



**Regular Meeting of the Planning Commission**

Tuesday April 12, 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, Chuck Buscher, John Sanders and Uriah Wilkinson; City: Al Cottingham

**Absent:** Commission members: None

**Others Present:** Dawn and Jesse Zeleznikar, Nathan Radoush and Ron Gittings.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**March 22, 2016 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions.

**Motion:**        **Commissioner Wilkinson made a motion to approve the Planning Commission meeting minutes from March 22, 2016 with the corrections noted, Commissioner Johnson seconded. (Motion was approved 7-0).**

**Zoning Case 16-04: Conditional Use Permit**

Commissioner Wilkinson stepped down from the table to remove himself from the Commissions discussion since he is involved in the project.

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-04, Conditional Use Permit. 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 31, 2016 and property owners within 350 feet were sent notice of the meeting. Nathan Radoush is proposing a conditional use permit for for a two family dwelling in the R1 – Single Family Residence District. He noted the structure would be facing east and there were architectural drawings included in the packet. He noted that Mr. Radoush and Mr. Wilkinson were present to answer any questions.

Chairman Berglund opened the public hearing and asked if Mr. Radoush would like to address the Commission. Mr. Radoush stated he was looking to fill a need in the community for retirement housing.



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Ron Gittings, Esko, MN stated he owns the vacant lot to the east and used to live on 22<sup>nd</sup> Street. He purchased the lot in 2004 to provide some privacy and Grant Avenue didn't exist at that time. He paid for the extension of Grant Avenue and the utilities when it was constructed. He wondered what kind of impact this would have on his property and the future development of it. He was not in favor of this proposal.

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

Chairman Berglund inquired as to the possibility of ever extending 21<sup>st</sup> Street to intersect with Grant Avenue.

Mr. Cottingham noted this was discussed when Grant Avenue was extended and the residents along 21<sup>st</sup> Street did not want the roads connected. They didn't want the additional traffic into their neighborhood. He did not believe this would go through anytime in the near future.

Commissioner Sanders inquired as to the driveway and access to the southerly garage with the plan showing just 25 feet of driveway.

Mr. Wilkinson noted the garage doors would be oversized to provide easier access into the garage.

Mr. Cottingham also noted that there will be additional driveway that is not shown on the drawing within the right of way of 21<sup>st</sup> Street to provide access.

**Motion: Commissioner Sanders made a motion to adopt Resolution No. 16-04, A Resolution Recommending Approval of the Conditional Use Permit for Nathan Radoush for a Two Family Dwelling in the Single Family Residence District, Commissioner Bosto seconded. (Motion was approved 6-0).**

Mr. Cottingham noted this recommendation would be forwarded to the City Council at their meeting on Tuesday, April 19, 2016 at 7:00 pm.

Commissioner Wilkinson returned to the table.

**Commissioner's Questions/Comment**

Chairperson Berglund asked Mr. Cottingham for an update on upcoming meetings. Mr. Cottingham noted there would be two meetings in May on the 10<sup>th</sup> and 24<sup>th</sup> so please mark your calendars for this. He believed that Friends of Animals would be coming forward with a conditional use permit to relocated their business in the Business Park at the location of the Home Center. There will be a proposal for the repurposing of the Middle School with many parts to that request and also a proposal for a multifamily building located north of the Aspen



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Arms apartment. Both of these multifamily projects are time sensitive so that is why we will be holding two meetings in May.

Also in October 2014 the Commission approved a variance for Patry Truman for two principal structures on a lot with some time frames for the completion of the project. Mr. Truman was to have the project completed by April 14, 2016 and he will not have it done. Mr. Truman contacted me and stated he would not be done with all of the work and should be completed within the next six weeks. The exterior work for both the house and garage are done it is just the interior of the home that is not complete.

The Commission noted they were Ok with this and appreciated Mr. Truman keeping staff and them up to date.

**Next Meeting**

May 10, 2016

Meeting adjourned 7:35 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator