



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 from 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 from 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