



**Regular Meeting of the Planning Commission**

Tuesday May 12, 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, Chuck Buscher and Uriah Wilkinson ( arrived at 7:03); City: Al Cottingham

**Absent:** Commission members: None

**Others Present:** David Chmielewski and Daniel White

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**April 14, 2015 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions,

Commissioner Sanders noted in the Motion on page 3 contained a double negative. Cottingham noted the error and would correct it.

**Motion:** Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from April 14, 2015 with the correction noted, Commissioner Sanders seconded. (Motion was approved 7-0).

**Zoning Case 15-05: Comprehensive Plan Amendment and Rezoning for David Chmielewski**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 15-05 at 7:05 p.m., Comprehensive Plan Amendment and Rezoning for David Chmielewski. 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 30, 2015 and property owners within 350 feet were sent notices of the public hearing. Mr. Chmielewski is proposing a an amendment to the Land Use Plan portion of the Comprehensive Plan from “Public/Semi-Public/Institutional” to “Low Density Residential” and a Rezoning from PI – Public/Institutional to R1 – Single-Family Residence. He has not heard



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from any property owners on this item. Mr. Chmielewski was present to address the Commission and answer any questions regarding his application.

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

Mr. Chmielewski, 2020 14<sup>th</sup> Street stated that he was trying to get the property to cash flow until such time as the property is developed into a higher and better use. When he and his brother bought the property it was Zoned R1 and they were not notified of the zoning changing but it has. He has had conversations with the college about purchasing the property but they are not in a position to purchase it at this time. He just wants to be able to subdivide the property so he can construct another home. He agreed with the staff report and if he can accomplish his goal with the SR – Suburban Residential zoning he was Ok with that.

Mr. Daniel White, 816 Allen Street, owns the property to the north of Mr. Chmielewski and he thought his property was Zoned R1 too. He was not notified that it was changed. He would like it changed to whatever Mr. Chmielewski ends up with.

Mr. Cottingham stated the property was rezoned by the city a few years ago to bring it in compliance with the Comprehensive Plan. When a city is rezoning a number of parcels to bring them into compliance with the Comprehensive Plan they are required to publish a legal notice but not notify property owners. This is why Mr. Chmielewski was not aware of the changing from the single-family classification.

There being no further discussion Chairperson Berglund closed the public hearing at 7:16 p.m..

Commissioner Sanders inquired as to why not rezone the property to R1.

Mr. Cottingham noted the R1 zoning district requires at a minimum either municipal sewer or water. This property currently has a private water line brought from the east side of 14<sup>th</sup> Street and cannot be used for a second dwelling. There is no municipal sewer to the property. Therefore a SR zoning would be more appropriate.

Mr. Chmielewski stated he would like to change his request to a “Moderate-Density to High-Density Residential” and a SR – Suburban Residential District.

Chairperson Berglund called for a motion.

**Motion:** Commissioner Wilkinson made a motion to adopt Resolution No. 15-05 Comp Recommending the City Council of Cloquet Approve the Comprehensive Plan Amendment (Land Use Plan) from “Public/Semi-Public/Institutional” to “Moderate-Density to High-Density Residential”, Commissioner Johnson seconded. (Motion was approved 7-0).



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**Motion:** Commissioner Johnson made a motion to adopt Resolution No. 15-05 Rezone Recommending the City Council of Cloquet Approve the Rezoning from “PI – Public/Institutional” to “SR – Suburban Residential”, Commissioner Wilkinson seconded. (Motion was approved 7-0).

**Zoning Case 15-06: Off-Street Parking Lot Waiver for Rivdogg Inc.**

Chairperson Berglund introduced Zoning Case 15-06, Off-Street Parking Lot Waiver for Rivdogg Inc. and asked Mr. Cottingham for an overview. Mr. Cottingham noted that Rivdogg Inc. is proposing to remodel a portion of their building to allow for a restaurant rather than retail space. Based on the size of the restaurant the Ordinance requires 77 parking stalls to be provided for the use. The site has 47 off-street parking stalls with credit given for 6 additional stalls that are on the street adjacent to the front of the building.

Mr. Cottingham noted the Ordinance allows the Planning Commission to grant a waiver to the off-street parking requirements 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 feet of the building line. 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 to meet the Ordinance requirements.

Commissioner Wilkinson asked if this would have been done a number of years ago when the use changed from office to retail.

Mr. Cottingham stated probably not since they do have a fair amount of off-street parking and probably met the Ordinance requirements.

Chairperson Berglund called for a motion.

**Motion:** Commissioner Wilkinson made a motion to adopt Resolution No. 15-06 Approving an Exemption to Off-Street Parking Requirements for Rivdogg Inc. in the HC – General Commercial – Historic District, Commissioner Sanders seconded. (Motion carried 7-0).

**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 four or five public hearings on June 9<sup>th</sup>.



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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 will be one of those hearings.

**Next Meeting**

June 9, 2015

Meeting adjourned 7:37 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator