



**Regular Meeting of the Planning Commission**

Tuesday, November 14, 2017

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

**OATH OF OFFICE**

Planner Cottingham administered the oath of office to Elizabeth Polling.

**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, Elizabeth Polling and Nathaniel Wilkinson; City: Al Cottingham.

**Absent:** None.

**Others Present:** David M. Johnson

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**October 24, 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 October 24, 2017, Commissioner Lyytinen seconded. (Motion was approved 5-0).

**Zoning Case 17-16: Street and 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 Grant Avenue and the drainage and utility easement in order to locate a new home closer to the property line. In 2004 the city vacated the westerly 100 feet of Grant Avenue but retained 31.34 feet since Grant Avenue had not been constructed at that time and they may need this portion for a possible cul-de-sac. A legal notice was published in the Pine Journal on October 26, 2017 and effected property owners were sent notice of the public



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

Mr. Wilkinson stated this right-of-way needed to be vacated since a small portion of the garage would be in the right-of-way.

Vice Chairman Sanders inquired as to the width of the easement area and what was located within it.

Mr. Cottingham stated that the total width of the easement was 40 feet with 10 feet located on this property and 30 feet on the property to the north. There is a Century Link line located within the easement.

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

**Motion:**        **Commissioner N. Wilkinson made a motion to approve Resolution No. 17-16.5, A Resolution Recommending Approval of the Vacation of a Portion of Grant Avenue and the Drainage and Utility Easement Lying South of 2005 Grant Avenue, Commissioner Lytinen seconded. (Motion was approved 4-0).**

Mr. Cottingham noted that this item would be forwarded to the City Council at their November 21, 2017 meeting.

Chairman Wilkinson returned to the table.

**Commissioner's Questions/Comment**

Mr. Cottingham stated the developer of the old Middle School site had received approval of their tax credit request and would be moving forward with the project. He anticipated something would be before the Commission in early 2018.

The developer of the White Pine Apartments was working on some financing matters for their project and was hoping to be under construction in the spring of 2018.

**Next Meeting**

December 12, 2017

Meeting adjourned 7:12 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator