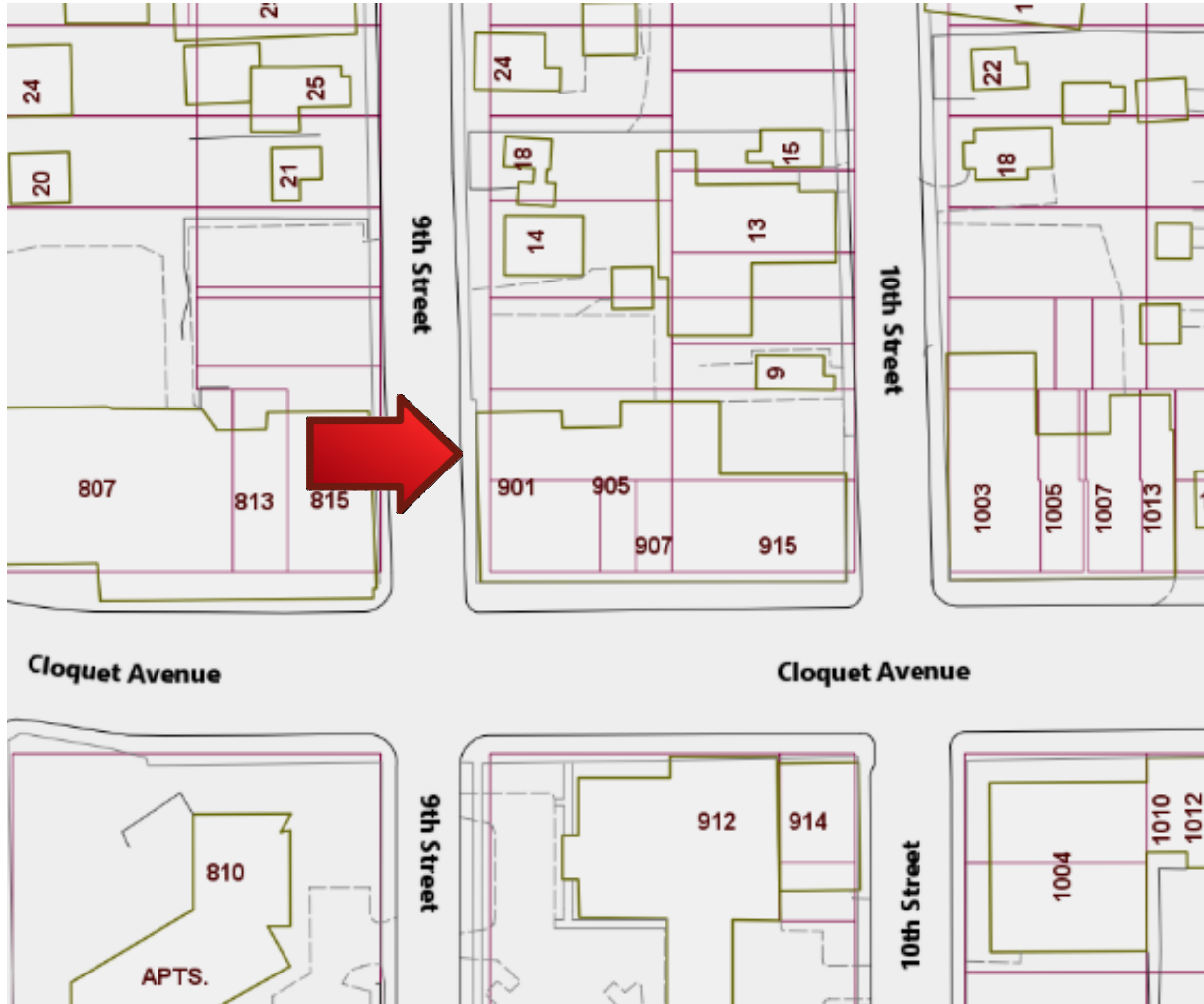
CHAIR

ATTEST: _____

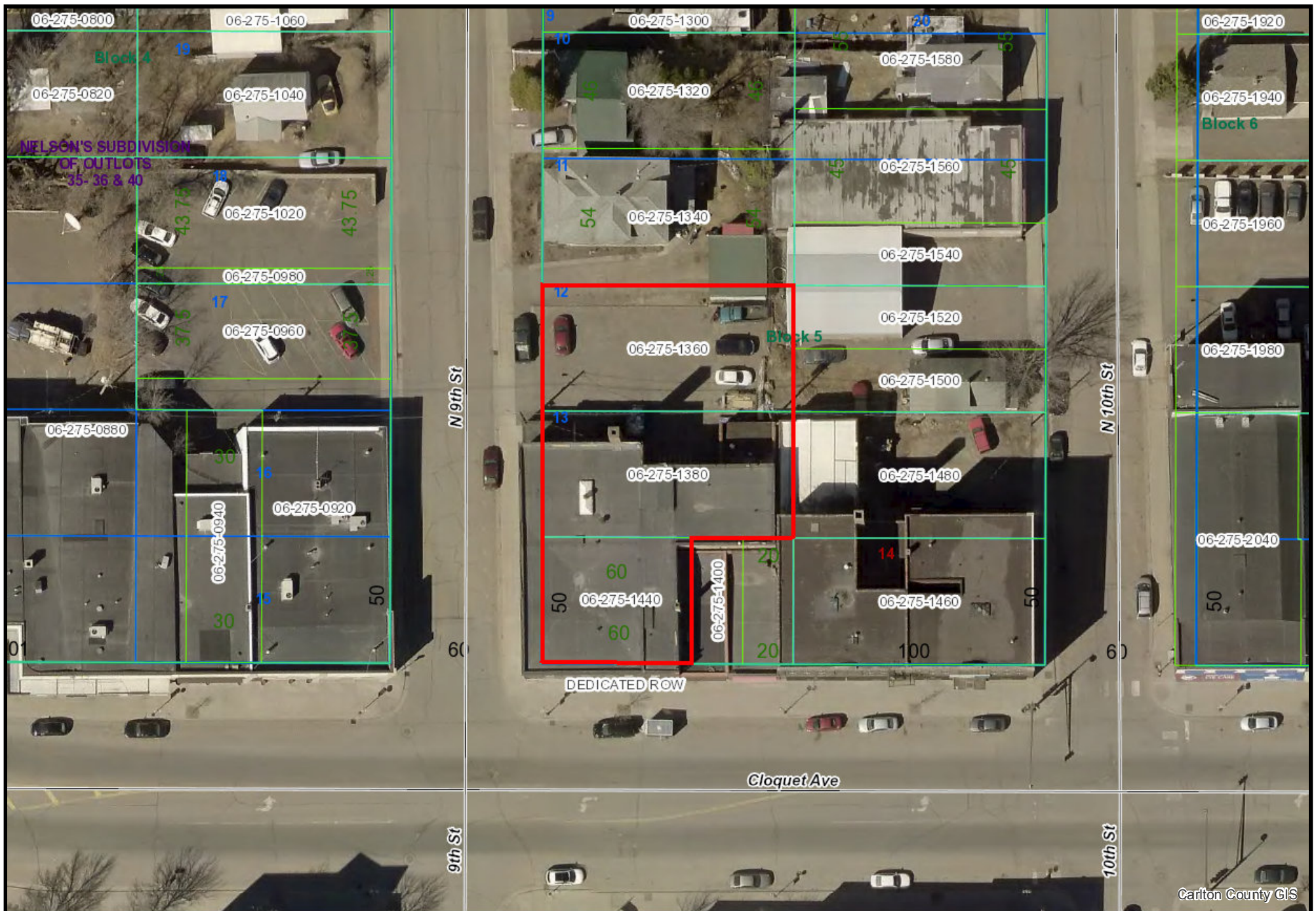
Alan Cottingham
City Planner/Zoning Administrator

Location Map

John Haverkamp



No Scale



This data is provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose. Not for survey purposes.



Carlton County, MN

Date: 4/2/2018

Carlton County GIS

901 Cloquet Ave

Wood City Lights & Hardware former Erickson Hardware

Legend

Erickson Hardware

Google Earth

© 2018 Google

8.34 ft





Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 4, 2018

ITEM DESCRIPTION: ZONING CASE 18-01: VARIANCES AND SITE PLAN FOR NORTHLAND CONSULTING ENGINEERS, TOY STORAGE BARN, LLC NORTH OF STARK ROAD AND BUSINESS PARK DRIVE WEST

Background

Northland Consulting Engineers has submitted a Variance and Site Plan application for Toy Storage Barn, LLC. The site is located North of Stark Road and Business Park Drive West.

The Variances are for two ground signs, no curb and gutter around the parking and drive areas, the requirement for irrigation and more than one principal building on a lot.

The Site Plan is for Toy Storage Barn, LLC with associated parking, landscaping, grading and drainage and building locations.

A public hearing will be held on Tuesday, April 10, 2018 to consider the Variances. A legal notice was published in the Pine Journal on March 29, 2018 and property owners within 350 feet were sent notice of the public hearing.

Variance

Section 17.5.13, Subd. 8 A (8), A second ground sign may be allowed when all of the following conditions are met. (a) The lot must be in a commercial or industrial zoning classification. (b) The lot must be a through lot with double street frontage, or a corner lot with street frontage on three sides. (c) The second ground sign must be located on the side of the lot abutting the minor or interior roadway. (d) The ground sign must meet the size, height and setback requirements for the primary ground sign permitted on the site. (e) The ground sign shall be in addition to all other permitted ground signs. They are proposing one 4' x 8' ground sign and one 2' x 12' sign on the entrance gate.

Section 17.2.10, Subd. 6 B, Curbs. Interior concrete curbs shall be constructed within the property to separate driving and parking areas from landscaped areas and control surface drainage. The applicant proposes not to install interior curbs.



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Section 17.2.10, Subd 6 A, Irrigation of Landscaped Areas. In addition to the basic requirements set forth elsewhere in this Chapter, all landscaped areas shall be provided with an underground irrigation system. The applicant proposes not to install an irrigation system.

Section 17.4.01, Subd. 11, Erection of More than One Principal Structure on a Lot. In any district, no more than one (1) structure housing a permitted or permissible principal use may be erected on a single lot. The applicant proposes to construct 11 structures on the lot.

The petitioner has addressed each of these variances in the attached narrative.

Site Plan

Attached, the Commission will find the following plans for this development:

- Site Plan
- Grading and Drainage Plan
- Landscape Plan

Impervious Surface: (Section 17.6.16, Subd. 6. E and F)

The zoning district allows the maximum building coverage to be 40% with a maximum impervious surface coverage of 70%. The building coverage is 21% and the impervious surface coverage is approximately 59% for the easterly lot. The building coverage is 31% and the impervious coverage for the entire development is 68%.

Building Setbacks: (Section 17.6.16, Subd. 6. B)

The ordinance requires that the minimum front setback be 35 feet, the minimum side yard setback be 20 feet and the minimum rear yard setback be 30 feet. It has been determined that the site has two front yards, a side yard and a rear yard. The setbacks to all property lines are met. Since the site is being purchased in phases a building that doesn't meet the required setbacks for the specific lot will not be issued a permit.

Landscaping: (Section 17.5.04 Subd. 5.)

The landscape plan shows 22 overstory plantings for the first lot, the site is required to have 22 overstory plantings in addition to understory trees and shrubs. Prior to a building permit being issued for the other lots a revised landscape plan will need to be submitted showing a minimum of 76 overstory trees for the entire site. This is based on 1 tree per 1,000 square feet of building area.

Parking: (Section 17.5.11 Subd. 6.)

Do to the nature of the site there are no designated parking stalls. The area between the buildings is large enough to allow for parallel parking adjacent to the building and traffic to flow by.



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Trash Storage: (Section 17.5.15 Subd. 7. A (7))

There will be no trash storage area. Customers will need to remove their belongings/trash when they leave.

Signage: (Section 17.5.13 Subd. 14.)

The plan shows two ground signs. One ground sign will be at the entrance while the second sign will be on the gate, the total square footage is below the maximum square footage allowed. A variance is being sought for to allow the second sign.

Lighting: (Section 17.5.12 Subd. 5. B)

The applicant has provided information on the types of light fixtures that will be installed. There is not a photometric plan submitted so prior to the issuance of a building permit a plan will need to be submitted showing they are in compliance with City lighting standards.

Other Site Plan Items:

The site will be secured with a 6-foot fence. There will be outside storage of vehicles on the site prior total buildout of the property. The outside storage must be on a paved or Class V surface.

Policy Objectives

The Zoning Ordinance states Variances may be granted when they are in harmony with the general purpose and intent of the ordinance, are consistent with the Comprehensive Plan, and when the applicant for the variance establishes that there are practical difficulties in complying with the official control. No variance may be granted unless **all** of the following conditions exist:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

The purpose of this Site Plan Review application is to ensure that this development project is aligned with city development standards.

Financial Impacts

The Variance and Site Plan fees were paid.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing pertaining to the variances. Following this review the Planning Commission can approve the request, deny the request or table the request for some additional information.



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The Commission should also review the Site Plan and take into account any comments pertaining to it. Following this review the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information.

Staff Recommendation

Staff would recommend denial of the Variances for two ground signs, no curb and gutter around the parking and drive areas and the requirement for irrigation. In following the strict interpretation of the Ordinance these variances do not meet those requirements. However, the existing two other buildings within the Business Park do not have curb and gutter or irrigation on their sites. The Ordinance in effect at the time they were constructed was the same as today. Staff cannot find any approval of a variance for either of those two buildings. The Variance for more than one principal structure on a lot is unique to this type of use and staff can support this request. With the exception of the Variances being sought and referenced above the Site Plan meets the minimum ordinance requirements and staff would recommend approval of it.

Supporting Documents Attachments

- Resolution No. 18-01 Variance
- Resolution No. 18-01 Site Plan
- Location Map
- Variance Narrative
- Engineer's Memo
- Site Plan Maps

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 18-01 VARIANCE

A RESOLUTION DENYING THREE VARIANCES; TO THE NUMBER OF FREE STANDING SIGNS; THE CURB AND GUTTER REQUIREMENT AROUND ALL PARKING AND DRIVES; AND, THE IRRIGATION REQUIREMENT; AND APPROVING THE VARIANCE FOR MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT IN THE OM – OFFICE/MANUFACTURING DISTRICT FOR NORTHLAND CONSULTING ENGINEERS FOR TOY STORAGE BARN, LLC

WHEREAS, Northland Consulting Engineers, Toy Storage Barn, LLC is proposing four Variances; to the number of free standing signs; the curb and gutter requirements; the irrigation requirements; and, more than one principal structure on a lot in the OM – Office/Manufacturing District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 10, 2018 at which time Zoning Case / Development Review No. 18-01 was heard and discussed; and

WHEREAS, the property of the proposed Variances is located north of Stark Road and Business Park Drive West and is legally described as follows:

Lots 1 – 3, Block 3, Cloquet Business Park, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and denies the three Variances; to the number of free standing signs; the curb and gutter requirements; the irrigation requirements; and, approves the variance for more than one principal structure on a lot in the OM – Office/Manufacturing District.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission denies Zoning Case 18-01 for three variances; to the number of free standing signs; the curb and gutter requirements; the irrigation requirements; and, approves the variance for more than one principal structure on a lot in the OM – Office/Manufacturing District.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 10th day of April 2018.

CITY OF CLOQUET

CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 18-01 Site Plan

A RESOLUTION RECOMMENDING APPROVAL OF A SITE PLAN IN THE OM – OFFICE/MANUFACTURING DISTRICT FOR NORTHLAND CONSULTING ENGINEERS, TOY STORAGE BARN, LLC

WHEREAS, Northland Consulting Services, Toy Storage Barn, LLC is proposing a Site Plan in the OM – Office/Manufacturing District; and

WHEREAS, the property of the proposed Site Plan is located north of Stark Road and Business Park Drive West and is legally described as follows:

Lots 1 – 3, Block 3, Cloquet Business Park, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Site Plan.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 18-01 for a site plan for Northland Consulting Services, Toy Storage Barn, LLC in the OM – Office/Manufacturing District subject to the following conditions:

1. Compliance with the Assistant City Engineer’s Memo.
2. No building permit will be issued unless the building meets the required setbacks.
3. A luminaire plan must be submitted showing the foot-candles on the site prior to the issuance of a building permit.
4. The outside storage must be on a paved or Class V surface.
5. A revised landscape plan must be submitted prior to construction of units on Lots 2 and 3 showing a minimum of 76 overstory plantings for the entire site.
6. The lots must be consolidated into one tax parcel at time of purchase.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

TERRI LYYTINEN _____

ELIZABETH POLLING _____

JOHN SANDERS _____

NATHANIEL WILKINSON _____

URIAH WILKINSON _____

Passed and adopted this 10th day of April 2018.

CITY OF CLOQUET

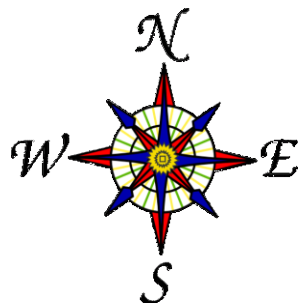
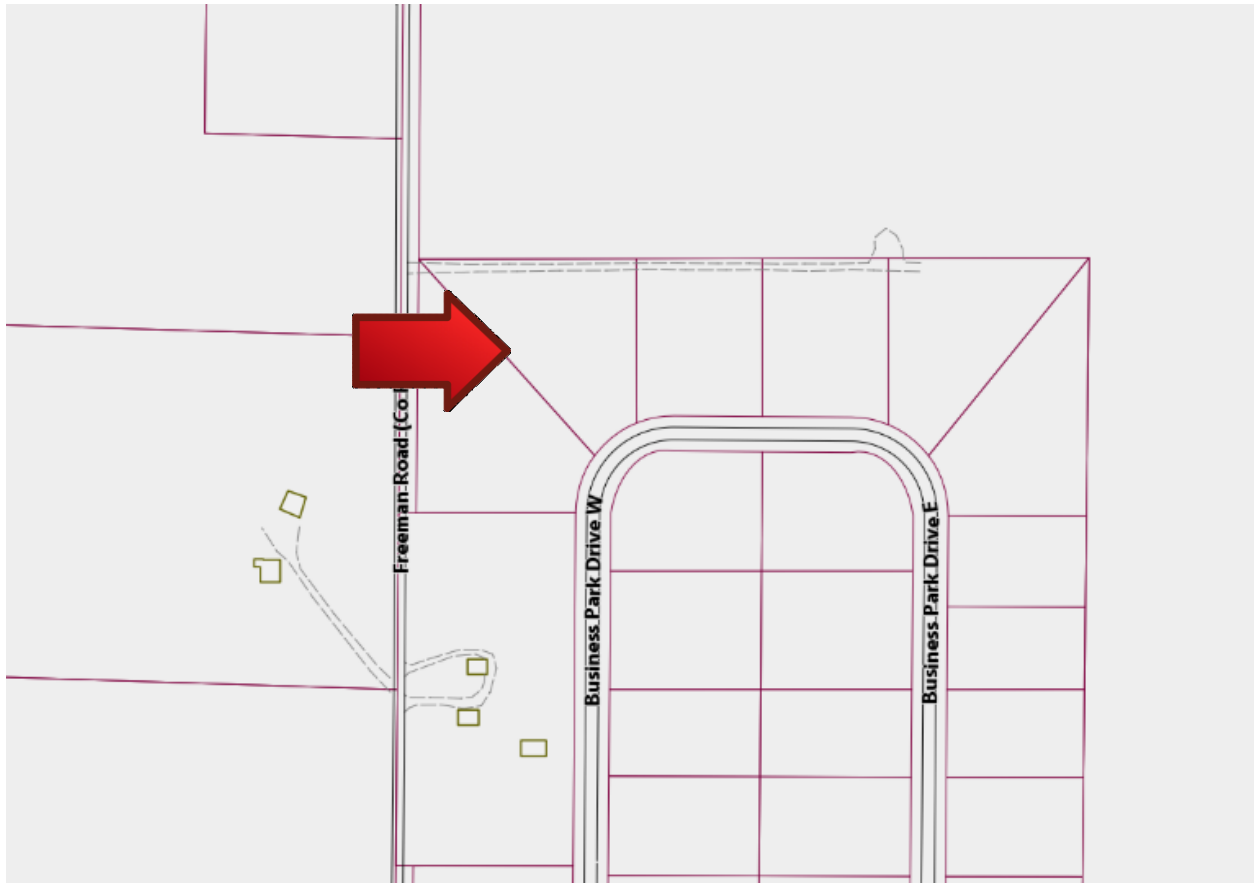
CHAIR

ATTEST: _____

Alan Cottingham
City Planner/Zoning Administrator

Location Map

Toy Storage Barn, LLC



No Scale

Sign, Landscaping and Site Plan Narrative
Toy Barn Storage, LLC
Cloquet Business Park
PIN: 06-617-0520

Signs:

Toy Barn Storage will have one 4' x 8' aluminum sign flanking each side of the front entrance gate and another 2' x 12' sign mounted onto the entrance gate for a total of three signs and 88 square feet of signage.

Front Gate:

The front entry gate will be flanked by two decorative 12' long x 8' high stone monument walls with inset 4' x 8' signs on each side. The keypad kiosk will also have a decorative stone façade.

Vacant Land:

Vacant land within the fence perimeter will be used for open storage of vehicles, trailers, boats ect. until it is economically feasible to build enclosed storage.

Landscaping:

Landscaping will consist of native low profile shrubs, decorative rock garden accents, and yard space along the front fence line.

Landscape Irrigation:

Toy Storage Barn is requesting an exception to policy to forgo installing an irrigation system for the purpose of landscape irrigation. The landscaping plan is to utilize low profile drought resistant native species of shrubs such as junipers with rock garden style landscaping as well as utilizing the natural native grasses already located on the property. The proposed buildings will have no water service so making a connection to the municipal water system would solely be for irrigation. Adding an irrigation system would further disrupt the natural environment and create an unnecessary economic burden to the development of this property.

Curbs:

Toy Storage Barn is requesting an exception to policy to forgo the use of curb & gutter, except in the entry and exit gate areas. The use of curb & gutter on this property would inhibit the natural sheet flow of water entering ditches at many locations, rather than curb cuts which would further concentrate the flow. It would create a need for more infrastructure to properly drain the property, and it would create an unnecessary economic burden to the development of this property.

Site Area Summary:

Total Site Area = 251,959 SF

Impervious **Allowed** (70%) = 176,371 SF **Proposed** = 172,047 SF

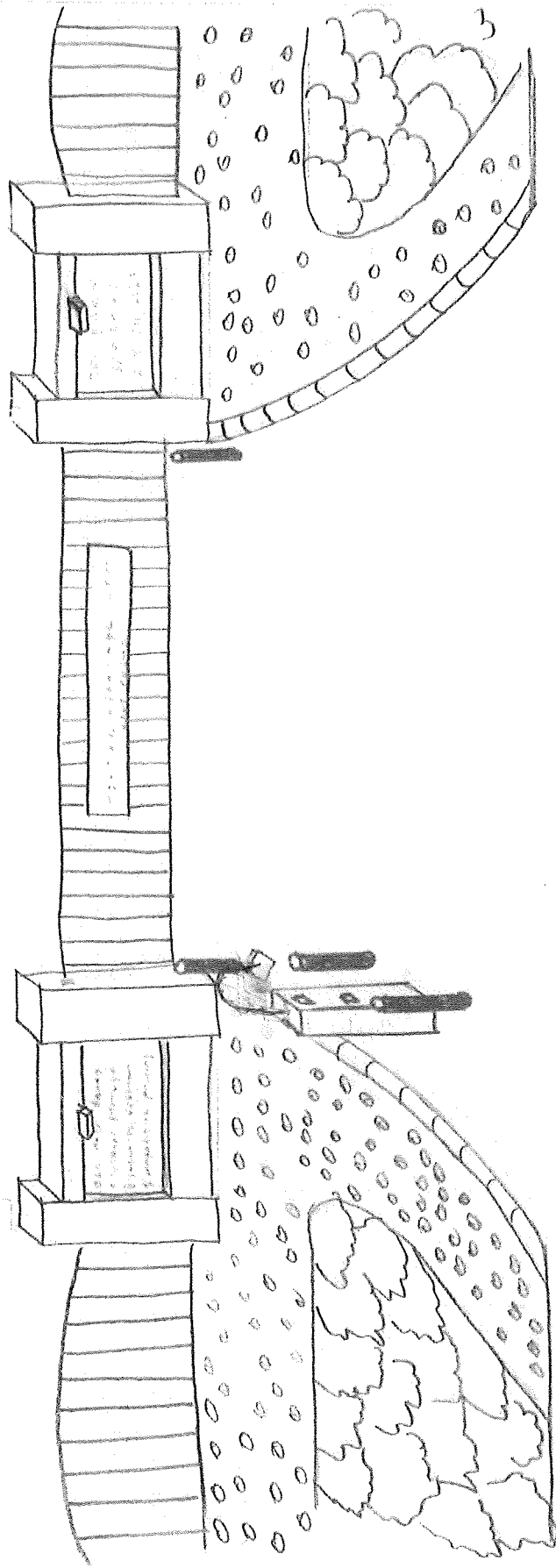
Building Coverage **Allowed** (40%) = 100,784 SF **Proposed** = 77,200 SF

Stormwater Summary: SWPPP is included with Site & Grading Plan, NPDES Construction Permit and City Grading Permit will be obtained by owner prior to construction. Stormwater treatment and detention

are not required as this site is treated by regional treatment. As requested by City Engineering the sizing of the existing culverts were verified that that they can handle proposed flows for a 10 year storm event

Existing western culvert 18" RCP @ 1% = 10.50 CFS Proposed = 5.76 CFS

Existing eastern culvert 36" RCP @ 1% = 66.70 CFS Proposed = 6.64 CFS



Toy Barn Storage
Front Gate
PIN: 06-617-0520

Lighting Plan
Toy Barn Storage, LLC
Cloquet Business Park
PIN: 06-617-0520

OVERVIEW:

Toy Barn facility's lighting plan employs shielded LED wall pack fixtures and flood lights on buildings, and downward-directed shielded lights for signage and keypad at gate entrance. The facility lighting plan is designed to adhere to Cloquet's City Code Chapter 17.5 guidelines. Lighting fixtures will be activated by a photo sensor for dusk-till-dawn illumination. Fixtures will be shielded and the layouts will produce no more than 1.0 foot-candle (FC) of light at the center of our public street or 0.4 FC at the property lines. The development is to be phased-in and will begin with the construction of a single building in 2018. Additional buildings and outdoor storage will be incorporated as demand supports development. The light spacing, intensities and plan principles illustrated in this light plan will apply to future construction at this location. The luminaires below are examples used for their specifications and are to be considered maximums in terms of lumens and photometric patterns. Final fixture mix will be determined by market availability.

BUILDING LIGHTING:

The first building built on the property will be approximately 185' long x 40' wide. The front 40' of the building will feature two wall packs spaced approximately 20' apart. Side wall lighting will start approximately 20' from the front corner, then flood lights will be placed every 30' for a total of six flood lights per side (185 linear feet) of building. The flood lights will be mounted above the doors approximately 9' high. The back wall will have one wall pack mounted just below the center peak approximately 20' from each corner. The attached example for Building 1 shows wall pack and flood light locations. The wall pack will be within the parameters below. As we are still bidding lighting providers, these specifications are intended to be maximums in terms of lumen output and coverage areas.

Wall packs:

Manufacturer / Model: E-Conolight / E-WP6 Series

Number used: 3

Wattage / Lumens: 36 Watts / 3350 lumens

0.4 Footcandle Distribution Range at 9' Mounting Height: Front 30' Sides 20' Back 25'

Flood lights:

Manufacturer / Model: RAB Lighting / SMSLES2x13

Number Used on Building: 12

Wattage / Lumens: 26 Watts / 2338 lumens

6H x 6V beam spread, mounted 9' high

ENTRY GATE, FRONT FENCE AND KIOSKS

Gate Area:

The front entry vertical pivot gate will be flanked by two decorative 12' long x 8' high stone monument walls with inset 4' x 8' signage on each side. Signage on each side will be lit from above by 1 LED flood light. Additionally, one small shielded wall pack on the left monument will light the gate.

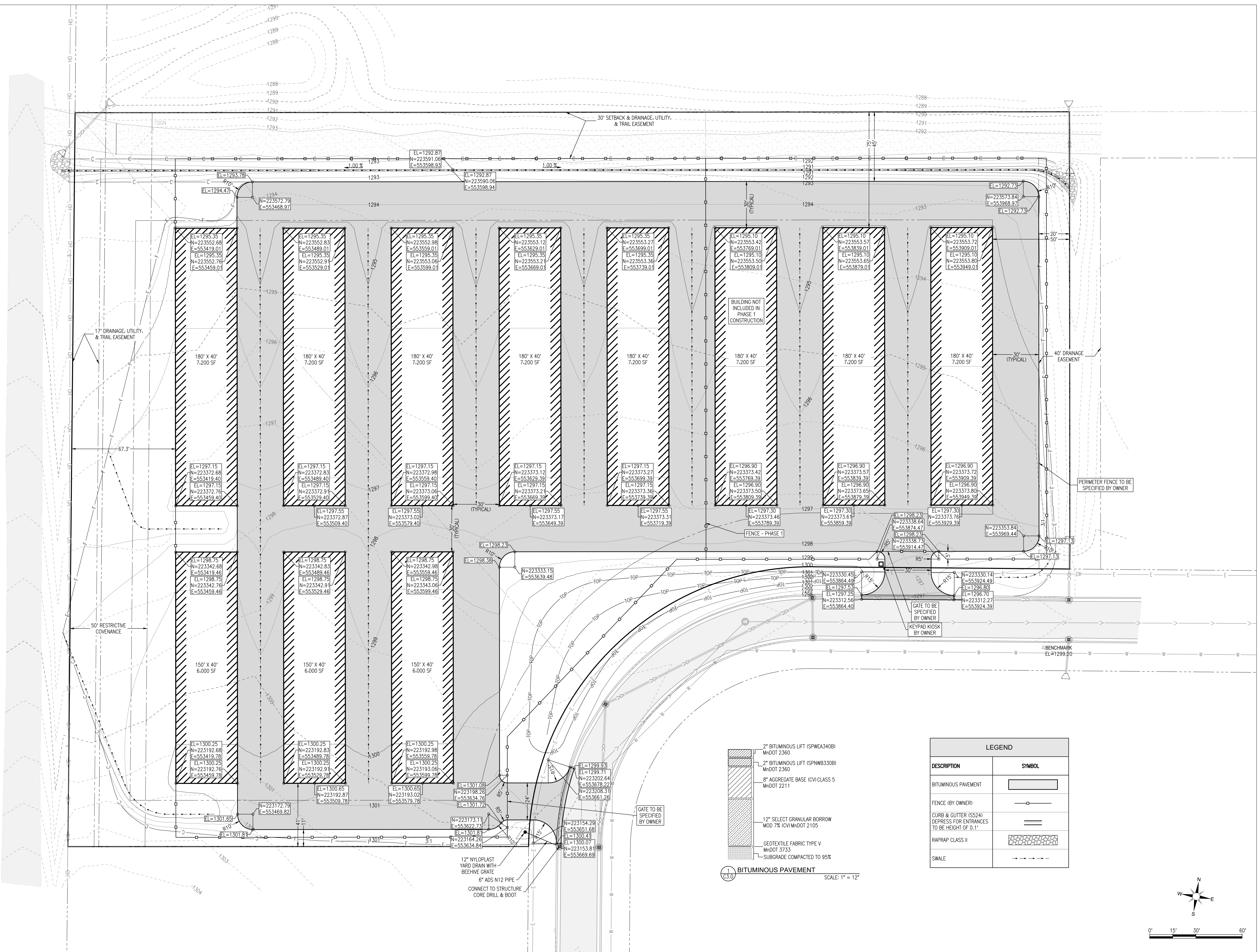
MEMO



DATE: 3/5/18
TO: Al Cottingham, City Planner
FROM: John Anderson, Assistant City Engineer
SUBJECT: Cloquet Mini Storage plan review 3rd

I have reviewed the Grading plan for the Cloquet Mini Storage prepared by Northland Consulting dated 2/26/18. The following are my comments on this plan. Items that have been resolved are shown in ~~strike through~~ and additions are shown underlined.

1. A City issued grading permit is required. Storm water treatment and detention is not required as this site was treated by regional treatment with the development of the Business Park. An NPDES construction permit will be required for this site.
- ~~2. The proposed ditch along the north side of the site should be covered in erosion control blanket once graded.~~
- ~~3. The much of the site appears to be cut and there must be a substantial amount of material being hauled off site. Please provide an estimate of earthwork quantities.~~
4. City code requires the pavement edges to be curbed.
5. The Fire department needs to review the hydrant spacing on site for adequate coverage of the structures.
6. Identify the location of the existing sewer and water services in place intended to serve the site. Existing sewer and water services installed with the original construction of the development that serve these lots need to be cut off at the mains if the site is not going to be served.
- ~~7. Is any signage proposed for the site?~~
- ~~8. Do the two buildings on the west end of the site need access to the west side or do they access the storage entirely from the east side.~~



LEGEND	
DESCRIPTION	SYMBOL
BITUMINOUS PAVEMENT	[Hatched pattern]
FENCE (BY OWNER)	[Line with cross-ticks]
CURB & GUTTER (SS24) DEPRESS FOR ENTRANCES TO BE HEIGHT OF 0.1'	[Line with cross-ticks]
RAPRAP CLASS II	[Stippled pattern]
SWALE	[Dashed line]

1. BITUMINOUS PAVEMENT
 2" BITUMINOUS LIFT (SPW#A340B) MNDOT 2360
 2" BITUMINOUS LIFT (SPW#B330B) MNDOT 2360
 8" AGGREGATE BASE (CV CLASS 5) MNDOT 2211
 12" SELECT GRANULAR BORROW MOD 7# (CV MNDOT 2105)
 GEOTEXTILE FABRIC TYPE V MNDOT 3733
 SUBGRADE COMPACTED TO 95%
 SCALE: 1" = 12"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Tom O'Sullivan
 Engineer: Thomas P. O'Sullivan P.E. Lic. No. 50121

REVISIONS:

PROJECT: 18-035
 CHECKED: TPD
 DRAWN: ARD
 DATE: 2-26-18

Sheet Title
SITE & GRADING PLAN

Sheet Number
C3.0

Toy Barn Storage: Lay-out of first building to be constructed 2018

