



**Regular Meeting of the Planning Commission**

Tuesday, May 9, 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 and Nathaniel Wilkinson; City: Al Cottingham, Attorney Bill Helwig.

**Absent:** Commission members: Bryan Bosto.

**Others Present:** Karla Southworth, Arnelda Southworth, Barb Wyman, Dick Stevens, Nancy Stevens, Lisa Kamlad, Clarence Badger, Bert Whittington, Daniel Hammond and Bernard Karulak.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**April 11, 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 April 11, 2017, Commissioner Lyytinen seconded. (Motion was approved 6-0).

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

Chairman Wilkinson introduced 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 the public hearing was held on April 11, 2017 and this was a time for the Commission, staff and the city attorney to discuss the application.



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Commissioner Berglund inquired as to the impact this would have on the current special event that was approved.

Attorney Helwig noted this would only be for events that are requested from here on and there would be no impact on the one that was recently approved.

Commissioner Sanders inquired as to why this wasn't addressed with the conditional use permit like the emergency condition.

Attorney Helwig stated he believed that this was a last minute item that was added to the approval following a lot of negotiation on for the approval.

Commissioner Sanders asked if the special event clause could be removed if they were requesting other changes to the conditional use permit.

Attorney Helwig stated that may be a possibility.

Commissioner Berglund inquired what would happen if the special event were denied by the Zoning Administrator.

Attorney Helwig stated the applicant could appeal the administrative decision to the Planning Commission.

The Commission discussed the length of time the event should be for and the distance the event should be from the site of the event.

**Motion:**        **Commissioner Berglund made a motion to approve Resolution No. 17-06, A Resolution Recommending the City Council of Cloquet approve the Attached Ordinance Relating to a Special Event, Commissioner Lytinen seconded. (Motion was approved 6-0)**

**The Ordinance reads as follows:**

**Subd. 107.2 Special Event.** Means a unique or unforeseen event of limited duration occurring within the City of Cloquet Area or within 30 miles of the primary site of the special event site which is within the City of Cloquet, and is of such significance as to allow for the relaxation of zoning requirements and the implementation of special provisions when provided in any permit, variance, or other zoning document.



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The Zoning Administrator shall make the final determination as to whether the significance of a special event 7 days or less in duration rises to the level of a Special Event. The Planning Commission shall be the approval authority of all special events in excess of 7 days. A special event may be extended by the approval authorities noted above.

**Motion: Commissioner Sanders offered a friendly amendment to the main motion to have the length at 5 days rather than 7. Motion died for lack of second.**

Mr. Cottingham noted item would be forwarded to the City council for their meeting on May 16, 2017.

**Zoning Case 17-07: Alley Vacation for Bert Whittington**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-07, Alley Vacation for Bert Whittington. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Bert Whittington is proposing to vacate the east/west alley west of Main Street, north of St. Louis Avenue. Staff has reviewed the request and determined there is not a need to keep the right of way but we would need to maintain a drainage and utility easement. He noted that a legal notice was published in the Pine Journal on April 27, 2017 and effected property owners were sent notices of the public hearing. Mr. Whittington is present to answer any questions. There is a letter from Claude and Jeanie Woodward owners of property on the north side of the alley that was received just before the meeting.

Mr. Whittington noted this is a 10 foot wide alley and if the vacation is approved property owners on both sides would receive 5 feet of the alley. He would look to then have his property surveyed so he then could construct a fence. He noted there are vehicles parked in the alley which is city property and they shouldn't be parking there.

Commissioner Sanders state it made sense to vacate the alley to the east of this since Mr. Whittington had his parking lot constructed over the alley. Currently there is nothing constructed in the alley and he didn't see a need to vacate it. The city may have a use for this in the future.

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

**Motion: Commissioner Berglund made a motion to approve Resolution No. 17-07, A Resolution Recommending Approval of the Vacation of the East/West Alley lying west of Main Street, North of St. Louis Avenue subject to the condition in the draft Resolution, Commissioner Lyytinen seconded. (Motion was approved 5-1, Sanders)**



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Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, May 16<sup>th</sup>.

**Zoning Case 17-10: Variance for Daniel Hammond, Morning Star Woodworks Inc.**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-10, Variance for Daniel Hammond, Morning Star Woodworks Inc. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Daniel Hammond, Morning Star Woodworks Inc. is proposing a variance. The variance is to allow a pylon sign on property that does not abut Highway 33. He noted that a legal notice was published in the Pine Journal on April 27, 2017 and property owners within 350 feet were sent notices of the public hearing. Daniel Hammond is here to address the Commission on his request.

Mr. Hammond stated he understood that this may be viewed as setting a precedence but he feels that it is unique for this property and the Industrial Park. Most industries don't need the identification that he is seeking with him having a showroom and doing retail sales with the manufacturing. He is looking for the pylon sign so it would be visible to people in the Walmart parking lot and seeing the sign for a "Kitchen Store".

Chairman Wilkinson inquired if he was more concerned with visibility from Walmart and not Highway 33.

Mr. Hammond stated it would be difficult to see from Highway 33 and with the speeds he didn't think they would notice it.

The Commission discussed the height of the sign, the location and what the Ordinance allowed. They discussed the possibility of amending the Ordinance to allow pylon signs in other locations besides just lots that abutted Highway 33.

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

Commissioner Berglund stated he would like to see what the City council thoughts would be on allowing pylon signs in other locations rather than just along Highway 33.

**Motion: Commissioner Berglund made a motion to table Resolution No. 17-10, A Resolution Denying a Variance to Allow a Pylon Sign on Property that does not abut Highway 33 for Daniel Hammond, Morning Star Woodworks, Inc., Commissioner Lyytinen seconded. (Motion was approved 6-0)**



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Mr. Cottingham stated he would see if he could get this on the City Council work session agenda for next Tuesday.

**Commissioner's Questions/Comment**

None

**Next Meeting**

June 13, 2017

Meeting adjourned 8:27 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator