



**Regular Meeting of the Planning Commission**

Tuesday, October 24, 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, John Sanders, Terri Lyytinen and Nathaniel Wilkinson; City: Al Cottingham.

**Absent:** None.

**Others Present:** Rick Norrgard and Tim Grahek

**ADDITIONS/CHANGES TO THE AGENDA**

Appointment of Vice Chairperson.

Chairperson Wilkinson requested nominations for a Vice Chairperson, John Sanders was nominated. There were no other nominations, Vote 3 – 0, John Sanders abstained.

**AGENDA ITEMS**

**July 11, 2017 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:** Commissioner Sanders made a motion to approve the Planning Commission meeting minutes from July 11, 2017, Commissioner Lyytinen seconded. (Motion was approved 4-0).

**Zoning Case 17-16: Easement Vacation for Radoush Holdings LLC**

Chairman Wilkinson excused himself from this discussion since he is involved with this project.

Vice Chairman Sanders reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-16, Easement Vacation for Radoush Holdings LLC. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Radoush Holdings LLC is seeking to vacate a portion of an existing drainage and utility easement in order to locate a new home closer to the property line. In 2004 the city vacated the right of way for Grant Avenue but maintained the drainage and utility easement since a phone line and gas line were located within the easement. These utilities have since been relocated and thus allow the vacation of a portion of the easement. A legal notice was published in the Pine Journal on October 5, 2017 and effected property owners were sent notice of the public hearing. Mr.



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Wilkinson was present representing Radoush Holdings LLC to answer any questions the Commission may have.

Mr. Wilkinson stated that the southwest corner of the property drops off significantly and would present a safety hazard and possibly a structural issue in the future if the home couldn't be shifted to the north. With the vacation of a portion of the easement this would allow the structure to be moved to the north which would take care of the problem. He noted there would still be a 40-foot easement for utilities if it was ever needed in the future.

Vice Chairman Sanders inquired as to the close proximity to the water line and if it would need to be worked on.

Mr. Wilkinson noted that with the jog in the structure for the garage it would have approximately 15 feet between the water line and the structure.

Vice Chairman Sanders closed the public hearing and called for a motion.

**Motion: Commissioner N. Wilkinson made a motion to approve Resolution No. 17-16, A Resolution Recommending Approval of the Vacation of a Portion of the East/West Drainage and Utility Easement Lying South of 2005 Grant Avenue, Commissioner Lyytinen seconded. (Motion was approved 3-0).**

Mr. Cottingham noted that this item would be forwarded to the City Council at their November 7, 2017 meeting.

Chairman Wilkinson returned to the table.

**Zoning Case 17-15: Annual Excavation Permit Renewal**

Chairman Wilkinson introduced the Annual Excavation Permit Renewal and asked Mr. Cottingham for an overview. Mr. Cottingham noted this was the annual renewal for 2018. He and the Public Works Director conducted their inspections of each of the four operations and found that everything was in order. The KGM pit and the Ulland pit had asphalt plants running for a time this summer and we did receive a few phone calls about the odors from the plant. He noted that representatives from both Carlton County and Ulland Brothers were present if there were any questions.

Commissioner Wilkinson inquired how staff dealt with the complaints on the odors from the asphalt plant. Most of the complainants did not realize where the odor was coming from and once it was explained to them and the plants were temporary they seemed to be satisfied. Some wondered if the odor was coming from the landfill.

There being no further discussion Chairman Wilkinson called for a motion.



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**Motion:** Commissioner Sanders made a motion to approve Resolution No. 17-15, A Resolution Recommending Approval of the Annual Excavation Permits for 2018, Commissioner Lyytinen seconded. (Motion was approved 4-0).

**Commissioner's Questions/Comment**

None.

**Next Meeting**

November 14, 2017

Meeting adjourned 7:25 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator