



**Regular Meeting of the Planning Commission**

Tuesday, March 22, 2016

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 February 9, 2016 Planning Commission meeting
- \_\_\_\_\_
5. Zoning Case 16-03: Cloquet Middle School, Site Plan and Variance
- \_\_\_\_\_
6. Commissioner's Questions/Comments
7. Adjourn

**NEXT MEETING:  
April 12<sup>th</sup> @ 7 pm**



**Regular Meeting of the Planning Commission**

Tuesday February 9, 2016

7:00 p.m.

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**OATH OF OFFICE**

Al Cottingham administered the Oath of Office to John Sanders, Kelly Johnson and Bryan Bosto.

**CALL TO ORDER**

Acting Chairperson Berglund called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Attending:** Planning Commission members: Michael Haubner, Kelly Johnson, Bryan Bosto, Jesse Berglund, John Sanders and Uriah Wilkinson; City: Al Cottingham

**Absent:** Commission members: Chuck Buscher

**Others Present:** Bob McDonald, Denise Nikko, Corey Nikko, Eric Canfield, Dan Unulock, Bob Grossman, Darlene Manila, Patrick Began, Bob Atkins, Eugene Preiner, Paul Johnson, Dave Johnson, Mary Soyring, Jeff Rock and Dorine Houck.

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

Acting Chairperson Berglund requested nominations for a Chairperson, Jesse Berglund was nominated. There were no other nominations, Vote 6 – 0.

Chairperson Berglund requested nominations for a Vice Chairperson, Uriah Wilkinson was nominated. There were no other nominations, Vote 6 – 0.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**December 8, 2015 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions,

**Motion:** Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from December 8, 2015, Commissioner Wilkinson seconded. (Motion was approved 6-0).



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**Zoning Case 16-01: Land Use Guide Plan Amendment, Rezoning and Site Plan**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-01, Land Use Guide Plan Amendment, Rezoning and Site Plan. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted that this is a public hearing with a legal notice published in the Pine Journal on January 28, 2016 and property owners within 350 feet were sent notice of the meeting. Kwik Trip is proposing a land use guide plan amendment and rezoning for a 35 foot strip of land on the east side of their site from Single Family Residential to Regional (Highway) Commercial and also a site plan for a gas station, convenience store and car wash on the entire site. The convenience store and car wash are located in the center rear portion of the lot with the gas pump island located between the store and Washington Avenue and a diesel island located between the store and Holmes Drive. He noted that Mr. Scott Teigen, CFO for Kwik Trip was present to answer any questions that the Commission or public may have.

Chairman Berglund opened the public hearing and asked Mr. Teigen if he would like to address the Commission.

Mr. Scott Teigen, Kwik Trip noted the city had requested them to do a traffic study to see what impacts the proposed change might have on the surrounding roads. The study did show there would be an increase in traffic but not a large enough increase that changes to the intersection were warranted when they would open their business. He did note according the traffic study the intersection with Hwy 33 would reach a level of service of F by 2036 if a signal was not installed. His company would be willing to put \$100,000 towards the signal if it were to be installed prior to the intersection meeting warrants for the signal. He reference this store is setup for groceries with gas and it isn't a truck stop, there might be some semi traffic but should not be a lot.

Dan Unulock, 1001 15<sup>th</sup> Street, wondered if Kwik Trip was aware of the changes to Highway 33. With the relocation of Tall Pine Lane intersecting with Highway 33 that could be a great location if they were willing to wait for this to happen.

Eugene Preiner, 1001 Washington Avenue, was concerned with the increased traffic from Kwik Trip. He also noted that the church parks on the shoulder of the road and that makes it difficult with the traffic.

Bob Grossman, 910 Wilson Avenue, had concerns with the noise from the PA system at the pump islands. He felt that additional traffic control should be installed on Washington Avenue at both the Frontage Road and Highway 33.

Jeff Rock, 1312 Washington Avenue, he wondered where safety is involved, he has reports of traffic accidents, the intersections are dangerous, and the city has no control over the road speed. He is concerned with the noise impacts on the neighborhood. He also thinks the future Tall Pine Lane intersection might be a better location.



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Alan Birman, 701 Washington Avenue, he too is concerned with the safety at the intersection with Highway 33 but this is currently there. This would definitely be a nice addition to the community and the area. He did not believe that noise was an issue with the store on North Road with homes closer to that site than this one.

Judd Selland, Taco John's, agreed with Mr. Birman and signals at Highway 33 are a good idea.

Dick Singpiel, 505 12<sup>th</sup> Street, felt safety is an important issue regardless of Kwik Trip. He felt things should be weighed as positives and negatives. In the case of Kwik Trip he felt there were more negatives for the area than positives. This will create additional traffic on Washington Avenue and does Cloquet really need another gas station.

Mary Soyering 820 Taylor Avenue, she lives two blocks north of the site and is concerned with sewer from the new store and the backups the area has had in the past. She is concerned with the Lemon Tree, the congestion on 8<sup>th</sup> Street and the area. She does like having them in the community. She is also concerned with the lights from cars as they are leaving the site.

Patrick Began, 914 8<sup>th</sup> Street, he crosses Washington Avenue every day and is concerned with the additional traffic this will add to the area and the safety of the roads with the additional traffic.

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

Mr. Teigen addressed the Commission regarding the different questions that were raised. The lighting of the site meet the city standards with the lumens from the lights being kept on the site, the P.A. system would be turned off between 10 pm. and 7 am. and would not be on during church. They would be more than happy to work with the neighbors across Washington Avenue to provide screening on their side of the street. Fuel tankers would typically come every day to the site with groceries being delivered three to four times each week.

Commissioner Sanders inquired about the area around Tall Pine Lane and Highway 33.

Mr. Teigen stated they had looked at the Lund property when they were first looking for sites and it was determined to be too small for their needs.

Commissioner Haubner inquired where the parking stalls for the store were located.

Mr. Teigen noted there were 20 stalls around the store and 22 under the gasoline canopies.

Commissioner Sanders was concerned with the truck movement around the site and didn't believe they could enter and exit the site without encroaching on other lanes of traffic. He was also concerned with the storm water runoff onto Holmes Drive from the new entrance and wondered if additional catch basins should be added to handle the runoff.



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Commissioner Wilkinson noted that the things planned for the Highway 33 corridor might not happen for a number of years. This makes it difficult to ask someone to wait until other areas open up for development.

Mr. Teigen noted that they are a permitted use in this district. They would like to see the intersection with Highway 33 signalized sooner than later and are willing to pay up to half of the cost of the signals with a cap at \$125,000.

Mr. Birman noted that there are semi-trucks in the area daily making deliveries to the automobile dealer and Cloquet Motor Sports.

Commissioner Sanders felt the site plan did not meet the requirements of the site plan review as spelled out in Section 17.2.14, Subd. 4. He believed the site drainage and the truck circulation did not meet the minimum standards.

There being no further discussion Chairman Berglund called for a motion noting there were three different actions the Commission was asked to deal with for this application.

**Motion:** Commissioner Johnson made a motion to adopt Resolution No. 16-01 Comp Recommending Approval of the Comprehensive Plan Amendment (Land Use Plan) from “Low Density Residential” to “Highway Commercial”, Commissioner Bosto seconded. (Roll Call, Motion was approved 6-0).

**Motion:** Commissioner Johnson made a motion to adopt Resolution No. 16-01 Rezone Recommending Approval of the Rezoning from “R1 – Single Family Residential” to “RC – Regional (Highway) Commercial”, Commissioner Wilkinson seconded. (Roll Call, Motion was approved 6-0).

**Motion:** Commissioner Sanders made a motion to deny Resolution No. 16-01 Site Plan Recommending Approval of a Site Plan in the RC – Regional (Highway) Commercial District for Kwik Trip, Motion failed for lack of second.

**Motion:** Commissioner Wilkinson made a motion to adopt Resolution No. 16-01 Site Plan Recommending Approval of a Site Plan in the RC – Regional (Highway) Commercial District for Kwik Trip, Commissioner Bosto seconded. (Roll Call, Motion failed 3-3 Haubner, Johnson and Sanders opposed).

Mr. Cottingham noted that if the Commission is going to deny a request they need to provide reasons for the denial. He believed that Commissioner Sanders had stated his reasons but had not heard anything from the other two members.

Commissioners Johnson and Haubner stated they were concerned with the drainage onto Holmes Drive.



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Mr. Cottingham stated that this could be handled as a condition of approval without the need to deny the application.

**Motion: Commissioner Johnson made a motion to reconsider Resolution No. 16-01 Site Plan Recommending Approval of a Site Plan in the RC – Regional (Highway) Commercial District for Kwik Trip adding Condition No. 13 “Drainage from the Driveway onto Holmes Drive needed to be collected before reaching Holmes Drive, Commissioner Bosto seconded. (Roll Call, Motion was approved 5-1 Sanders opposed).**

Commissioner Sanders stated he had concerns with safety and the semi’s not staying in their lanes while making turning movements.

Mr. Cottingham noted these recommendations would be forwarded to the City Council at their meeting on Wednesday, March 2, 2016 at 7:00 pm.

Commissioner Bosto left at 8:15 pm.

**Zoning Case 16-02: Zoning Ordinance Text Amendments – Entire Ordinance**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-02, Zoning Ordinance Text Amendments – Entire Ordinance. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted that this is a public hearing with a legal notice published in the Pine Journal on January 28, 2016, no property owners were notified since this impacts the entire city. The current Zoning Ordinance was gone through with major revisions in 2007 and 2008 and took effect on January 1, 2009. Since that time there have be amendments to it but on a case by case situation. Staff felt that since seven to eight years had passed it was time to review the entire ordinance and make changes as necessary. Three members of the Planning Commission met with him over a number of meetings in 2015 to go page by page through the entire ordinance and recommend changes to it. Following the group review the changes were presented to the entire Planning Commission to see if other changes needed to occur. Cottingham noted that a press release was done and an article was written in the Pine Journal on the proposed changes along with a redlined copy of the ordinance being placed on the city web site for anybody to review. He noted that there was a letter before the Commission from Paul Johnson, 1199 South Oak Street and his concerns. He would address this further during the Commission discussion.

Chairman Berglund opened the public hearing and asked individuals to step to the podium to address the Commission.

Mr. Bob Atkins, 701 14<sup>th</sup> Street, Atkins – Northland Funeral Home, stated he was not sure as to why the city was proposing to change the ordinance and not allow funeral homes in the R2 – One and Two Family Residential District. He was wondering if someone would explain this to him.



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Mr. Cottingham explained when the group was going through the Ordinance the question was raised as to whether or not it made sense to allow funeral homes in the residential district. The group felt that a number of years ago this may be made sense when these things were more neighborhood oriented but today they are more community oriented. The city could look at rezoning his property to Neighborhood Commercial, similar to the property across the street where the dental office is that allows funeral homes. The concern with this is that in the future there are a lot more uses that could go on the property than in the R2 district.

Following discussion between the Commission, staff and Mr. Atkins it was determined to leave this alone rather than opening the area up to a variety of commercial uses.

Mr. Cottingham then reviewed the letter from Paul Johnson, 1199 South Oak Street. He noted that what Mr. Johnson is requesting is that his property be rezoned to SR – Suburban Residential so he could subdivide his property into smaller parcels without city sewer and water. None of the proposed changes are affecting his property.

There being no further discussion Chairperson Berglund closed the public hearing.

**Motion:**        **Commissioner Sanders made a motion to adopt Resolution No. 16-02 Recommending Approval of the Attached Ordinance Relating to Changes to the Entire Zoning Ordinance with the Exception of Allowing Funeral Homes/Mortuary's as a Conditional Use In the R2 District, Commissioner Johnson seconded. (Motion was approved 5-0).**

Mr. Cottingham noted this would be forwarded to the City Council at their meeting on March 15, 2016 at 7:00 pm.

### Commissioner's Questions/Comment

Chairperson Berglund asked Mr. Cottingham as to upcoming items for the agenda. Mr. Cottingham noted he had not seen the plans from the school district yet but would expect them pretty soon if they wish to be under construction this spring. Things were moving forward with the fact finding of financial and governance for the cities of Scanlon and Cloquet that may lead to possible merger discussions the preliminary findings have been completed.

### Next Meeting

March 8, 2016

Meeting adjourned 8:48 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator



**Community Development Department**

1307 Cloquet Avenue • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: March 16, 2016

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**ITEM DESCRIPTION: ZONING CASE 16-3: VARIANCE AND SITE PLAN FOR CLOQUET MIDDLE SCHOOL, NORTH OF WASHINGTON AVENUE, EAST OF 18<sup>TH</sup> STREET AND WEST OF 22<sup>ND</sup> STREET**

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**Background**

Anderson-Johnson Associates, Inc. on behalf of Cloquet Public Schools has submitted a Variance and Site Plan application for the new Cloquet Middle School. The site is located north of Washington Avenue, east of 18<sup>th</sup> Street and west of 22<sup>nd</sup> Street.

A public hearing will be held on Tuesday, March 22, 2016 to consider the Variance. A legal notice was published in the Pine Journal on March 10, 2016 and property owners within 350 feet were sent notice of the public hearing.

The Variance is to possibly allow for two principal buildings on a parcel. At this time they are not sure if the High School and the proposed Middle School will be connected or not. In the bid documents for the new school an alternative to connect the two buildings with a link will be issued but there is not a guarantee that this alternative would be accepted. They have decided to process the variance application in case the link is not done.

The Site Plan is for a new Middle School with associated parking, landscaping, grading and drainage and building location.

**Variance**

Section 17.4.01, Subd. 11, Erection of More than One Principal Structure on a Lot states “In any district, no more than one (1) structure housing a permitted or permissible principal use may be erected on a single lot.” The applicant is proposing to have both the High School and the Middle School on the same parcel. There is approximately 40 feet between the two structures.

This is an unusual situation in that the School District is looking to create a campus environment by placing the two schools in close proximity to each other so they could share services if they needed to. They may end up connecting the buildings but at this time they are not sure and did not wish to hold up the project later while they were waiting for a decision on the variance.





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### Site Plan

Attached, the Commission will find the following plans for this development:

- Site Development Plan
- Site Grading Plan
- Site Utility Plan
- Site Landscape Plan
- Building Elevations

### **Stormwater Management:** (Section 18.6)

The developer has also run a hydraulic model for storm water which has been reviewed by the City Engineer and meets requirements. There is an existing storm water outlet in the southeast corner of the site that will continue to be used for the drainage of the site.

The Code requires private stormwater areas to meet the following requirements:

1. A permanent public easement shall be provided to the city for access for inspection and/or maintenance purposes. Cost incurred by the city for any maintenance of private systems will be billed and/or assessed to the owner/operator.
2. Recorded inspection and maintenance agreements that define inspection and maintenance responsibilities are required. A minimum annual inspection for private systems shall be required. These requirements are transferrable to any party that becomes the owner/operator of the site.
3. An inspection and maintenance plan shall be developed, approved and included as an attachment to the maintenance agreement. At a minimum, maintenance plans must include the following:
  - a. Responsible person(s) for completing inspections and conducting maintenance.
  - b. Frequency of inspections and maintenance.
  - c. Inspection checklist and type of maintenance anticipated.
4. If site configurations or structural stormwater BMPs change, causing decreased BMP effectiveness, new or improved structural stormwater BMPs must be implemented to meet the requirements of this section.
5. The property owner shall keep on file all structural stormwater BMP annual inspection and maintenance records for 5 years and submit to the City as requested.
6. The City shall require the submittal of a letter of credit or other financial security in a form acceptable to the city in the amount of \$5,000 to ensure the stormwater treatment systems are installed correctly and in accordance with this ordinance.

### **Impervious Surface:** (Section 17.6.17, Subd. 5. F and G)

The zoning district allows the maximum building coverage to be 50% with a maximum impervious surface coverage of 70%. The impervious surface coverage is approximately 41% which is below what is allowed for the building by itself.



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### **Building Setbacks:** (Section 17.6.18, Subd. 5. B)

The ordinance requires that the minimum front setback be 25 feet, the minimum side yard setback be 15 feet and the minimum rear yard setback be 25 feet. It has been determined that the site actually has three front yards when it comes to setbacks and a rear yard. All of these setbacks are 25 feet; the building at its closest point to any of these setbacks is approximately 260 feet from the 18<sup>th</sup> Street property line.

### **Landscaping:** (Section 17.5.04 Subd. 5.)

The landscape plan shows 52 overstory plantings, the site is required to have 109 overstory plantings in addition to understory trees and shrubs. There is not an irrigation plan for the site. The ordinance does allow for credit to be given for existing trees that will remain on the site. An irrigation plan and revised landscape plan will need to be submitted prior to the issuance of the building permit. The revised landscape plan should provide an inventory of existing trees if they wish to receive credit for them plus some plantings should be added/relocated to the west side of the westerly parking lot.

### **Traffic Flow:**

The Commission will note the primary access to the site is from Washington Avenue; the bus drop off for the building will be off of 22<sup>nd</sup> Street. Appropriate permits will be needed from Carlton County for the access on Washington Avenue. The Site Plan has been forwarded to Carlton County Transportation for their comments. Staff believes the existing access onto 22<sup>nd</sup> Street needs to be widened to 39 feet to better accommodate circulation in and out of the site. Carlton County is looking at the traffic patterns on Washington Avenue to determine what changes if any need to be done to Washington Avenue. As of the finalization of this report staff had not received any specific comments back from Carlton County, if anything comes in prior to the meeting copies will be distributed.

### **Parking:** (Section 17.5.11 Subd. 6.)

The site is required to have 438 parking spaces based on 1 parking stall per 2 employees plus 1 per 5 seats in the auditorium, stadium, etc. whichever is larger. The proposed building along with the High School will have 534 parking stalls, 165 of those spaces will be built with the new school.

### **Trash Storage:** (Section 17.5.15 Subd. 7. A (7))

Staff could not locate a trash storage area either inside the building or an exterior enclosure. Prior to the issuance of the building permit the specific location and details must be provided.

### **Signage:** (Section 17.5.13 Subd. 14.)

The plan does not show any identification signage for the new school. Any signage proposed will need to meet the Ordinance requirements and a sign permit must be issued prior to installation.



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### **Lighting:** (Section 17.5.12 Subd. 5. B)

The applicant has provided a photometric plan along with detail sheets which display downward facing fixtures that emit footcandle readings that are compliant with City lighting standards.

### **Other Site Plan Items:**

Pedestrian access to the site will be via a new sidewalk extending east from 18<sup>th</sup> Street near Wilson Avenue. They will also have a new sidewalk on the north side of Washington Avenue between 18<sup>th</sup> and 22<sup>nd</sup> Streets and then extending north on the east side of the entrance drive to the school.

There are some wetlands on the site that the Wetland Conservation Act applies to. The Technical Evaluation Panel has met and discussed the filling of approximately 23,942 square feet of wetlands. The School District is proposing to purchase wetland banking credits to cover the wetlands being filled.

The property currently exist of 22 separate tax parcels that need to be consolidated into two parcels being the platted parcels and the unplatted parcels. This needs to be done prior to the issuance of the building permit.

### **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.

The purpose of this Site Plan Review application is to ensure that this development project is aligned with city development standards.

### **Financial Impacts**

The Variance and Site Plan fees were paid.

### **Advisory Committee Action Requested**

The Planning Commission should listen to the testimony that is presented at the public hearing pertaining to the variance. Following this review the Planning Commission can approve the request, deny the request or table the request for some additional information.



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The Commission should also review the Site Plan and take into account any comments pertaining to it. Following this review the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information.

### **Staff Recommendation**

Staff would recommend approval of the Variance to allow for two principal structures on one lot. Staff would recommend approval of the Site Plan subject to at least the conditions in the attached resolution.

### **Supporting Documents Attachments**

- Resolution No. 16-03 Variance
- Resolution No. 16-03 Site Plan
- Location Map
- Variance Narrative
- Site Plan Maps

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 16-03 VARIANCE**

**A RESOLUTION APPROVING A VARIANCE TO ALLOW TWO PRINCIPAL STRUCTURES ON ONE PARCEL IN THE PI – PUBLIC/INSTITUTIONAL DISTRICT FOR ANDERSON-JOHNSON ASSOCIATES, INC. FOR CLOQUET PUBLIC SCHOOLS**

**WHEREAS**, Anderson-Johnson Associates, Inc. for Cloquet Public Schools is proposing a Variance to allow two principal structures on one parcel in the PI – Public/Institutional District; and

**WHEREAS**, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet and the City of Scanlon have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on March 22, 2016 at which time Zoning Case / Development Review No. 16-03 was heard and discussed; and

**WHEREAS**, the property of the proposed Variance is located north of Washington Avenue, east of 18<sup>th</sup> Street and west of 22<sup>nd</sup> Street (PIN's 06-230-3520, 06-230-3530, 06-230-3560, 06-230-3580, 06-090-0780, 06-090-0820, 06-090-0841, 06-090-0861, 06-090-0881, 06-090-0901, 06-090-0920, 06-090-0961, 06-090-0981, 06-090-1001, 06-090-1021, 06-090-1041, 06-090-1061, 06-090-1081, 06-090-1101, 06-090-1141, 06-090-1220 and 06-090-1240) and is legally described as follows:

The Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section Twenty-four (24), Township Forty-nine (49), Range Seventeen (17), Carlton County, Minnesota, except that part platted as Wallace Addition to the City of Cloquet.

AND

The South One-half of Lots 21 and 22 Auditor's Subdivision Number 26, Carlton County, Minnesota.

AND

The South 330 feet of Lots 23 through 36 Auditor's Subdivision Number 26, Carlton County, Minnesota.

AND

Lots 39 and 40 Auditor's Subdivision Number 26, Carlton County, Minnesota. And,

**WHEREAS**, the Planning Commission reviewed the staff report and approves the Variance to allow two principal structures on one parcel in the PI – Public/Institutional District.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, that the Planning Commission approves Zoning Case 16-03 for a variance to allow two principal structures on one parcel in the PI – Public/Institutional District.

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

JESSE BERGLUND	_____	BRYAN BOSTO	_____
CHUCK BUSCHER	_____	MICHAEL HAUBNER	_____
KELLY JOHNSON	_____	JOHN SANDERS	_____
URIAH WILKINSON	_____		

Passed and adopted this 22<sup>nd</sup> day of March 2016.

CITY OF CLOQUET

\_\_\_\_\_  
JESSE BERGLUND  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 16-03 Site Plan**

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE PLAN IN THE PI – PUBLIC/INSTITUTIONAL DISTRICT FOR ANDERSON-JOHNSON ASSOCIATES, INC. FOR CLOQUET PUBLIC SCHOOLS**

**WHEREAS**, Anderson-Johnson Associates, Inc. is proposing a Site Plan in the Pi – Public/Institutional District for the Cloquet Middle School; and

**WHEREAS**, the property of the proposed Site Plan is located north of Washington Avenue, east of 18<sup>th</sup> Street and west of 22<sup>nd</sup> Street (PIN's 06-230-3520, 06-230-3530, 06-230-3560, 06-230-3580, 06-090-0780, 06-090-0820, 06-090-0841, 06-090-0861, 06-090-0881, 06-090-0901, 06-090-0920, 06-090-0961, 06-090-0981, 06-090-1001, 06-090-1021, 06-090-1041, 06-090-1061, 06-090-1081, 06-090-1101, 06-090-1141, 06-090-1220 and 06-090-1240) and is legally described as follows:

The Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section Twenty-four (24), Township Forty-nine (49), Range Seventeen (17), Carlton County, Minnesota, except that part platted as Wallace Addition to the City of Cloquet.

AND

The South One-half of Lots 21 and 22 Auditor's Subdivision Number 26, Carlton County, Minnesota.

AND

The South 330 feet of Lots 23 through 36 Auditor's Subdivision Number 26, Carlton County, Minnesota.

AND

Lots 39 and 40 Auditor's Subdivision Number 26, Carlton County, Minnesota. And,

**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of the Site Plan.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA,** that the Planning Commission recommends approval of Zoning Case 16-03 for a site plan for Anderson-Johnson Associates, Inc. for Cloquet Public Schools subject to the following conditions:

1. An irrigation plan will need to be submitted prior to the building permit being issued.
2. A new landscape plan must be submitted prior to the building permit being issued.
3. The required easements, inspection and maintenance agreements, inspection and maintenance plan, financial guarantee and other items as required for the stormwater BMPs must be submitted before a building permit is issued
4. The 22 parcels shall be consolidated into two parcels with Carlton County prior to the building permit being issued.
5. Copies of the access permit from Carlton County must be submitted prior to the issuance of the building permit.
6. A sign permit will be needed prior to the installation of any signage on the site.
7. The School District will pay for the relocation of the fire hydrants on Washington Avenue at 18<sup>th</sup> and 22<sup>nd</sup> Streets.
8. The Wetland Conservation Act requirements for filling the wetlands must be finalized prior to the building permit being issued.
9. Copies of the permits from the US Army Corp of Engineers must be submitted prior to issuance of the building permit.

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

JESSE BERGLUND	_____	BRYAN BOSTO	_____
CHUCK BUSCHER	_____	MICHAEL HAUBNER	_____
KELLY JOHNSON	_____	JOHN SANDERS	_____
URIAH WILKINSON	_____		

Passed and adopted this 22<sup>nd</sup> day of March 2016.

CITY OF CLOQUET

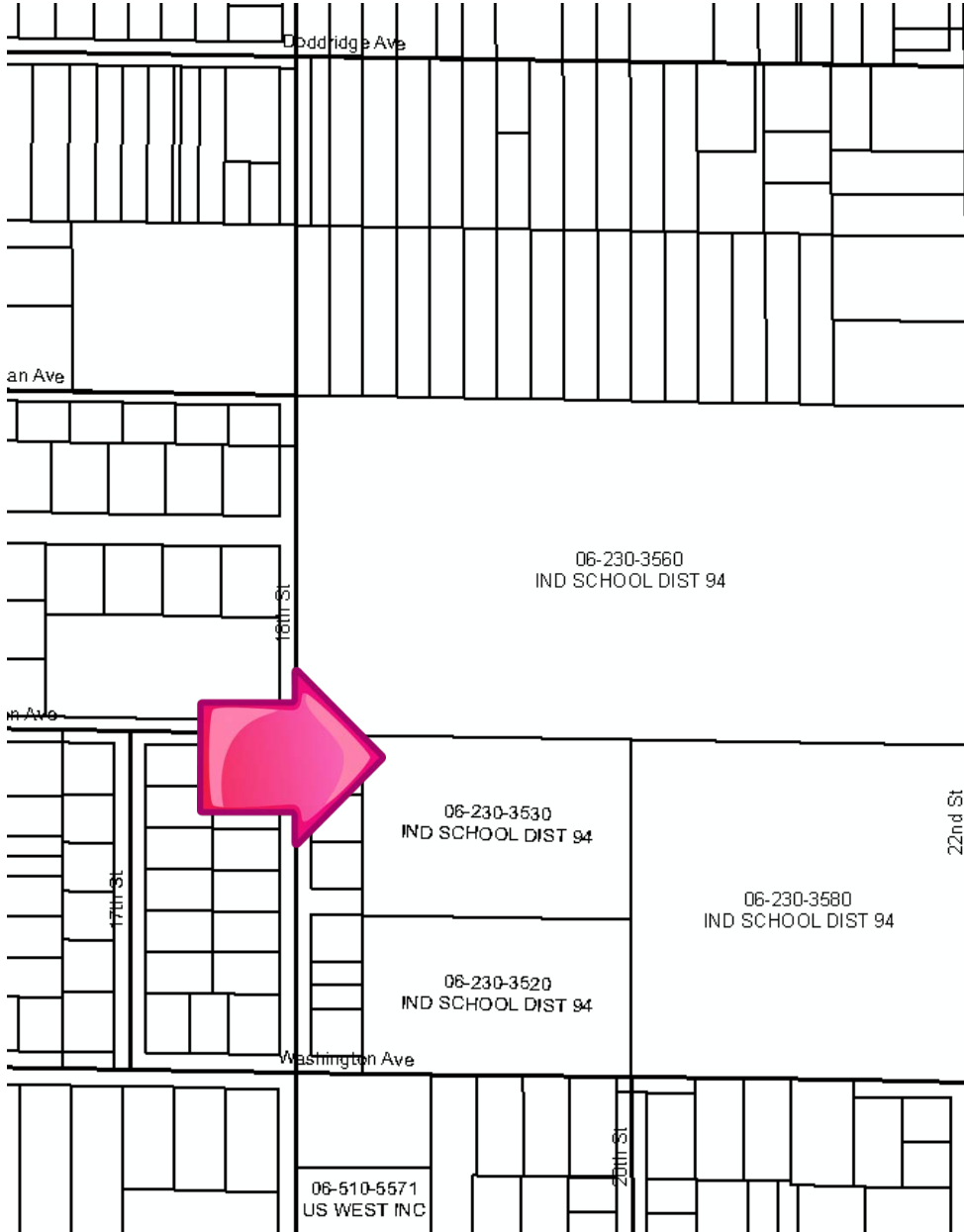
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JESSE BERGLUND  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator



# LOCATION MAP

## CLOQUET MIDDLE SCHOOL



NO SCALE



ARCHITECTS REGO + YOUNGQUIST  
Planning Architecture Interiors

## MEMORANDUM

to: Al Cottingham, City of Cloquet  
from: Dawndi Eid  
date: 2/22/2016  
re: 2017 Cloquet New Middle School  
Comm. 2078

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Based on our recent discussions regarding City rules and ordinances, ARY is requesting, on behalf of the Cloquet School District, that a variance be granted for the new middle school.

The new middle school was originally intended to be connected to the existing high school. Due to budget concerns, it was decided for it to be its own separate building. It is our understanding that as a separate building on the existing high school site, the new middle school would require a variance.

An alternate to connect the two buildings with a link will be issued with the construction documents but it is not guaranteed that this alternate would be accepted. Therefore, a variance is requested.