



Regular Meeting of the Planning Commission

Tuesday April 14, 2015

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: Bryan Bosto, Kelly Johnson, Jesse Berglund, John Sanders, Michael Haubner and Chuck Buscher; City: Al Cottingham

Absent: Commission members: Uriah Wilkinson

Others Present: Steve and Linda Jankowski, David Crocker and Diane Blossom

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

March 10, 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 March 10, 2015, Commissioner Haubner seconded. (Motion was approved 6-0).**

Zoning Case 15-04: Variance for Steven Jankowski from Side Yard Setback

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 15-04, Variance for Steven Jankowski from the minimum side yard setback. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted this was a public hearing with a legal notice being published in the Pine Journal on April 2, 2015 and property owners within 350 feet were sent notices of the public hearing. Mr. Jankowski is proposing a Variance from the minimum side yard setback of three feet in order to place an accessory structure on the property line. He had heard from the property owner of 804 Carlton Avenue who was Ok with the request. Mr. and Mrs. Jankowski were present and had provided some additional information regarding their application.

Chairperson Berglund asked if anyone would like to speak on this item.



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David Crocker, 325 8th Street inquired if the structure would be moving to closer to the east property line if this wasn't approved and if that would require a new public hearing.

Mr. Cottingham stated the variance was only for the south property line and that all other setbacks would be met. If he was going to propose something that would encroach into the other required setbacks that would require a new public hearing notice.

Diane Blossom, 322 8th Street stated she was opposed to the request and believed the existing structure is only one foot of the back property line.

Mr. Jankowski stated the roof was the same distance from the property line as the structure to the south and the Building Official approved the location.

Mr. Cottingham noted that the setbacks are measured to the wall of the structure and not the roof overhang so this building probably meets the setback.

Commissioner Sanders was concerned with snow and rain runoff going directly onto the neighbor's property.

Mr. Jankowski noted the ribbed panels are parallel to the ground so the runoff is directed to the front and back. He has only had the structure since October but the prior owner stated he had to remove the snow from it the prior year.

Commissioner Haubner wondered what the neighbor to the south had to say about the location.

Mr. Jankowski stated he said he did not have a problem with it but was not willing to put that in writing.

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

Commissioner Sanders noted the structure does fit in the current location and the proposed location is not because of a uniqueness to the property that was not created by the property owner.

Commissioner Johnson agreed with Commissioner Sanders and did not believe the request met the variance criteria.

Chairperson Berglund called for a motion.



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Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-04 Denying the Variance from the Minimum Side Yard Setback for Steven Jankowski in the R2 – One to Two – family Residence District since Practical Difficulties No. 2 was not met, Commissioner Johnson seconded. (Motion was approved 6-0).

Commissioner’s Questions/Comment

Chairperson Berglund asked Mr. Cottingham for an update on any other items that may be of interest to the Commission.

He stated that they would have at least one public hearing on May 12th for the land located north of the college on the west side of 14th Street. This would be for a Comprehensive Plan Amendment and a Rezoning of the property.

He referenced the Big Lake Sanitary Sewer District and the proposed plans to bring sewer from the Big Lake area into Cloquet and then onto Western Lake Superior Sanitary Sewer District for treatment. This will require an amendment to the Comprehensive Plan for an expansion to our sewer district boundary. It appears that this might be on the agenda for the May meeting.

Next Meeting

May 12, 2015

Meeting adjourned 7:23 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator