



Regular Meeting of the Planning Commission

Tuesday, February 14, 2017

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

OATH OF OFFICE

Al Cottingham administered the Oath of Office to Nathaniel Wilkinson and Terri Lyytinen.

CALL TO ORDER

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

ROLL CALL

Attending: Planning Commission members: Jesse Berglund, John Sanders, Kelly Johnson, Terri Lyytinen, Nathaniel Wilkinson and Uriah Wilkinson; City: Al Cottingham.

Absent: Commission members: Bryan Bosto.

Others Present: Don Proulx and Steve Johnson.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

January 10, 2017 Meeting Minutes

Chairperson Wilkinson asked for any corrections or additions.

Motion: Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from January 10, 2017, Commissioner Berglund seconded. (Motion was approved 6-0).

Zoning Case 17-01: Variance for Otter Creek Properties, LLC

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-01, Variance for Otter Creek Properties, LLC. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted Otter Creek Properties, LLC is proposing a variance to the Subdivision Code that requires a second road access before the City would take over the roads. The Preliminary Plat was approved on March 2, 2004 with this requirement as one of the conditions. The Final Plat was approved on May 18, 2004 and this requirement was not listed as one of the conditions. The City Attorney has reviewed this and given an opinion that since this condition was not in the final plat then the roads and their maintenance is an obligation which should be taken over by the City without a second access being constructed.



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Don Proulx, Otter Creek Properties, LLC noted they had made a similar application in 2009 that didn't go anywhere. They have been maintaining the roads since they were constructed in 2006. There are some major wetlands to the east of the development that would need to be filled in order to construct a second access to Moorhead Road. Another option would be to construct a road to the north crossing Otter Creek, a designated trout stream, and tie into Spring Lake Road. He noted that both of these options would be very costly if they would even be approved by other agencies.

Chairman Wilkinson asked if anyone else wished to speak and since nobody wished to he closed the public hearing.

The Commission discussed the condition of the roads, driveway accesses and the safety with sight distances.

Motion: Commissioner Sanders made a motion to approve Resolution No. 17-01 A Resolution Recommending Approval of a Variance to the Subdivision Code Requiring Two Access Points for a Subdivision in the SR – Suburban Residential District for Otter Creek Properties, LLC, Commissioner Johnson seconded. (Motion was approved 6-0)

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, February 21st.

Zoning Ordinance Amendments – Breweries, Taprooms, Brew Pubs and Micro Distilleries

Mr. Cottingham stated the City Council had recently amended the city code to include Breweries, Taprooms, Brew Pubs and Micro-Distilleries. With these amendments there will need to be changes made to the Zoning Ordinance as to where these types of facilities are allowed. Staff had discussed the Historic Downtown, City Center, Light Industry and the Office/Manufacturing Districts. They thought the Office/Manufacturing District would only allow for a brewery and micro-distillery with no on site consumption at this time. He was looking for some discussion and comments from the Commission on this.

The Commission felt that since we are trying to get businesses into the business park we should allow taprooms with a brewery if they chose to locate there. They would also like to have examples from other communities to see how they are handling these. They also wanted copies of the state statute regarding these.

Cottingham noted he would put together this information and bring it back to the Commission at their March meeting.



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Meeting Etiquette

Chairman Wilkinson introduced this item in light of the last meeting and how some things were handled. He felt with two new members that this was a good time to review this for everyone and how we should conduct ourselves.

Cottingham noted that while we all have our passions for things we do not all agree on things. That is alright but we need to remember to respect each other and the views that we have even though we may not agree with them. He noted that we all needed to be courteous to one and another and to the audience and their comments and concerns. He noted that he had included a copy of the a-b-c's of Parliamentary Procedure for everyone to review. In general we follow that procedure in a loose format so it acts as a guide to follow. There are times when the chair may need to get the attention of members of the commission or the audience and the use of the gavel may be appropriate to do so.

He reminded the Commission of the open meeting law requirements and to watch the line of discussions if more than three members happen to be together at some type of gathering.

Commissioner's Questions/Comment

Cottingham noted that the application for SKB/Shamrock Landfill would be going to the City Council on March 7th.

Cottingham inquired if the Commission would be receptive in an ordinance amendment to allow crematories in other Zoning Districts and not just the HI – Heavy Industry District. The consensus was that they would be but would like to see where they are located in other communities.

Next Meeting

March 14, 2017

Meeting adjourned 7:52 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator