



Regular Meeting of the Planning Commission

Tuesday, April 11, 2017

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: Uriah Wilkinson, Jesse Berglund, John Sanders, Kelly Johnson, Terri Lyytinen, Nathaniel Wilkinson and Bryan Bosto; City: Al Cottingham.

Absent: Commission members: none.

Others Present: Karla Southworth, Bill Manahan, Mike Bach, Steve Sather, Barb Wyman, Ben Sather, Debra Shaff, Clarence Badger and Wesley Vork.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

March 14, 2017 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from March 14, 2017, Commissioner Lyytinen seconded. (Motion was approved 7-0).

Zoning Case 17-04: Site Plan for Commonwealth Development, White Pine Apartments

Chairman Wilkinson introduced Zoning Case 17-04, Site Plan for Commonwealth Development, for White Pine Apartments. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Commonwealth Development is proposing a site plan for White Pine Apartments with associated parking, landscaping, grading and drainage and building location. He noted that Mike Bach was present representing Commonwealth Development.

Mike Smith, R.A. Smith National stated that this would be a three story, 35 unit apartment building with underground and surface parking, shared parking and driveways with the current apartment to the south, underground stormwater retention and a playground. He noted they were not seeking any variances for the site.

Commissioner Berglund asked if the site would have adequate parking since 14th Street was fairly busy and had limited parking on it.



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Mr. Bach noted that they had two parking stalls per unit which met the ordinance minimum requirement and typically this type of housing generated closer to one and one half stalls per unit.

Motion: **Commissioner Lyytinen made a motion to approve Resolution No. 17-04, A Resolution Recommending Approval of a Site Plan in the R3 – Multiple-Family Residence District for Commonwealth Development for White Pine Apartments subject to the conditions in the draft Resolution, Commissioner Sanders seconded. (Motion was approved 7-0)**

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, April 18th.

Zoning Case 17-02: Variance, Planned Unit Development, Preliminary and Final Plat for Country Club Townhomes, LLC

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-02, Variance, Planned Unit Development, Preliminary and Final Plat for Country Club Townhomes, LLC. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Country Club Townhomes, LLC is proposing a variance, planned unit development, preliminary and final plat. The variance is from the minimum size of a planned unit development, 3.5 acres versus 10 acres. The planned unit development is to allow for flexibility in the design, ie. lots less than the minimum size, no frontage on a public road and storage building. The preliminary and final plats are for the creation of 12 single family lots, one lot for the construction of a storage building and an outlot that will provide access to 10 of the lots and the storage building and common area for all property owners. He noted that a legal notice was published in the Pine Journal on March 30, 2017 and property owners within 350 feet were sent notices of the public hearing. Dave Chmielewski is here representing Country Club Townhomes, LLC.

Mr. Chmielewski stated that he approached the city to see if there was a need for this type of affordable housing and was told that there was. This is a lower density that what was approved before and was changing from townhomes to single family detached homes. He met with Assistant City Engineer Anderson earlier in the day and they have all of the issues worked out. His only concern was working with the Wetland Conservation Act and the filling of two wetlands that he had approval to do in 2005. If he does not get that approval then the project will not happen.

Commissioner Sanders inquired as to the variance for the size of the planned unit development and how it was compatible with the surrounding area.

Mr. Cottingham stated he was not sure where the ten acre size limit came from for the planned unit development but thought it was from a number of years ago. He felt that this size limit could hamper request for redevelopment in other areas of the city. He noted that much of the



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surrounding area was single family homes with the exception of the one townhome structure to the east.

Commissioner Johnson inquired how these units would look compared to the townhomes.

Mr. Chmielewski stated they would be different colors to break things up but would have similar looks as the townhomes.

Commissioner Sanders inquired as to the gate on the access to Reservation Road.

Mr. Chmielewski stated the gate would be going away and was proposed so that all the units would have an address off Carlton Avenue West. They will have to sign this entrance so that people understand that the units have addresses off the other road.

Wesley Vork, Carlton stated he owns the two lots to the north and was glad to see that they would be single family homes and not townhomes.

Commissioner Bosto inquired as to the distance between the development and the propane storage area to the north.

Mr. Chmielewski estimated that it was over 300 feet since Mr. Vork owned two lots between this development and the storage area.

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

Commissioner Sanders expressed concern over approving the final plat at this time with the number of issues in the Assistant City Engineers Memo.

Mr. Chmielewski state he met with the Assistant City Engineer today and everything was worked out and that new plans would be submitted within a couple of days.

Mr. Cottingham assured the Commission that the final plat would not be released for filing until all the items were taken care of.

Commissioner Sanders stated he was comfortable with this.

Motion: **Commissioner Berglund made a motion to approve Resolution No. 17-02 Variance; and Recommend for approval Resolutions 17-02 PUD, 17-02 PP and 17-02 FP, A Resolution Approving a Variance to the Minimum Size of a Planned Unit Development in the R2 – One and Two Family Residence District for Country Club Townhomes, LLC; A Resolution Recommending Approval of a Planned Unit Development; A Resolution Recommending Approval of a Preliminary Plat; and A Resolution Recommending Approval**



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of a Final Plat in the R2 – One and Two Family Residence District for Country Club Townhomes, LLC subject to the conditions in the draft Resolutions, Commissioner Bosto seconded. (Motion was approved 7-0)

Mr. Cottingham noted these items would be discussed at the City Council meeting on May 2, 2017.

Zoning Case 17-05: Zoning Ordinance Text Amendment – Breweries, Taprooms, Brew Pubs and Micro-Distilleries

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-05, Zoning Ordinance Text Amendment – Breweries, Taprooms, Brew Pubs and Micro-Distilleries for the City of Cloquet. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted the City Council had amended the City Code in December to add these uses in the liquor licensing chapter. With that changes were needed to also address these uses. He noted that at this time there was no one proposing anything but they just wanted to be prepared. He noted that a legal notice was published in the Pine Journal on March 30, 2017 for the public hearing.

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

Motion: Commissioner Bosto made a motion to approve Resolution No. 17-05, A Resolution Recommending Approval the City Council of Cloquet approve the Attached Ordinance Relating to Breweries, Taprooms, Brew Pubs, Cocktail Rooms and Micro-Distilleries, Commissioner Johnson seconded. (Motion was approved 7-0)

Mr. Cottingham noted this would be forwarded to the City Council for their meeting on April 18, 2017.

Zoning Case 17-06: Zoning Ordinance Text Amendment – Special Event Definition

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-06, Zoning Ordinance Text Amendment – Special Event Definition for the City of Cloquet. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted this was being done since in the approval of the conditional use permit for SKB Environmental/Shamrock Landfill they were allowed to operate up to 24 hours for a “Special Event”. In the conditional use permit a “Special Event” was not defined and it was felt that there should be a definition for it. The definition would not be for what the materials being brought in but only for the hours they were allowed to be open for the material. He noted that a legal notice was published in the Pine Journal on March 30, 2017 for the public hearing.



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Clarence Badger, 1518 Moorhead Road provided a history of the landfill from back in the early 70's. He felt the definition should regulate more than just the hours of operation of the facility. He felt that the event should be limited to 30 days or 4 weeks and for something within a 30 mile radius of Cloquet. He felt the decision for the event should be up to the Planning Commission and not the Zoning Administrator since he had lots of things to do with his job and should not have to handle this also.

Barb Wyman, 347 Nelson stated that she was on the City Council when the conditional use permit was approved and thought they had done a good job with the approval. She felt the definition should be limited to 10 days and only for a project in Carlton County. She felt it should be more of a local landfill and not regional. She was tired of having to keep coming back to these meetings every time a change was proposed.

Karla Southworth, 1414 Lawrence Road stated she agreed with Mr. Badger and Ms. Wyman and felt the area should be limited to Carlton County.

Wesley Vork, Carlton stated he did not have an opinion one way or another on this. He noted he was on the Carlton City Council in 2012 when the flood occurred and that SKB was really good to work with for their community and really helped out in this emergency.

John Domke, SKB Divisional VP said there are only two certified landfills in the upper Midwest that government waste can go to and theirs is one of them. The project in Ashland with the cleanup of the bay is a government project and thus the material needs to go to one of these two landfills. If they didn't need the additional hours to be open to assist with the haul distance of the material this would not be an issue. He noted the city did not restrict other businesses in their area. He stated they would be Ok with tabling this request to see about amending the conditional use permit rather than the City Code.

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

Commissioner Berglund stated he was in favor of tabling the request to see if amending the conditional use permit was an option.

Commissioner Sanders stated he would be in favor of eliminating the special event provision from the conditional use permit.

Mr. Cottingham noted that if the conditional use permit were to be amended it would require a new public hearing. He would discuss this issue with the City Attorney.

Motion: Commissioner Berglund made a motion to table Resolution No. 17-06, A Resolution Recommending the City Council of Cloquet approve the Attached



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**Ordinance Relating to a Special Event, Commissioner Johnson seconded.
(Motion was approved 7-0)**

Mr. Cottingham noted he would discuss some things pertaining to this with the City Attorney and that this would be back on the agenda for May 9, 2017. He would let the Planning Commission members know what the City Attorney had to say.

Tax Increment Financing (TIF) Approval for Country Club Townhomes, LLC for Country Club Patio Homes

Chairman Wilkinson introduced the item and asked Mr. Cottingham for an overview. Mr. Cottingham stated that the developer of Country Club Patio Homes is request the City to approve a Tax Increment Financing (TIF) application for the development that the Planning Commission reviewed earlier in the meeting. One of the requirements of a TIF application is that the Planning Commission needs to determine that the project is consistent with the Comprehensive Plan. The Comprehensive Plan has this property guided for ‘Low Density Residential’ and what is proposed is low density residential. The Comprehensive Plan also discusses affordable housing and the need for this within the community.

Motion: **Commissioner Berglund made a motion to approve Resolution No. 17-02 TIF, A Resolution of the City of Cloquet Planning Commission Finding that a Development Program for Development District No. 4 and Tax Increment Financing Plan for Tax Increment Financing District No. 4-1 Conform to the General Plans for the Development and Redevelopment of the City, Commissioner Lyttinen seconded. (Motion was approved 7-0)**

Commissioner’s Questions/Comment

There was some additional discussion regarding the Special Event Ordinance.

Next Meeting

May 9, 2017

Meeting adjourned 8:32 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator