



Regular Meeting of the Planning Commission

Tuesday, April 10, 2018

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

CALL TO ORDER

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

ROLL CALL

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

Absent: Nathaniel Wilkinson.

Others Present: John and Julie Haverkamp and Amie Roberson

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

Election of Chairperson and Vice Chairperson

Motion: Commissioner Lyytinen made a motion to appoint Uriah Wilkinson as Chairperson and John Sanders as Vice Chairperson, Commissioner Polling seconded. (Motion was approved 4-0).

March 13, 2018 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Polling made a motion to approve the Planning Commission meeting minutes from March 13, 2018, Commissioner Lyytinen seconded. (Motion was approved 4-0).

Zoning Case 18-04: Conditional Use Permit for John Haverkamp

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 18-04, Conditional Use Permit for John Haverkamp. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted that John Haverkamp was requesting a conditional use permit in order to add two apartments to the second floor of his building, located at 901 Cloquet Avenue. 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. Mr. Haverkamp was present to address the Commission. He noted a letter was received from David Pritchett, 813 Cloquet Avenue in support of the request.



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Commissioner Sanders inquired as to off-street parking for the units.

Mr. Haverkamp noted that they owned the parking area to the north of the building and there was room for at least 12 stalls in that lot.

There being no further discussion Chairman Wilkinson closed the public hearing.

The Commission discussed the conditional use permit criteria and all felt that the request met the criteria.

Chairman Wilkinson looked for a motion.

Motion: Commissioner Lyytinen made a motion to approve Resolution No. 18-04, A Resolution Recommending to the City Council Approval of the Conditional Use Permit for John Haverkamp for Two Additional Apartments for a Total of Four in the CC – City Center District, Commissioner Polling seconded. (Motion was approved 4-0).

Zoning Case 18-01: Variance and Site Plan for Toy Barn Storage, LLC.

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 18-01, Variance and Site Plan for Toy Barn Storage, LLC. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Toy Barn Storage, LLC was requesting four variances and a site plan for a mini storage facility in the OM – Office/Manufacturing District. 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. 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. Ms. Roberson was present to address the Commission.

Ms. Roberson addressed the Commission and their request for the variances. She noted that they would only be hooking up to city water for the irrigation since the buildings did not need water. The plantings would be native to the area and thus would not need to be irrigated. As for the curb they would have limited traffic on the site and didn't see a need for curb and gutter. The other buildings in the business park did not have curb and gutter. The extra signage is to allow for the web address to be located on the gate. She could work on having that in a different location so it wouldn't need a variance. The more than one principle building is because of the nature of the business and trying to keep the buildings small.

The Commission discussed the requirement for irrigation and that if they did not have irrigation then they would need to disconnect the water at the main and that may be costly. They discussed the variance criteria and how the different request either met or didn't meet the criteria. There was discussion as to precedents already being set with the existing buildings in the business park.



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There being no further discussion Chairman Wilkinson closed the public hearing.

Chairman Wilkinson looked for a motion.

Motion: Commissioner Sanders made a motion to approve Resolution No. 18-01 Variance – Principal Building, A Resolution Approving the Variance for More than One Principal Structure on a Lot in the OM – Office/Manufacturing District for Toy Barn Storage, LLC, Commissioner Lyytinen seconded. (Motion was approved 4-0).

Motion: Commissioner Sanders made a motion to approve Resolution No. 18-01 Variance – Curb and Gutter. A Resolution Approving the Variance not to Require Curb and Gutter Around all Parking and Drive Aisles for Toy Barn Storage, LLC, Commissioner Lyytinen seconded. (Motion was approved 4-0).

Motion: Commissioner Polling made a motion to approve Resolution No. 18-01 Variance – Signage, A Resolution Denying the Variance for a Second Free Standing Sign for Toy Barn Storage, LLC, Commissioner Sanders seconded. (Motion was approved 4-0).

Motion: Commissioner Lyytinen made a motion to approve Resolution No. 18-01 Variance – Irrigation. A Resolution Approving the Variance to not Install Irrigation for Toy Barn Storage, LLC, Commissioner Polling seconded. (Motion was denied 2-2).

Motion: Commissioner Polling made a motion to table Resolution No. 18-01 Variance – Irrigation. Commissioner Lyytinen seconded. (Motion was approved 4-0)

Motion: Commissioner Sanders made a motion to approved Resolution No. 18-01 Site Plan, A Resolution Recommending Approval of a Site Plan in the OM – Office Manufacturing District for Toy Barn Storage, LLC, Commissioner Lyytinen seconded. (Motion was approved 4-0).

The Commission discussed when they could meet to act on the irrigation variance. The consensus on the Commission was to meet on Tuesday, April 17 at 6:30 pm.

Commissioner’s Questions/Comment

None

Next Meeting

April 17, 2018



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Meeting adjourned 8:02 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator