



Regular Meeting of the Planning Commission

Tuesday, July 11, 2017

7 pm Regular Meeting

1307 Cloquet Ave, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the June 13, 2017 Planning Commission meeting

5. Zoning Case 17-14: John Napoli – Variance

6. Commissioner’s Questions/Comments

7. Adjourn

NEXT MEETING:
August 8th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, June 13, 2017

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

CALL TO ORDER

Chairman Wilkinson called the meeting to order at 7:03 p.m.

ROLL CALL

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

Absent: None.

Others Present: Daniel Hammond and Thomas Montgomery.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

May 9, 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 May 9, 2017 as amended, Commissioner Lyytinen seconded. (Motion was approved 6-0).

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

Chairman Wilkinson noted the public hearing for Zoning Case 17-10 was conducted on May 9, 2017 and discussions today would be between the applicant, staff and the Commission, Variance for Daniel Hammond, Morning Star Woodworks Inc. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated the Commission had tabled the request at their last meeting to get some feedback from the City Council on a possible Ordinance amendment allowing pylon signs outside the Highway 33 corridor. He discussed this with the City Council at a work session and the consensus was that at this time there did not appear to be enough interest to amend the Ordinance to allow for pylon signs outside the Highway 33 corridor. Daniel Hammond is here to address the Commission on his request.

Mr. Hammond stated he felt that his request met the variance criteria and that this is a unique area to allow for the sign.



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The Commission discussed the request noting that both the size and height of the sign exceeded the Ordinance requirements along with the setback. Mr. Hammond noted that he was looking to use this for marketing towards people in the Walmart parking lot and not people on Highway 33 like the old sign. They understood his dilemma but had a difficult time approving the requests.

Motion: Commissioner Berglund made a motion to approve 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 Sanders seconded. (Motion was approved 6-0)

Zoning Case 17-13: Variance to Minimum Lot Size and Subdivision by Means Other Than Platting for Thomas Montgomery

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-13, Variance to minimum lot size and subdivision by means other than platting for Thomas Montgomery. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Mr. Montgomery was seeking a variance to the Zoning Ordinance for the minimum lot size in the FR – Farm Residential District and from the Subdivision Code to allow the creation of three lots by means other than platting. The proposed lots would be approximately 204 feet in width and 3.33 acres in size. A legal notice was published in the Pine Journal on June 1, 2017 and property owners within 350 feet were sent notice of the public hearing. Mr. Montgomery was present to answer any questions the Commission may have.

Mr. Cottingham stated he had a difficult time with the lot size variance since there were lots directly across the street that were less than an acre in size and the lots proposed would be over three acres in size. He could not support the variance from the platting requirements.

Mr. Montgomery stated he was looking at selling the lot with the big house on it, building a new home for him on one lot and giving one lot to his son. He is trying to save money by not having to plat the property.

The Commission discussed the proposed lot size and seemed to be acceptable with the request since it did meet the minimum with requirement and was larger than many of the lots in the area. They discussed the division of the property by metes and bounds and some members have a more difficult time with that since it did not appear that it met the variance criteria.

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. 17-13 Lot Size, A Resolution Approving a Variance form the Minimum Lot Size in the FR – Farm Residential District for Thomas Montgomery, Commissioner Lyytinen seconded. (Motion was approved 6-0)



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Motion: Commissioner Lyytinen made a motion to approve Resolution No. 17-13 Plat, A Resolution Recommending Approval of a Variance from the Subdivision Code to Subdivide Property by Means Other than Platting for Thomas Montgomery, Commissioner N. Wilkinson seconded. (Motion was approved 5-1, Sanders)

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, June 20th.

Commissioner's Questions/Comment

None

Next Meeting

July 11, 2017

Meeting adjourned 7:55 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator



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: July 5, 2017

ITEM DESCRIPTION: ZONING CASE 17-14: VARIANCE – MINIMUM SIDE YARD SETBACK

Background

John Napoli is proposing a variance from the minimum side yard setback requirements in the R2 – One and Two Family Residence District. The property is located at 324 21st Street. Mr. Napoli is proposing to remove the attached garage from the north side of his home and replace it with a new garage the same size. The existing garage is located 2.95 feet from the property line as identified by the survey dated July 14, 1982.

A public hearing will be held on Tuesday, July 11, 2017 to consider the variance from the minimum side yard setback. A legal notice was published in the Pine Journal on June 29, 2017 and property owners within 350 feet were sent notices of the public hearing.

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 variances 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.

Financial Impacts

The Variance fee is \$350. The applicant has paid this fee to cover the cost associated with the application process.



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Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the variances. Following this testimony the Planning Commission should review the variance criteria and either approve or deny the variance as submitted. The Planning Commission may impose conditions in the granting of variances; those conditions must be directly related to and must bear a rough proportionality to the impact created by the variance.

Staff Recommendation

Staff has reviewed the variance requirements and would recommend approval of the variance.

Supporting Documents Attachments

- Resolution No. 17-14
- Location Map
- Lot Drawing
- Narrative

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-14

**A RESOLUTION APPROVING A VARIANCE FROM THE MINIMUM SIDE YARD
SETBACK IN THE R2 – ONE AND TWO FAMILY RESIDENCE DISTRICT FOR
JOHN NAPOLI**

WHEREAS, John Napoli is proposing a Variance from the minimum side yard setback in the R2 – One and Two Family Residence 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 July 11, 2017 at which time Zoning Case / Development Review No. 17-14 was heard and discussed; and

WHEREAS, the property of the proposed Variances is located at 324 21st Street and is legally described as follows:

Lot 6, Block 2, LaLondes Second Addition, Carlton County, Minnesota, And,

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance from the minimum side yard setback in the R2 – One and Two Family Residence District..

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 17-14 for a variance from the minimum side yard setback in the R2 – One and Two Family Residence District for property located at 324 21st Street.

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

JESSE BERGLUND _____ KELLY JOHNSON _____

TERRI LYYTINEN _____ JOHN SANDERS _____

NATHANIEL WILKINSON _____ URIAH WILKINSON _____

Passed and adopted this 11th day of July 2017.

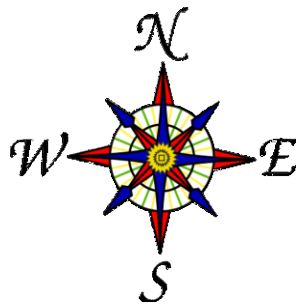
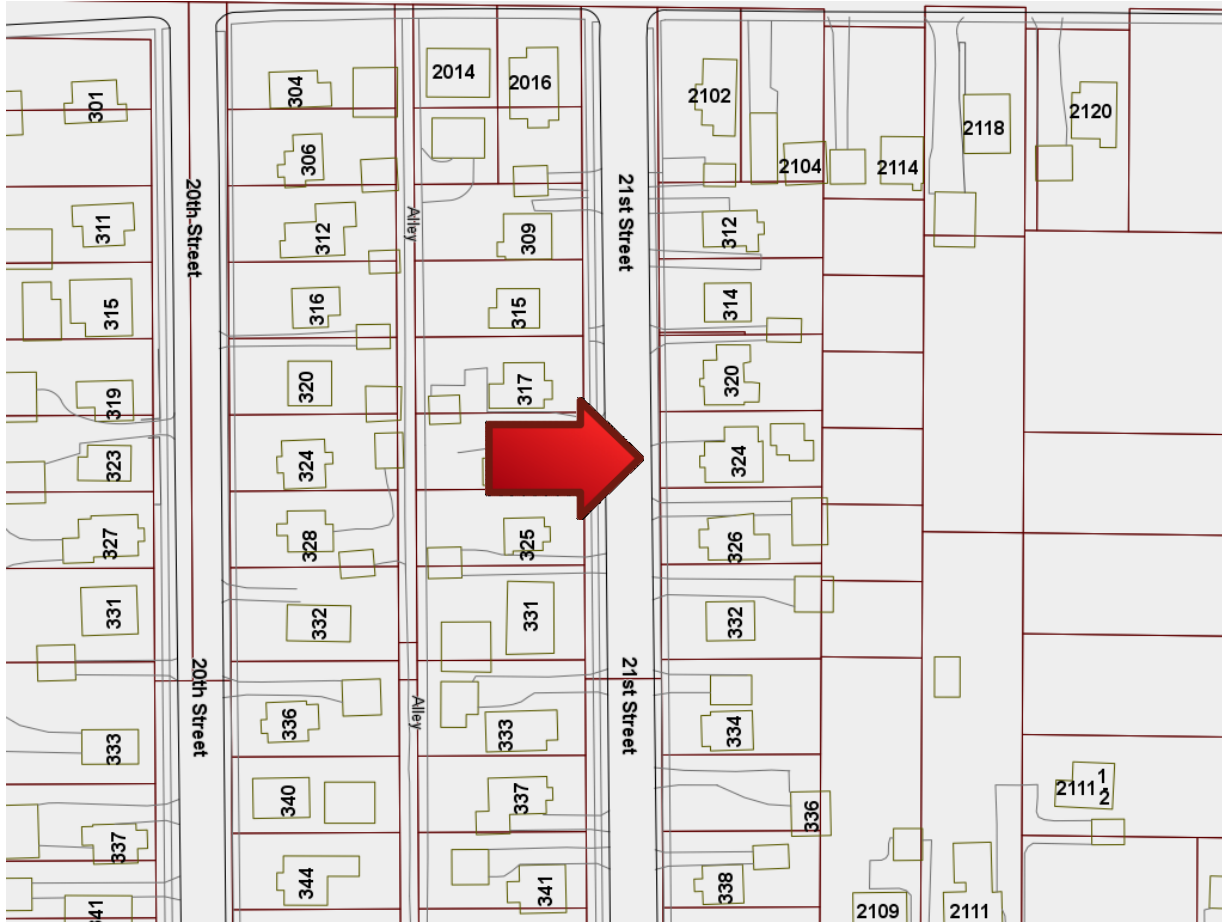
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

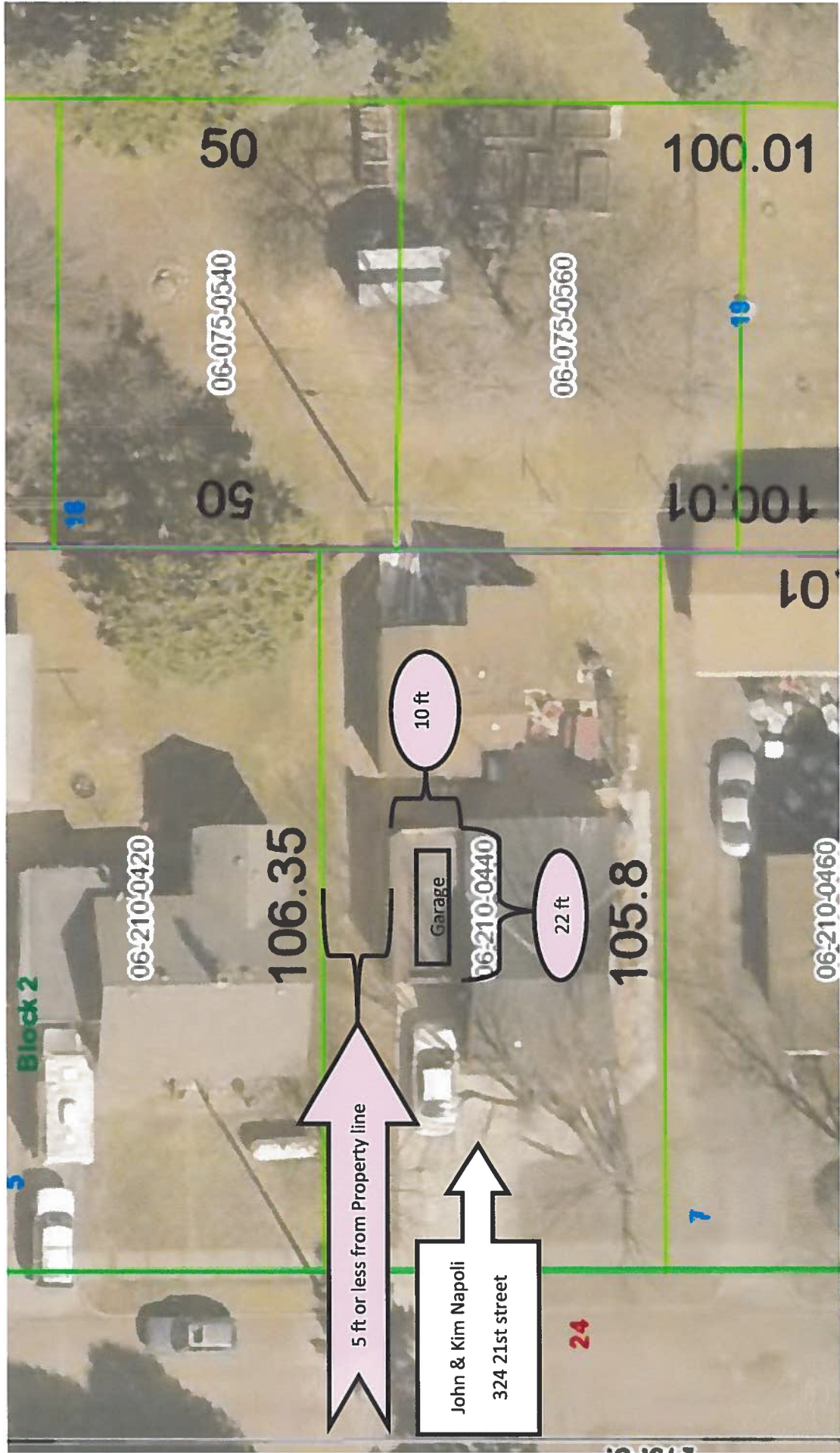
Location Map

John Napoli



No Scale

asking for Variance to replace old existing garage with a new structure that is the same size in exactly the same location. The structure is less than 5 feet from our north property line.



John & Kim Napoli

324 21st Street
Cloquet, MN 55720



June 23, 2017

Community Development Department
1307 Cloquet Ave
Cloquet, MN 55720

RE: Variance Request for garage replacement at 324 21st Street

Dear Planning Commission,

We are asking for a variance that will allow my wife and I to replace the existing old garage that has a dirt floor and very limited height making its utilization limited with a new garage that will allow us to actually park our car or motorcycle in it. This garage will sit on exactly the same foot print as our old one.

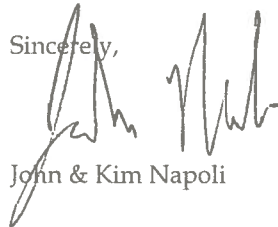
When we purchased our house we intended to replace the existing garage with a two car garage and loft above it in our back yard. Because of building codes this option is not available to us on the lot we live on. Because of this we need to replace the existing old and run down garage with a new one that will allow us to actually have a small but very usable garage space.

This new structure will be used to house a tool box, lawn mower and snow blower along with one of our cars or our motorcycle. It will be built as a garage and used as such.

The neighborhood we live in will not be have its character and will not feel altered at all. If the variance is granted and the structure is completed the neighborhood will only notice that we have new siding on the garage and a new garage door.

Our present structure is less than 5 feet from the property line and we are asking for this variance to allow us to replace our present structure with a new usable garage located in the exact same space. Please consider our request and grant the variance.

Sincerely,



John & Kim Napoli

