



Regular Meeting of the Planning Commission

Tuesday, May 12, 2015

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 April 14, 2015 Planning Commission meeting
5. Zoning Case 15-05: Comprehensive Plan Amendment and Rezoning for David Chmielewski, 2005 14th Street
6. Zoning Case 15-06: Off-Street Parking Lot Waiver for Rivdogg Inc., 207 Avenue C
7. Commissioner's Questions/Comments
8. Adjourn

NEXT MEETING:

June 9th@ 7pm



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.



Regular Meeting of the Planning Commission

Tuesday April 14, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

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.



Regular Meeting of the Planning Commission

Tuesday April 14, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-04 Denying Recommending Denial of 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



To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: May 6, 2015

ITEM DESCRIPTION: ZONING CASE 15-05: COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) AND REZONING

Background

David Chmielewski is proposing to amend the Land Use Plan portion of the Comprehensive Plan by changing the current classification from "Public/Semi-Public/Institutional" to "Low Density Residential" for property located at 2005 14th Street. Mr. Chmielewski is also proposing a Rezoning of the property from the current classification of PI - Public/Institutional to R1 - Single-family Residence District since it was rezoned to without the property owners consent. The amendment and rezoning, if approved, would amend the Land Use Plan Map of the Comprehensive Plan and the Zoning Map.

In August 2007 the City Council adopted the 2007 - 2027 Comprehensive Plan for the City of Cloquet. Chapter 3 of the Plan, Land Use discusses Inventory and Analysis; Goals, Objectives, and Policies; and, Land Use Plan. As part of that adoption the applicants property was guided on the Land Use Plan as Public - Semi Public. Subsequently the property was rezoned PI - Public/Institutional. In both of these cases legal notices were published in the official newspaper but notices were not sent to individual property owners or owners within 350 feet of property being changed. State Statute allows for changes like this to occur with just a legal notice since it is being done as a city wide change and not just one specific area. This is why Mr. Chmielewski did not receive a specific notice from the city of the change.

Staff has reviewed the language in the Comprehensive Plan pertaining to both the "Public/Semi-Public/Institutional" and "Low Density Residential". In reviewing these write ups the Public - Semi Public classification made sense at the time for an expansion of the college located to the south of this property for possible student housing. Since that time the college has determined that they are not in the position to provide student housing anymore. The property surrounding this property is "Moderate-Density to High-Density Residential" and "Highway Commercial/Residential Mix" thus this would be creating a spot area for the "Low Density Residential" use.

The zoning of property needs to be consistent with the Comprehensive Plan; therefore if the plan is amended to "Low Density Residential" then the zoning should also be amended. In this case the R1 - Single-Family Residential would be appropriate.



A public hearing will be held on Tuesday, May 12, 2015 to consider a possible amendment to the Comprehensive Plan (Land Use Plan) and Rezoning. A legal notice was published in the Pine Journal on April 30, 2015 and property owners within 350 feet and those whose property is effected were sent notices of the public hearing.

Policy Objectives

The Land Use Plan portion of the Comprehensive Plan discusses the “Public/Semi-Public/Institutional” on page 3-23 and the “Low-Density Residential” on page 3-13 and 3-14. The plan does not have any specific locational criteria for where certain districts should be located or rational as to why districts are located where they are. The Rezoning of the property is to be consistent with the Comprehensive Plan.

Financial Impacts

The Comprehensive Plan Amendment fee is \$300 and Rezoning fee is \$400. The applicant has paid these fees.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing and review the language in the Comprehensive Plan pertaining to both the “Public/Semi-Public/Institutional” and “Low Density Residential”. 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. The Commission should take the same action on the Rezoning application so the two are consistent.

Staff Recommendation

Staff would not recommend approval of the Comprehensive Plan Amendment from “Public/Semi-Public/Institutional” to “Low Density Residential” and Rezoning from PI - Public/Institutional to R1 – Single-Family Residence.

While staff would agree that the “Public/Semi-Public/Institutional” guiding may not be appropriate at this time the change to “Low Density Residential” isn’t either. Based on the Land Use Plan and the surrounding properties the more appropriate classification is “Moderate-Density to High-Density Residential”. This small piece of property is wedged between the college, I-35 and 14th Street and guiding it to “Low Density Residential” is not good planning. Further the Rezoning to R1 – Single-Family Residence would then not be appropriate.

The Zoning Ordinance implies that property Zoned R1 has public sewer, public water or both available to the property. The property is currently served by a private water line that is connected to the city system. This line is for the existing home and not for another home.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

Staff could support a Comprehensive Plan Amendment, Land Use Map to “Moderate-Density to High-Density Residential” with a Rezoning to SR – Suburban Residential. The property could then be rezoned to either R2 – One to Two-Family Residence or R3 – Multiple-Family Residence once public sewer and water is extended to the property. These are more consistent and compatible with the adjacent/surrounding land uses and long term land use vision for the area.

Supporting Documents Attachments

- Resolution No. 15-05 Comp Deny
- Resolution No. 15-05 Comp Approve
- Resolution No. 15-05 Rezone Deny
- Resolution No. 15-05 Rezone Approve
- Location Map
- Comprehensive Plan Pages
- Land Use Plan
- Zoning Map

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 15-05 Comp Deny

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET DENY
THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM
“PUBLIC/SEMI-PUBLIC/INSTITUTIONAL” TO “LOW DENSITY RESIDENTIAL”**

WHEREAS, David Chmielewski is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Public/Semi-Public/Institutional” to “Low Density Residential”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on May 12, 2015 at which time Zoning Case / Development Review No. 15-05 was heard and discussed; and

WHEREAS, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located at 2005 14th Street and is legally described as follows:

That portion of the Northeast Quarter of Northeast Quarter of Section Thirty – five (35) and Northwest Quarter of Northwest Quarter of Section Thirty – six (36), containing 4 acres, more or less, described as follows: Beginning at common corner of Section 25, 26 and 35 and 36, Township Forty – nine (49), Range Seventeen (17), thence West on Section line between Section 26 and 35, a distance of 300 feet; thence South on line parallel to Section line between Sections 35 and 36, a distance of 370 feet; thence East on line parallel to the North line of said Sections 35 and 36 to West line of State Aid Highway No. 4 (Old Carlton Road) as now located, constructed and traveled; thence Northeasterly along West line of Right-of-way of State Aid Highway No. 4, as now located, constructed and traveled to an intersection with the North line of Section 36, Township 49, Range 17, thence West on Section line between Section 25 and 36, Township 49, Range 17 to point of beginning, except parcels taken by the State of Minnesota for trunk highway purposes identified as Parcel 25A S.P. 0980 (390) 901 and Parcel 225A S.P. 0980 (35=390) 901.

AND EXPECT that part of said NE ¼ of NE ¼ of Section Thirty-five (35), and NW ¼ of NW ¼, Section Thirty-six (36), Township Forty-nine (49), Range Seventeen (17), shown as Parcel 325A on the plat designed as Minnesota Department of Transportation Right-of-Way Plat Numbered

09-4 on file and of record in the office of the County Recorder in and for Carlton County, Minnesota. and

WHEREAS, the Planning Commission reviewed the staff report and recommends denial of the Comprehensive Plan Amendment (Land Use Plan).

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends denial of Zoning Case 15-05 to the Cloquet City Council.

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

JESSE BERGLUND	____	BRYAN BOSTA	____
CHUCK BUSCHER	____	MICHAEL HAUBNER	____
KELLY JOHNSON	____	JOHN SANDERS	____
URIAH WILKINSON	____		

Passed and adopted this 12th day of May 2015.

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. 15-05 Comp Approve

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM
“PUBLIC/SEMI-PUBLIC/INSTITUTIONAL” TO “LOW DENSITY RESIDENTIAL”**

WHEREAS, David Chmielewski is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Public/Semi-Public/Institutional” to “Low Density Residential”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on May 12, 2015 at which time Zoning Case / Development Review No. 15-05 was heard and discussed; and

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KELLY JOHNSON	_____	JOHN SANDERS	_____
URIAH WILKINSON	_____		

Passed and adopted this 12th day of May 2015.

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. 15-05 Rezone Deny

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET DENY
THE REZONING FROM “PI – PUBLIC/INSTITUTIONAL” TO “R1 – SINGLE -
FAMILY RESIDENCE”**

WHEREAS, David Chmielewski is proposing a Rezoning from “PI – Public/Institutional” to “R1 – Single - Family Residence”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on May 12, 2015 at which time Zoning Case / Development Review No. 15-05 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is at 2005 14th Street and is legally described as follows:

That portion of the Northeast Quarter of Northeast Quarter of Section Thirty – five (35) and Northwest Quarter of Northwest Quarter of Section Thirty – six (36), containing 4 acres, more or less, described as follows: Beginning at common corner of Section 25, 26 and 35 and 36, Township Forty – nine (49), Range Seventeen (17), thence West on Section line between Section 26 and 35, a distance of 300 feet; thence South on line parallel to Section line between Sections 35 and 36, a distance of 370 feet; thence East on line parallel to the North line of said Sections 35 and 36 to West line of State Aid Highway No. 4 (Old Carlton Road) as now located, constructed and traveled; thence Northeasterly along West line of Right-of-way of State Aid Highway No. 4, as now located, constructed and traveled to an intersection with the North line of Section 36, Township 49, Range 17, thence West on Section line between Section 25 and 36, Township 49, Range 17 to point of beginning, except parcels taken by the State of Minnesota for trunk highway purposes identified as Parcel 25A S.P. 0980 (390) 901 and Parcel 225A S.P. 0980 (35=390) 901.

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WHEREAS, the Planning Commission reviewed the staff report and recommends denial of the Rezoning.

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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. 15-05 Rezone Approve

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE REZONING FROM “PI – PUBLIC/INSTITUTIONAL” TO “R1 – SINGLE -
FAMILY RESIDENCE”**

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Passed and adopted this 12th day of May 2015.

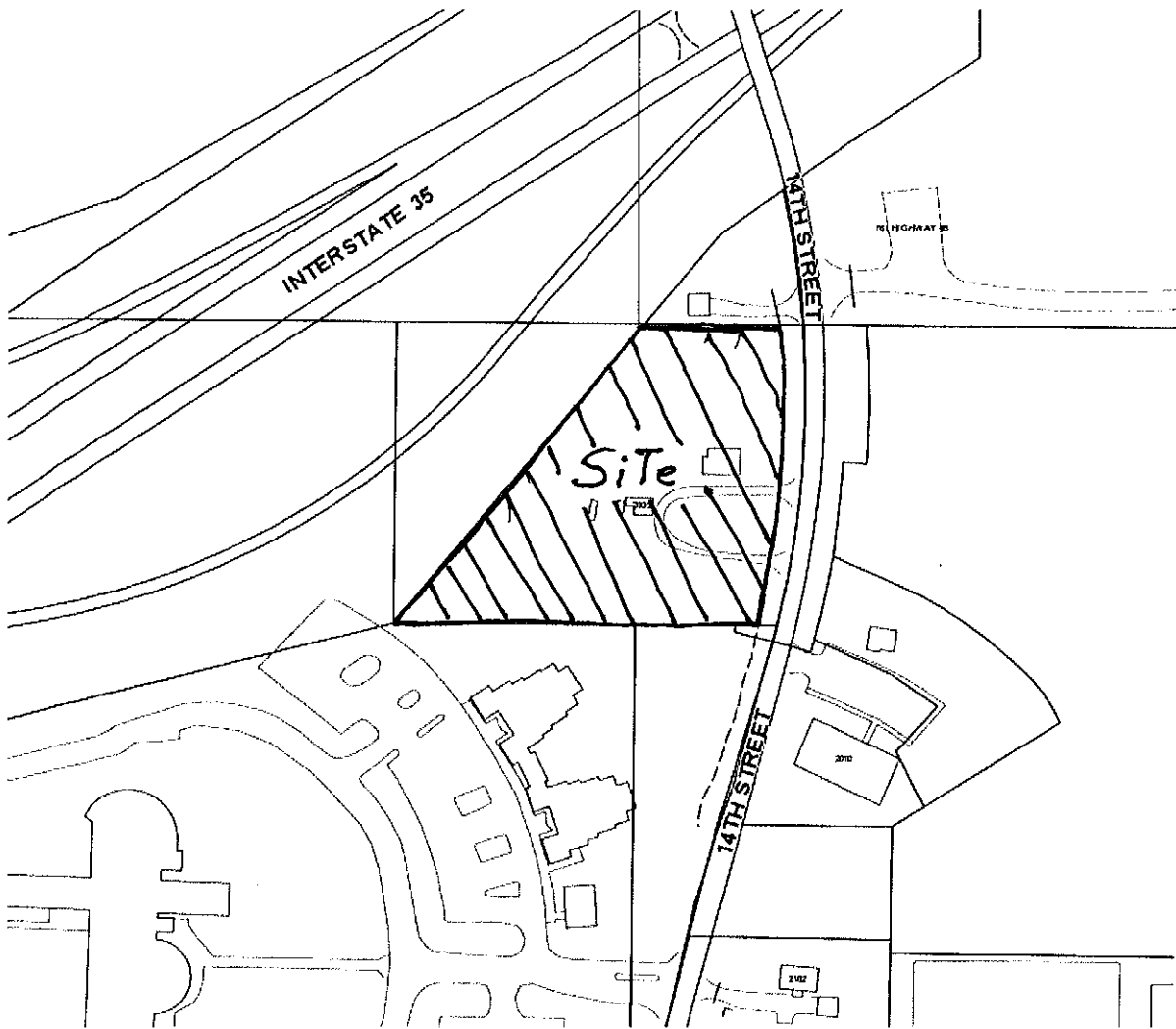
CITY OF CLOQUET

JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

2005 14TH STREET



NO SCALE

LAND USE PLAN

This section summarizes and expands on the concepts and actions discussed in the inventory and analysis section, and the goals, objectives, and policies section of this chapter.

OVERVIEW OF FUTURE LAND USES

The following provides an overview of the future land uses designated on the Land Use Plan (see Figure 3-3: Land Use Plan). Detailed parcel data was not available when the Land Use Plan was prepared. Therefore, refer to the Land Use Plan as a general guide. The actual boundaries of the various land uses should generally correspond with lot lines and street centerlines.

Rural Residential

The Comprehensive Plan guides most rural areas in the city (not served by City sewer and water) for rural residential use not to exceed a density of one dwelling unit per five acres. Acceptable land uses in this area include single-family residences; agriculture, parks, open spaces, and essential services such as water towers. Historically, the City required one or two-acre minimum lots for rural residential or agricultural uses not served by public sewer and water. By guiding rural residential uses for five-acre minimum lots, the Comprehensive Plan encourages development in areas of the city that are (or can reasonably be) served by public sewer and water. Five-acre minimum lots also help preserve the rural character of Cloquet, while still allowing reasonable rural residential development.

The Comprehensive Plan envisions that public sewer and water will eventually serve those rural residential areas that are within the anticipated 2027 public sewer and water service boundary (see Figure 3-3: Land Use Plan and Figure 3-4: Phased Sewer and Water Extension and Staged Growth Plan). Consequently, the City encourages new development in areas guided for rural residential use to employ cluster development or conservation subdivision techniques where appropriate. These techniques not only help protect significant natural areas and rural character, but they also can help facilitate cost-effective future extensions of urban services to clusters of development as opposed to scattered development. The City may consider offering density bonuses for development that incorporates these techniques. Refer to the Staged Growth Plan discussed later in this chapter for additional information.

Suburban Residential

The suburban residential land use classification recognizes existing or planned areas for single-family residential use on lots between one and five acres in areas that the City does not anticipate serving with sewer and water before 2027. This area includes existing and planned phases of the Otter Creek Subdivision in south central Cloquet. The Otter Creek Subdivision is bounded on the north and east by Otter Creek, the west by Fond du Lac tribal or allotment land, and the south by Twin Lakes Township. Unlike the rural residential development to the north, the Otter Creek subdivision is outside Cloquet's Drinking Water Supply Management Area (refer to Chapter 5: Utilities and Community Facilities for additional information). Therefore, the Otter Creek Subdivision is a unique subdivision that the City does not anticipate serving with sewer and water before 2027.

Low-Density Residential

The Comprehensive Plan guides most of the area within the anticipated 2027 public sewer and water service boundary for low-density residential use. Acceptable land uses in this area include single-family detached residences, duplexes, twinhomes, religious institutions, parks, essential services, and

other public and semi-public uses that can be sensitively integrated into a low-density residential neighborhood. Low-density residential uses should have a density of one to five dwelling units per acre.

The Comprehensive Plan guides a significant amount of existing agricultural or rural residential land for future low-density residential use. However, as the City prepares detailed plans to provide public sewer and water to these existing rural areas of the city, the City may find that it is not feasible to serve certain existing rural development with public sewer and water. In those cases, the City could possibly amend this Comprehensive Plan and guide those areas for suburban residential use rather than for future low-density residential use.

Moderate-Density to High-Density Residential

The Comprehensive Plan continues to guide existing townhomes, mobile home parks, condominiums, and apartments for moderate-density to high-density residential use. The Plan does not specifically guide additional parcels for moderate to high-density residential use. Rather, it promotes sensitive integration of these uses into the city center, planned mixed residential, and the commercial/residential mixed-use areas described below.

Consistent with the City's current Zoning Ordinance, moderate to high-density residential use allows for a density of 5 to 32 dwelling units per acre. However, the City's Zoning Ordinance and Zoning Map will identify the maximum allowable density for specific parcels in the City.

Planned Mix Residential

The Comprehensive Plan guides several areas in the city for planned mixed residential uses. This land use designation provides opportunities to develop a mixture of housing types and densities within a planned development. Planned mixed residential uses may include single-family detached housing, moderate-density single-family attached housing, and high-density apartments or condominiums carefully integrated into a planned residential development. Within this planned setting, parks, religious institutions, essential services, public and semi-public uses, and a limited amount of neighborhood commercial use, may also be acceptable complimentary uses.

Before allowing any significant development in an area guided for planned mixed residential use, the City should prepare a master plan for the area (or alternatively the City should coordinate with a developer to review the developer's master plan for the area). In general, proposed moderate to high-density residential uses (as well as neighborhood commercial uses) should be considered in the context of a planned unit development that involves at least several acres of land. The City should not permit uncoordinated or spot development in this area that may preclude logical development of the whole area. The following provides a general description of the planned mixed residential areas in the city.

Planned Mixed Residential South of Stark Road. The Comprehensive Plan guides an area south of Stark Road and east of Freeman Road for planned mixed residential use. This area is mostly undeveloped with a mixture of scattered wetlands and upland. Public sewer and water currently serve the Cloquet Business Park to the north and they could reasonably serve this planned mixed residential area as well. The Comprehensive Plan guides the area to the east for highway commercial use and the area to the west for low-density residential use. Consequently, this planned mixed residential area could serve as a transition between the highway commercial use and the low-density residential use. The existing wetlands in this area may provide an attractive amenity and a functional buffer between the various uses in the area.

Heavy Industry

Consistent with the City's Zoning Map, the Comprehensive Plan guides existing heavy industries for continued heavy industrial use. These areas include the Sappi plant and the USG plant.



Public / Semi-Public

The Comprehensive Plan guides existing government facilities, schools, cemeteries, and medical facilities for continued public and semi-public use. Religious institutions may also be considered a public or semi-public use, but the Land Use Plan does not specifically show these uses. In general, public and semi-public uses can be developed anywhere in the city where they can be sensitively integrated into their surroundings.

Parks

The Comprehensive Plan guides existing parks for continued park use. The Land Use Plan does not identify specific parcels for future parks in the City. However, Chapter 5: Utilities and Community Facilities describes general areas where the City may consider developing additional parks in the future. In general, parks can be developed anywhere in the city where they can be sensitively integrated into their surroundings.

Private Golf Course

The Comprehensive Plan guides the Cloquet Country Club for continued use as a private golf course. Low to moderate-density housing associated with the golf course is also an acceptable use for this land use designation.

Cloquet Forestry Research Center

The Comprehensive Plan continues to guide the Cloquet Forestry Research Center for continued use as a research center.

Interim Mining

The Land Use Plan identifies (with a hatch overlay) several areas in the city where existing mining activities are occurring. These areas are acceptable for interim mining use. At the completion of the mining activities, the Land Use Plan guides the area for a long-term future use such as planned mixed residential or industrial use.

Fond du Lac Tribal or Allotment Land

The Fond du Lac Reservation is responsible for land use decisions relating to Fond du Lac tribal or allotment land. Cloquet's Land Use Plan (see Figure 3-3) identifies (with a hatch overlay) the existing tribal or allotment land present in early 2007. As a general reference, the Land Use Plan also shows general land uses for the tribal land. While the land uses shown are intended to be consistent with the Reservation's Land Use Plan, it is important to contact the Reservation for detailed and accurate information regarding tribal or allotment land within the corporate boundaries of Cloquet.

PHASED PUBLIC SEWER AND WATER EXTENSION AND STAGED URBAN GROWTH

The Comprehensive Plan encourages development and redevelopment in areas of the city currently served by public sewer and water, but the Plan also recognizes the need for staged growth outside the current public sewer and water service boundary. Figure 3-4: Phased Sewer and Water Extension and Staged Urban Growth identifies general areas and target dates for public sewer and

LAND USE PLAN



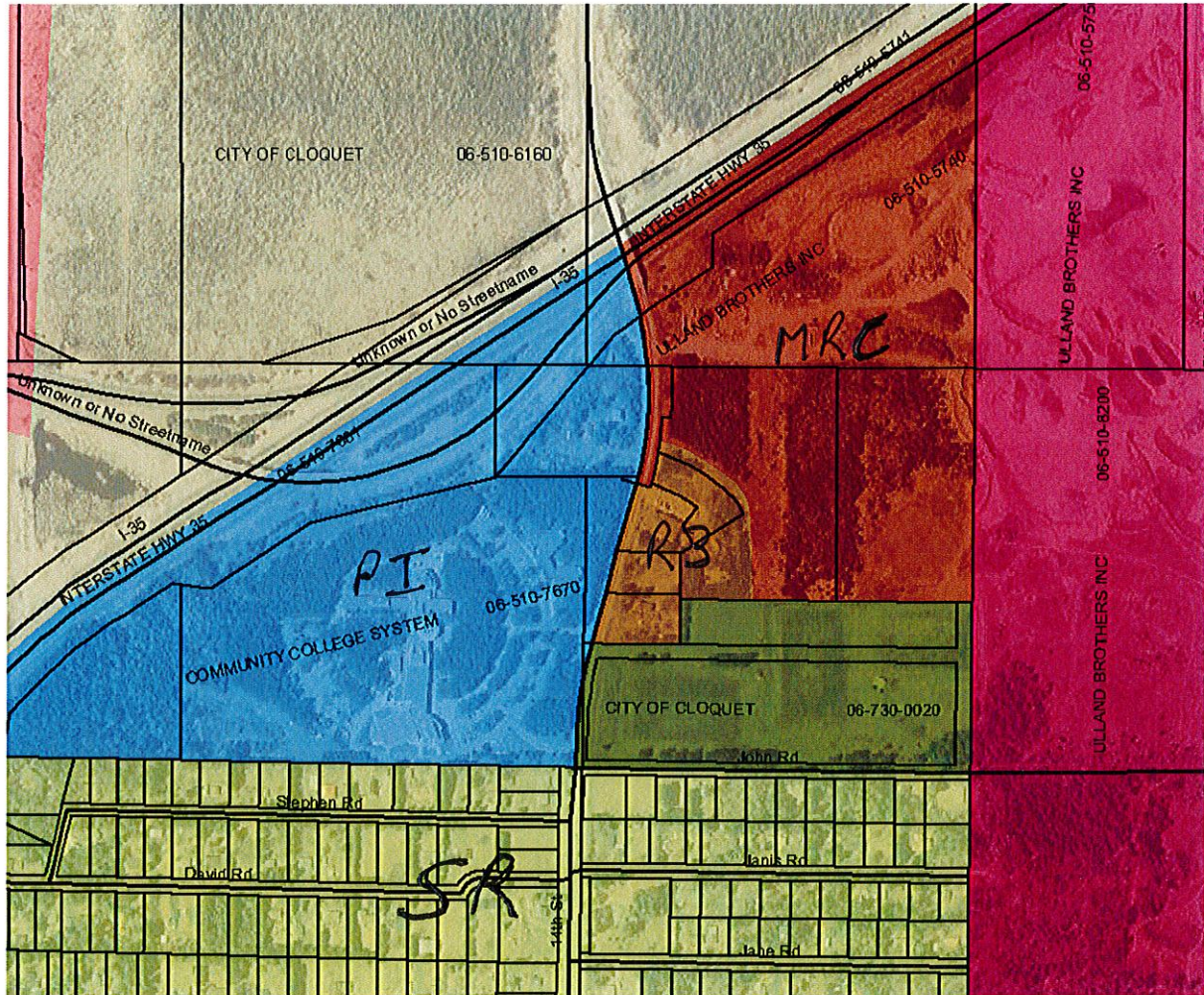
LAND USE PLAN

-  Rural Residential (1 DU/5 Ac) (or Open Space)
-  Suburban Residential (1 DU/Ac Max)
-  Low Density Residential (1-5 DU/Ac)
-  Mod. to High Density Residential (5-32 DU Ac)
-  Planned Mixed Residential (Variable Density)
-  Neighborhood Commercial
-  Highway Commercial
-  City Center
-  Highway Commercial/Residential Mix
-  Commercial-Industrial Reserve
-  Light Industry
-  Heavy Industry
-  Public - Semi Public
-  Park or Recreation
-  Cloquet Forestry Research Center



No Scale

ZONING MAP



No Scale



To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: May 6, 2015

ITEM DESCRIPTION: ZONING CASE 15-06: OFF STREET PARKING LOT WAIVER

Background

Rivdogg Inc., 207 Avenue C is proposing to remodel a portion of their building for a restaurant. The Zoning Ordinance requires a minimum of 1 parking stall for every 50 square feet of floor area. The size of the restaurant is 3,868 square feet thus requiring 77.36 or 77 parking stalls. The Ordinance allows on street parking that fronts each site to be included in the calculation of the required number of parking spaces. On street parking on the side of the building shall not be included in this calculation. The site plan shows 47 parking stalls in the parking lot behind the building and they would be given credit for an additional 6 spaces on street in front of the building.

Section 17.6.12, Subd. 6, B Exemption to Off-Street Parking and Loading Requirements Stipulated in Section 17.5.11 and 17.5.14. Up to 100% of the total required off-street parking spaces may be waived by the Planning Commission if it can be shown that adequate off-street parking exist or will be provided through public parking lots located within a distance of four hundred (400) feet of the building line of such use. They have provided 69% of the required parking either in their parking lot or on street in front of the building. There is one public parking lot located to the northeast of this property that is within 400 feet of the property. That lot does contain enough parking stalls to put them over the 100% requirement. There is also lots of on street parking around the site that can also be used.

Policy Objectives

The Zoning Ordinance states the total required off-street parking requirements may be waived by the Planning Commission if it can be shown that adequate off-street parking exist or will be provided through public parking lots located within a distance of four hundred (400) feet of the building line of such use.

Financial Impacts

There is no fee for this.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

Advisory Committee Action Requested

The Planning Commission should review the site plan and the location map showing the location of public parking in relationship to the site. If it is determined that the parking meets the intent of the Ordinance then an exemption should be granted.

Staff Recommendation

Staff has reviewed the Ordinance requirements and believes there is enough evidence to grant the exemption to the off-street parking requirements.

Supporting Documents Attachments

- Resolution No. 15-06
- Location Map
- Site Plan

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 15-06

**A RESOLUTION APPROVING AN EXEMPTION TO OFF-STREET PARKING
REQUIREMENTS FOR RIVDOGG INC. IN THE HC – GENERAL COMMERCIAL –
HISTORIC DISTRICT**

WHEREAS, Rivdogg Inc., 207 Avenue C is requesting an exemption to the off-street parking requirements in the HC – General Commercial - Historic District; and

WHEREAS, the property of the proposed Exemption is located at 207 Avenue C (PIN 06-045-3620) and is legally described as follows:

Lots 1 through 5 and Lots 9 through 12, Block 20, City of Cloquet Original Plat. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the exemption from the off-street parking requirements.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 15-06 for an exemption from the required off-street parking requirements since there is a public parking lot located within 400 feet of the parcel.

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	_____		

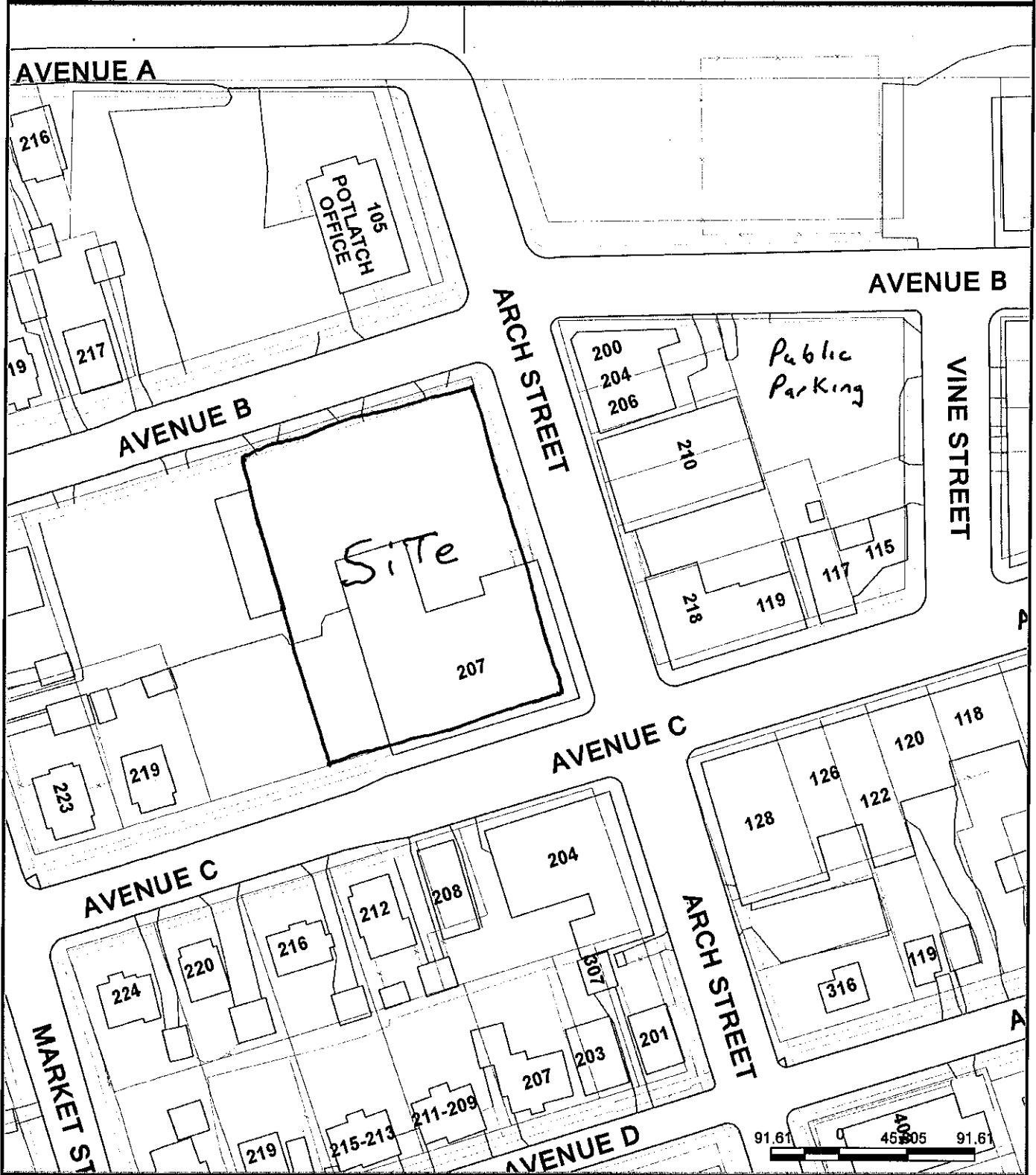
Passed and adopted this 12th day of May 2015.

CITY OF CLOQUET

JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

City of Cloquet



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-



CAZZO
architects

1700 W. WASHINGTON ST.
1700 SOUTH STREET
DULUTH MINNESOTA 55812
TEL: 778.222.4100
FAX: 778.222.3335

I hereby certify that the site, specifications, & notes were prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

William Scazzo
WILLIAM SCAZZO
DATE: APRIL 21, 2015
LICENSE NO. 14139

CONSULTANTS:

PROJECT:
AVENUE C
REST NATIONAL PLAZA BUILDING
307 AVENUE C
DULUTH, MN 55812

OWNER:
REST NATIONAL
307 AVENUE C, SUITE 110
DULUTH, MN 55812

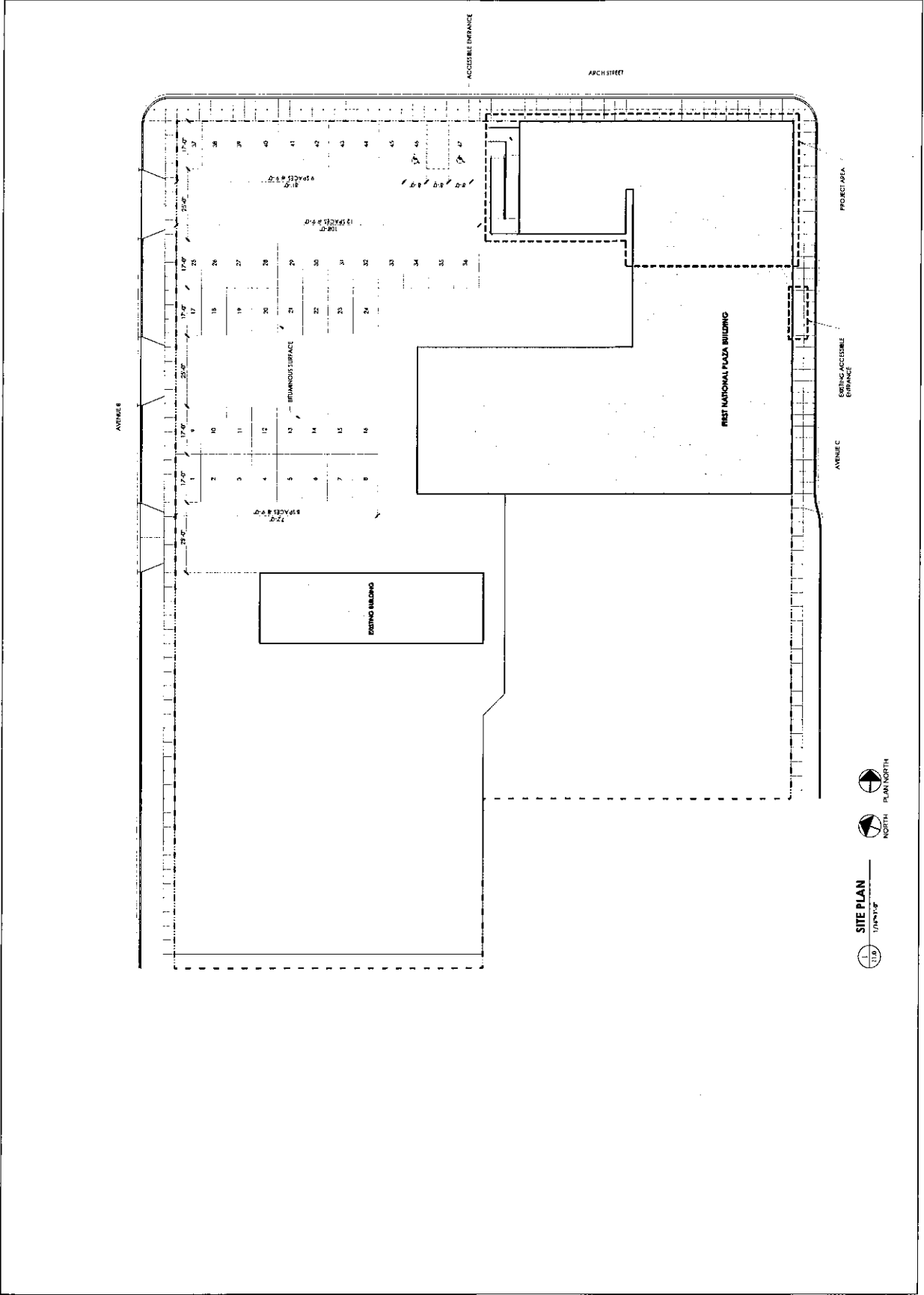
SITE PLAN

REVISIONS:

DATE: APRIL 21, 2015
DRAWN: EWA
CHECKED: WBS
PROJECT: 1468

0 1 2
FULL SCALE

SHEET NO.
Z1.0



SITE PLAN
1/8" = 1'-0"

NORTH PLAN NORTH