



**Regular Meeting of the Planning Commission**

Tuesday March 22, 2016

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

**CALL TO ORDER**

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:** John Anderson, Rose Gerding, Mike Harper, Dwandi Eid, Mike Tierney, Jim Crowley, Duane Buytaert, Ken Scarbrough and Patrick Gallagher.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**February 9, 2016 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions.

Chairperson Berglund noted on page 5 a motion needed to be added for the reconsideration of Resolution 16-01.

Commissioner Sanders noted on page 3 he believed Commissioner Bosto inquired about the Tall Pine Area.

**Motion:** **Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from February 9, 2016 with the corrections noted, Commissioner Wilkinson seconded. (Motion was approved 6-0).**

**Zoning Case 16-03: Variance and Site Plan**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-03, Variance 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 March 10, 2016 and property owners within 350 feet were sent notice of the meeting. Anderson-Johnson Associates, Inc. on behalf of Cloquet Public Schools is proposing a variance and site plan for the new Middle School. He noted the variance is for possibly having two principal buildings on one parcel. He noted that as a bid alternative they would be connecting the buildings but were not sure if this would be done or not. They



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wanted to address this now rather than holding up the project in case they did not connect the buildings. The site plan was for the new Middle School, he reviewed the plan noting that all of the Ordinance requirements had been met. He noted that representatives from the School District and their design professionals were present to answer any questions that the Commission or public may have.

Chairman Berglund opened the public hearing and asked if someone from the school or the consultants would like to address the Commission. They felt that staff did a fine job addressing the proposal and were there to answer any questions.

Mike Harper, 1106 18<sup>th</sup> Street, inquired why there was only one access to the parking lot off Washington Avenue and nothing to 18<sup>th</sup> Street.

Rose Gerding, 1906 Washington Avenue, inquired where the access onto Washington Avenue would be located.

Mr. Cottingham showed on the overhead where the access would be directly across from 20<sup>th</sup> Street.

Mr. Tierney, Anderson-Johnson, addressed the second access to the site and noted that due to topography and wetlands it was difficult to have a second access to the parking lot.

Mr. Cottingham also noted that staff was concerned with providing an access onto 18<sup>th</sup> Street and the impacts that might have on the residential neighborhood with this traffic being added to the High School traffic.

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

Chairman Berglund inquired if there were enough parking spaces if both the gyms were being used at the same time.

Mr. Cottingham noted that they would end up parking on the streets if both gyms were filled to capacity. The Ordinance requires parking based on the largest assembly area along with faculty. He felt that would be a rare occasion for something like that.

Commissioner Sanders inquired as to the size of the play area and green space for the kids to use.

Mr. Tierney noted the play area was approximately the size of two tennis courts. They would share green space with the High School located to the northeast of the building.

Commissioner Sanders noted the height of a portion of the building was 38 feet and the Ordinance talks about the need for a conditional use permit to exceed a height of 35 feet.



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Mr. Cottingham noted that Mr. Tierney and he discussed this during the development stages and the definition of “Height of Building” takes into account structures being built on a hill and that based on the definition the height of the building is less than 35 feet.

The Commission discussed the variance noting this was an unusual situation and that they were trying to create a campus environment. This is not like placing two homes on one lot and a similar situation exist at the college with the student housing being on the same parcel as the classrooms.

**Motion:** Commissioner Johnson made a motion to adopt 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, Commissioner Haubner seconded. (Motion was approved 6-0).

**Motion:** Commissioner Wilkinson made a motion to adopt Resolution No. 16-03 Site Plan Recommending Approval of a Site Plan in the PI – Public/Institutional district for Anderson-Johnson Associates, Inc. for Cloquet Public Schools, Commissioner Johnson seconded. (Motion was approved 6-0).

Mr. Cottingham noted this recommendation would be forwarded to the City Council at their meeting on Tuesday, April 5, 2016 at 7:00 pm.

**Commissioner’s Questions/Comment**

Chairperson Berglund asked Mr. Cottingham for an update on the existing Middle School following the meeting the night before. Mr. Cottingham noted a presentation was made by Sherman Associates, Inc. for a proposal to repurpose the existing Middle School. The proposal is to convert the existing building into 70 to 75 apartment units. Some of the items of concern are off-street parking and play area space for the kids. With a 70 unit building the Ordinance would require 140 parking spaces and currently they have approximately 50 spaces. They discussed removing the pool and gym to create additional parking or turning the area into enclosed spaces. At this time we do not have any specific details but if this moves forward the Commission should anticipate seeing it in May. The School Board has yet to act on this so it may not happen.

**Next Meeting**

April 12, 2016

Meeting adjourned 7:34 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator