



Regular Meeting of the Planning Commission

Tuesday, June 9, 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 May 12, 2015 Planning Commission meeting
5. Zoning Case 15-07: Comprehensive Plan Amendment and Rezoning for David Wehr, 1103 Avenue B
6. Zoning Case 15-08: Variance for Roger Reed, 802 Wilson Avenue
7. Zoning Case 15-10: Zoning Ordinance Text Amendment for Cloquet EDA
8. Zoning Case 15-09: Comprehensive Plan Amendment and Rezoning for Cloquet EDA
9. Zoning Case 15-11: Comprehensive Plan Amendment and Rezoning for the City of Cloquet
10. Zoning Case 15-12: Site Plan for LEC Orthodontics, 708 Stanley Avenue
11. Commissioner's Questions/Comments
12. Adjourn

**NEXT MEETING:
July 14th@ 7pm**



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 15-04 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 14th 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 14th 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 9th .

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



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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,

Al Cottingham, City Planner/Zoning Administrator

DRAFT



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: June 3, 2015

**ITEM DESCRIPTION: ZONING CASE 15-07: COMPREHENSIVE PLAN
AMENDMENT (LAND USE PLAN) AND REZONING**

Background

David Wehr is proposing to amend the Land Use Plan portion of the Comprehensive Plan by changing the current classification from “Light Industry” to “City Center” for property located at 1103 Avenue B. Mr. Wehr is also proposing a Rezoning of the property from the current classification of LI – Light Industry to CC – City Center. 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 this property was guided on the Land Use Plan as Light Industry. Subsequently the property was rezoned LI – Light Industry. 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.

Staff has reviewed the language in the Comprehensive Plan pertaining to both the “Light Industry” and “City Center”. In reviewing these write ups the Light Industry classification made sense in that the property does abut the railroad line. The property surrounding this property is “Light Industry” and “City Center”.

A public hearing will be held on Tuesday, June 9, 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 May 28, 2015 and property owners within 350 feet were sent notice of the public hearing.

Policy Objectives

The Land Use Plan portion of the Comprehensive Plan discusses the “Light Industry” on page 3-22 and the “City Center” on page 3-21. 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.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Financial Impacts

The Comprehensive Plan Amendment fee is \$300 and Rezoning fee is \$400. These fees were paid.

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 “Light Industry” and “City Center”. 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 recommend approval of the Comprehensive Plan Amendment from “Light Industry” to “City Center” and Rezoning from LI – Light Industry to CC – City Center. This approval should probably be contingent with changing the land to the east and west of this property so that most of the property on the south side of the railroad line is guided and zoned City Center.

Supporting Documents Attachments

- Resolution No. 15-07 Comp
- Resolution No. 15-07 Rezone
- 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. 15-07 Comp

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM “LIGHT
INDUSTRY” TO “CITY CENTER”**

WHEREAS, David Wehr is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Light Industry” to “City Center”; 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 June 9, 2015 at which time Zoning Case / Development Review No. 15-07 was heard and discussed; and

WHEREAS, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located at 1103 Avenue B and is legally described as follows:

The West 14 feet of Lot 2, Block 3, Subdivision of Outlots 41 and 42. And,
Lot 3, Block 3, Subdivision of Outlots 41 and 42, Except Railway Right-of-Way. And
Lot 4, Block 3, Subdivision of Outlots 41 and 42, and that part of adjacent vacated 11th Street,
Except Railway Right-of-Way. And
Lot 5, Block 3, Subdivision of Outlots 41 and 42, and that part of adjacent vacated 11th Street,
Except Railroad Right-of-Way. And
Lot 6, Block 3, Subdivision of Outlots 41 and 42, Except Railway Right-of-Way, And
The West 14 feet of Lot 7, Block 3, Subdivision of Outlots 41 and 42.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval 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 approval of Zoning Case 15-07 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 9th day of June 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. 15-07 Rezone

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE REZONING FROM “LI – LIGHT INDUSTRY” TO “CC – CITY CENTER”**

WHEREAS, David Wehr is proposing a Rezoning from “LI – Light Industry” to “CC – City Center”; 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 June 9, 2015 at which time Zoning Case / Development Review No. 15-07 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is located at 1103 Avenue B and is legally described as follows:

The West 14 feet of Lot 2, Block 3, Subdivision of Outlots 41 and 42. And,
Lot 3, Block 3, Subdivision of Outlots 41 and 42, Except Railway Right-of-Way. And
Lot 4, Block 3, Subdivision of Outlots 41 and 42, and that part of adjacent vacated 11th Street,
Except Railway Right-of-Way. And
Lot 5, Block 3, Subdivision of Outlots 41 and 42, and that part of adjacent vacated 11th Street,
Except Railroad Right-of-Way. And
Lot 6, Block 3, Subdivision of Outlots 41 and 42, Except Railway Right-of-Way, And
The West 14 feet of Lot 7, Block 3, Subdivision of Outlots 41 and 42.

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

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 15-07 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	_____		

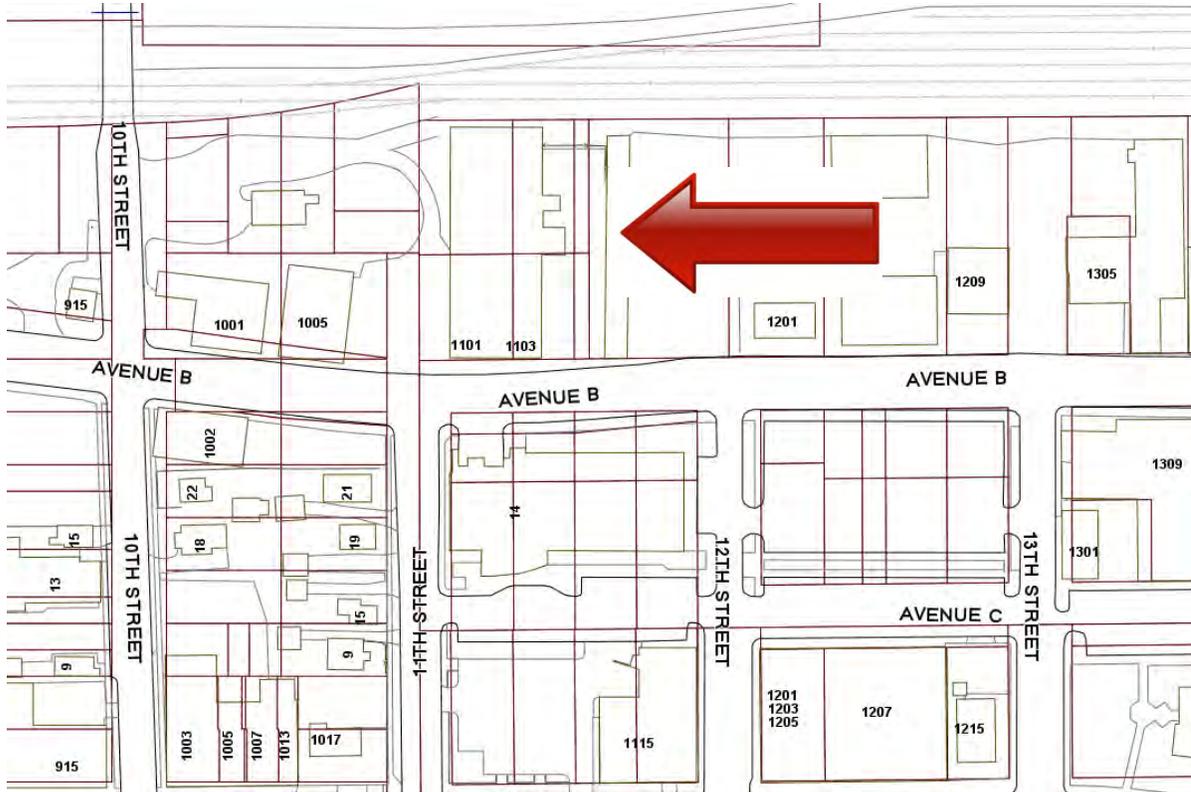
Passed and adopted this 9th day of June 2015.

CITY OF CLOQUET

JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP



NO SCALE



specialty shops that would be an extension of the West End area. If preliminary discussions between the City and Sappi yield reasonable possibilities for relocating the repair facilities, then the City should revisit or update the 1986 Redevelopment Study as needed or desired.

Commercial-Industrial Reserve

The Comprehensive Plan identifies three commercial-industrial reserves in the city. The reserve status indicates that these areas may be suitable for future commercial and/or industrial development should conditions warrant. In the meantime, these areas would continue to be used for interim mining, open space, or rural residential use.

Commercial-Industrial Reserve South of Interstate Highway 35. The Comprehensive Plan shows a commercial-industrial reserve south of Interstate Highway 35. This area is currently being mined, but at the completion of mining activities, it may provide an excellent opportunity to develop a commercial and/or industrial park that would have convenient access to the railroad and Interstate Highway 35. Some future uses could potentially have a synergistic relationship with the Fond du Lac Tribal and Community College. Consequently, it would be helpful to prepare a conceptual master plan for the area before allowing significant development in the vicinity.

Commercial-Industrial Reserve North of Interstate Highway 35. The Comprehensive Plan identifies a commercial-industrial reserve on the north side of Interstate Highway 35. Although wetlands may cover much of this area, the proximity of this area to Highway 35 makes it attractive to potential commercial and industrial development. In guiding this area as a commercial-industrial reserve, the City acknowledges that if conditions warrant (and if wetland, access, and other issues can be adequately addressed) then this area may be suitable for certain commercial or industrial development in the future.

Airport Commercial-Industrial Reserve. The Comprehensive Plan identifies an area west of the airport as a commercial-industrial reserve. Pending a market analysis and detailed studies, the Plan suggests this area could be suitable for industrial and/or commercial uses that would benefit by their relationship to the airport and/or Fond du Lac Tribal Center.

Light Industry

The Comprehensive Plan guides several areas in the city for light industrial use. For the purpose of this Comprehensive Plan, light industries differ from heavy industries in that they are smaller operations that generally do not create excessive noise, smells, or traffic concerns.

Existing Light Industry. There are several areas of existing light industrial uses in Cloquet, including the Tall Pine Industrial Park, and scattered industrial uses along Cloquet Avenue, Avenue B, Avenue C, and Washington Avenue. With the exception of the existing industrial uses south of Avenue B and adjacent to the city center, the Comprehensive Plan continues to guide existing light industrial use for future light industrial use. The Plan promotes working cooperatively with existing industrial uses south of Avenue B to relocate to the Cloquet Industrial Park on Stark Road as may be desirable.

Cloquet Industrial Park on Stark Road. The Cloquet Industrial Park on Stark Road was constructed in 2006-2007 and provides roughly 55 acres of land for industrial development. The City will continue to promote this area for future industrial development. Before the industrial park nears capacity, the City will consider other opportunities for additional industrial development in the city, including potential future industrial parks south of Interstate Highway 35, north of Interstate Highway 35, and adjacent to the airport industrial park as described earlier.

The Comprehensive Plan also guides the Cloquet Business Park north of Stark Road for highway commercial use. The business park and the future highway commercial use south of the Stark Road should compliment each other. Potentially, the business park could accommodate primarily office/showroom/warehouse uses, whereas the future highway commercial use to the south could accommodate primarily retail, restaurants, car dealerships, and motels.

An overarching goal of the Comprehensive Plan is to strengthen the downtown area. Consequently, commercial uses that are more suited for the downtown area should be encouraged to locate in the downtown area, whereas true highway commercial uses should be encouraged to locate along the highway.

City Center

The Comprehensive Plan promotes the city center areas shown on the Land Use Plan (see Figure 3-3) as the heart (or center) of the city. These areas provide shopping, entertainment, offices, services, and government facilities. The boundaries and uses of the city center land use generally correspond with the City's C-2, General Commercial zoning district. The Comprehensive Plan supports and integrates the recommendations of Cloquet's 1998 Community Revitalization Plan relating to the city center area. Those recommendations include promoting redevelopment of distressed properties and promoting enhancements to existing buildings, sites, and streets. The city center has three general areas. The following provides an overview of each.

Cloquet Avenue. The Cloquet Avenue area includes City Hall, Carlton County offices, and various commercial and light industrial uses. Existing commercial uses are concentrated along Cloquet Avenue, but 14th Street south of Cloquet Avenue also has some commercial uses. City Hall is located at a prominent location at the intersection of 14th Street and Cloquet Avenue, but the existing Carlton County offices are located in two separate buildings on Avenue B and Avenue C. A scattering of light industrial uses are located between Avenue B and Cloquet Avenue.

The Comprehensive Plan promotes working cooperatively with existing industrial uses south of Avenue B to relocate those uses to the Cloquet Business Park on Stark Road. This would allow redevelopment of those sites for uses that are more compatible with the city center. Some light industry that provides high employment without adversely affecting surrounding commercial uses may be appropriate along Avenue B and Avenue C. Carlton County may explore opportunities for enhancing or expanding County offices in the city center. Although the Comprehensive Plan promotes commercial and civic uses along Cloquet Avenue, housing (particularly housing above commercial uses) is also a desirable use in the city center.

West End. The West End area is Cloquet's historic downtown. It has a unique mixture of uses and architecture that reflect a traditional downtown character. The Comprehensive Plan promotes continued mixed use of this area with an emphasis on small specialty shops and residential uses above commercial uses. It also promotes enhancing the connections between Cloquet Avenue, West End, and Dunlap Island.

Dunlap Island. Voyageur's Park and Spafford Campground occupy most of Dunlap Island, but commercial, industrial, and residential uses also exist on the island. Consistent with the 1986 Dunlap Island Redevelopment Study, the Comprehensive Plan recommends working cooperatively with the Cloquet Terminal Railroad Company and Sappi to explore the possibility of relocating the existing railroad repair facility on the island to a location closer to the Sappi plant. If the repair facility could be relocated, it would free an area for possible redevelopment that could include historical exhibits (as recommended by the 1986 Redevelopment Study) or it could include a mixture of public space and

LAND USE PLAN



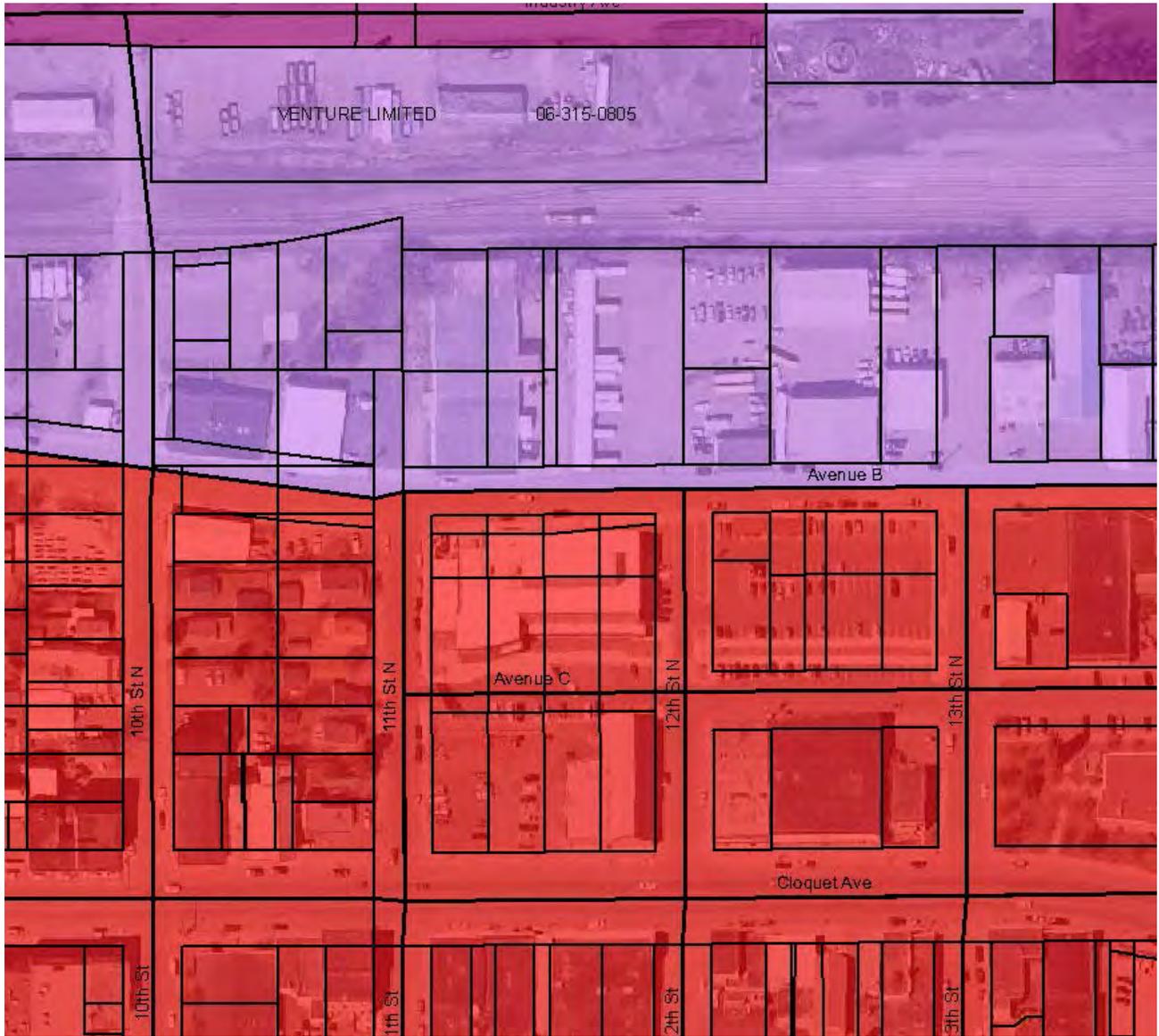
LAND USE PLAN

- 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

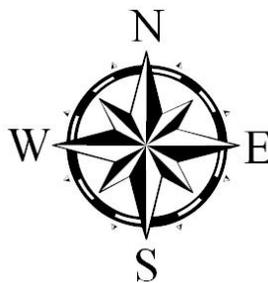
NO SCALE



ZONING MAP



NO SCALE





Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: June 3, 2015

ITEM DESCRIPTION: ZONING CASE 15-08: VARIANCE – SIDE YARD CORNER LOT SETBACK

Background

Roger Reed is proposing a variance to the minimum side yard corner lot setback for accessory structures in order to construct a new 12 ft. x 20 ft. structure. The variance if approved would allow for the structure to be constructed with a 15 foot setback to the corner side property line. The property is located at 802 Wilson Avenue.

Mr. Reed has noted that neither his property or the property to the south access onto 8th Street/Holmes Drive. Thus the proposed location would interfere with traffic visibility. The structure would be placed behind a row of evergreen trees thus helping screening it from public view. He believes the lot is an unusual corner lot in that the neighboring lot does not access onto the side street thus having it appear that the structure is in a front yard.

A public hearing will be held on Tuesday, June 9, 2015 to consider a possible variance from minimum side yard corner lot setback for accessory structures (Section 17.6.05 Subd. 5). A legal notice was published in the Pine Journal on May 28, 2015 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Ordinance states Variances may be granted when they are in harmony with the general purpose and intent of the ordinance, are consistent with the Comprehensive Plan, and when the applicant for the variances establishes that there are practical difficulties in complying with the official control. No variance may be granted unless **all** of the following conditions exist:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Financial Impacts

The Variance fee is \$350. The applicant has paid this fee to cover the cost associated with the application process.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the variance. Following this testimony the Planning Commission should review the variance criteria and either approve or deny the variance as submitted. The Planning Commission may impose conditions in the granting of variances; those conditions must be directly related to and must bear a rough proportionality to the impact created by the variance.

Staff Recommendation

Staff has reviewed the variance requirements and would recommend approval of the variance. This is an unusual situation in that neither this property nor the property to the south access onto 8th Street/Holmes Drive. This structure would not appear to be in the front yard since there is not a house facing 8th Street/Holmes Drive.

Supporting Documents Attachments

- Resolution No. 15-08
- Location Map
- Lot Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 15-08

**A RESOLUTION APPROVING A VARIANCE FROM THE MINIMUM SIDE YARD
CORNER LOT SETBACK FOR ACCESSORY STRUCTURES IN THE R1 –
SINGLE-FAMILY RESIDENCE DISTRICT FOR ROGER REED**

WHEREAS, Roger Reed is proposing a Variance from the minimum side yard corner lot setback for an accessory structure in the R1 – Single-Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on June 9, 2015 at which time Zoning Case / Development Review No. 15-08 was heard and discussed; and

WHEREAS, the property of the proposed Variance is located at 802 Wilson Avenue (PIN 06-240-0460) and is legally described as follows:

Lot 1, Block 3, Luomas Addition. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the variance from the minimum side yard corner lot setback for an accessory structure.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 15-08 for a variance from the minimum side yard corner lot setback for an accessory structure.

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 9th day of June 2015.

CITY OF CLOQUET

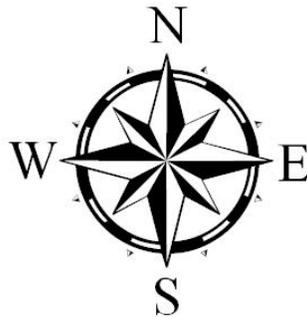
JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP



NO SCALE



City of Cloquet

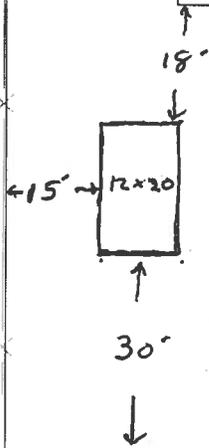
WILSON AVENUE

8TH S

8TH STREET

802

820



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-





Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: June 3, 2015

**ITEM DESCRIPTION: ZONING CASE 15-10: ZONING ORDINANCE TEXT
AMENDMENT – IP – INDUSTRIAL PARK**

Background

The City of Cloquet Economic Development Authority (EDA) is proposing to amend the Section 17.6.16, IP – Industrial Park of the City Code (Zoning Ordinance).

The proposed amendment is to change the name of the section from IP – Industrial Park to OM – Office/Manufacturing. Also to delete Subd. 4 Prohibited Uses, D. Commercial. The rest of the section would remain unchanged.

A public hearing will be held on Tuesday, June 9, 2015 to consider a possible amendment to Section 17.6.16. A legal notice was published in the Pine Journal on May 28, 2015, Property owners were not sent a notice of the hearing since this is a textual amendment.

Policy Objectives

As times change amendments to the Ordinance are made to try to stay current with things.

Financial Impacts

The Zoning Ordinance Text Amendment fee is \$300. These fees were not paid since the City is doing the request.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing and review the proposed language changes. 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.

Staff Recommendation

Staff would recommend approval of the Zoning Ordinance Text Amendments as identified in the attached pages.

Supporting Documents Attachments

- Resolution No. 15-10
- IP – Industrial Park Pages

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 15-10

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE ATTACHED ORDINANCE RELATING TO THE IP – INDUSTRIAL PARK**

WHEREAS, The City of Cloquet Economic Development Authority is proposing to amend the Zoning Ordinance regarding the IP – Industrial Park; 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 June 9, 2015 at which time Zoning Case / Development Review No. 15-10 was heard and discussed; and

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the attached Ordinance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 15-10 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 9th day of June 2015.

CITY OF CLOQUET

JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND CHAPTER 17 OF THE MUNICIPAL CODE PERTAINING TO IP – INDUSTRIAL PARK

The City Council of the City of Cloquet does hereby ordain as follows:

- Section 1.** **Section 17.6.16 IP – Industrial Park is renamed to OM – Office/Manufacturing.**
- Section 2.** **Section 17.6.16 Subd. 4, D. Commercial** is deleted in its entirety.
- Section 3.** **Effective Date.** This ordinance shall take effect and be in force from and after its passage and publication in accordance with law.

Passed this 16th day of June, 2015.

CITY OF CLOQUET

By: _____
Its Mayor

ATTEST:

By: _____
Its City Administrator

17.6.16 ~~IP – Industrial Park~~OM – Office/Manufacturing.

Subd. 1 Intent. The intent of the IP District is to establish a suitable area or areas within the City in which light industrial and limited commercial uses can co-exist in an attractive environment and be compatible with each other and with adjacent business or residential neighborhoods. Such uses should be relatively free from objectionable influences, or have those influences obviated by design or other appropriate devices. In the interest of general health and welfare, residential and certain institutional uses are not permitted within this district.

Subd. 2 Permitted Uses. The following uses are permitted as regulated herein, without special application requirements or conditions attached except that where any use listed herein is proposed to be developed abutting an urban primary arterial street as designated on the approved City thoroughfares plan, and no frontage or service road is provided, such use shall only be permitted by Conditional Use Permit, as specified in *Section 17.2.10*.

- A. Office parks and complexes.
- B. Nurseries, landscape, and garden stores.
- C. Building materials retail outlets.
- D. Retail sales outlets when associated with and when located on the same lot as, a permitted manufacturing or warehousing use as specified in this section.
- E. Manufacturing: Any light manufacturing use or process including repairs, assembling, fabricating, altering, converting, finishing, processing, treating, testing, packaging or bottling; except any use or process hereinafter specifically excluded or which would not be in keeping with the purpose of the District as stated above.
- F. Warehousing, storage, and wholesaling: The storage, handling, assembly and distribution of goods and materials for retail, wholesale, or on-site use, except for the handling, in quantity, of packaged or bulk hazardous combustible materials and / or flammable liquids or gases. The determination of 'hazardous' materials shall be made by reference to the latest edition of the International Building Code as adopted by reference by the Minnesota State Building Code.

Subd. 3 Conditional Uses. The following uses are permitted only subject to the issuance of a Conditional Use Permit as stipulated in *Section 17.2.10*. Additional uses itemized in that Section may situate in the IP District in the same manner as if they were listed hereunder:

- A. General. Any use first listed as permitted in the HI, Heavy Industrial District, provided that any objectionable features normally associated with these uses, such as those deemed to be hazardous, offensive, or objectionable by reason of odor, dust, cinders, gas fumes, noise, vibration, radiation, refuse matter, or water-carried waste, shall be ameliorated, controlled or eliminated through design, mechanical devices, screen plantings and / or walls, or other measures as specified by the Planning Commission, and provided that the use and its day to day activity will not be hazardous, noxious, or offensive.

- B. Commercial. Any use first listed as a permitted use in the NC, Neighborhood Commercial, and RC, Regional (Highway) Commercial Districts provided such use is in keeping with the intent of the District as stated in *Subd. 1* of this *Section*.

Subd. 4 Prohibited Uses. No building, structure or land shall be used, and no building or structure shall be erected, altered or enlarged, which is arranged, intended, or designed for any of the following uses:

- A. Residential. Dwellings, dwelling units, and residences of any kind, including hotels, motels, rooming houses, and tourist homes.
- B. Institutional. Schools, orphanages, child care centers, homes for the aged, and similar institutions for human care.
- C. Industrial. Any use first listed as a conditional use in the HI-Heavy Industrial District.
- ~~D. Commercial. Any commercial use which is not in keeping with the purpose of the District as stated in *Subd. 1* of this *Section*, and includes such uses as shopping centers, malls or plazas, restaurants of any kind, drive-in theaters, recreation or entertainment centers, commercial parking garages, ramps or lots, and small, neighborhood-oriented, shops or stores.~~

Subd. 5 Accessory Uses. The following uses are permitted only when auxiliary to a principal use permitted above; they may not exist as principal uses in their own stead:

- A. Any accessory use, building, or structure customarily incidental to a principal use permitted above, and located on the same lot therewith.
- B. Specialized freight and yard equipment, private utility structures, secondary processing structures, and similar specialized structures.
- C. Enclosed equipment and vehicle storage areas for non-residential uses.
- D. Parking and loading facilities as regulated in *Section 17.5.11*.
- E. Signs as regulated in *Section 17.5.13*.

Subd. 6 Dimensional Regulations.

- A. Parcel Requirements. The minimum parcel requirements in the IP Industrial Park District shall be as follows, except as may be modified pursuant to *Section 17.2.11: Variance*.
 - (1) Minimum parcel area. Twenty thousand (20,000) square feet.
 - (2) Minimum parcel width. One hundred-twenty (120) feet.
 - (3) Minimum parcel depth. One hundred-twenty (120) feet.
 - (4) Exceptions to parcel requirements. Public parks, public open space, and utility and communication uses shall be exempt from the parcel requirements of this section.
- B. Setback requirements for principal building. The minimum setback requirements for principal buildings from parcel lines shall be as follows, except as may be modified pursuant to *17.2.11: Variance*.

- (1) Minimum principal building setback from front parcel line. Primary arterials – One hundred (100) feet; all other streets – Thirty-five (35) feet.
 - (2) Minimum principal building setback from corner street side parcel line. Primary arterials – One hundred (100) feet; all other streets – Thirty-five (35) feet.
 - (3) Minimum principal building setback from interior side parcel line. Twenty (20) feet.
 - (4) Minimum principal building setback from rear parcel line. Thirty (30) feet.
 - (5) Setback from ‘R’ District boundary – Fifty (50) feet, or Thirty (30) feet plus screening as specified in *Subd. 7, A* of this Section.
- C. Maximum Height of Principal Building. Four (4) stories with maximum height of sixty (60) feet.
- D. Setback and Height Requirements for Accessory Buildings.
- (1) Minimum accessory building setback from interior side parcel line. Ten (10) feet.
 - (2) Minimum accessory building setback from rear parcel line. Fifteen (15) feet.
 - (3) Maximum height of accessory building. Twenty-five (25) feet.
- E. Maximum Building Coverage of the Parcel. Forty percent (40%).
- F. Maximum Impervious Coverage. Seventy percent (70%).
- G. Performance Standards: Yes – *Section 17.4.02*.
- H. Special Provisions – Signs – *Section 17.5.13*; Parking – *Section 17.5.11*; Street access standards and designs – *Section 17.5.11, Sud. 4*.

Subd. 7 Special District Provisions.

- A. Landscaping. All open areas of any site, lot, tract, or parcel shall be graded to provide proper drainage, and ,except for areas used for parking, drives, sidewalks, patios, storage, or other such uses, shall be landscaped with trees, shrubs, or planted ground cover. Such landscaping shall conform to the planting plan approved at the time the building permit is issued. It shall be the owner’s responsibility to see that this landscaping is maintained in an attractive and well-kept condition. All adjacent vacant lots, tracts, or parcels under the same ownership shall also be properly maintained. No landscaped area shall be used for the parking of vehicles or the storage or display of materials, supplies, or merchandise.
- B. Storage – Displays. All materials, supplies, merchandise, finished or semi-finished products not on display for the direct sale, rental, or lease to the ultimate consumer or user shall be stored within a completely enclosed building or within the confines of a one-hundred (100) percent opaque wall or fence not less than five (5) feet high. Provided, however, that motor vehicles necessary to the operation of the principal use and not of more than one and one-half ton capacity

may be stored within the permitted parking lot areas. Merchandise which is offered for sale as described heretofore may be displayed beyond the confines of a building, but the area occupied by such outdoor display shall not constitute a greater number of square feet than ten (10) percent of the ground floor area of the building housing the principal use, unless such merchandise is of the type customarily displayed outdoors such as garden supplies.

C. Building Design and Construction. Any building or structure within the IP District shall meet the following design standards:

(1) All exterior wall finishes on any building shall be any single or combination of the following:

- a. Face Brick.
- b. Natural Stone.
- c. Concrete block with surfaces painted or treated with decorative material or texture.
- d. Specially designed concrete units if the surfaces have been integrally treated with an applied decorative material or texture.
- e. Factory fabricated and finished metal framed panel construction, with the panel materials to include any of those named above, glass, prefinished metal (other than unpainted galvanized iron), or plastic, and which materials meet or exceed the minimum standards of the Minnesota State Building Code.
- f. Other materials as may be recommended by the Planning Commission.

(2) Accessory buildings may be of materials other than those specified heretofore, provided, however, that the design and material used shall be architecturally harmonious with that of a principal building.

(3) All subsequent additions to any building constructed after the erection of an original building or buildings shall be constructed of the same materials as the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

D. Traffic and Circulation. Traffic and circulation requirements for any and all development in the IP District shall be in accordance with *Section 17.5.11, Subd. 4* of this Chapter.

E. Screening. All principal, accessory, and conditional uses, except business signs, which are situated within fifty (50) feet of a residential districts, shall be screened and buffered from such district by a separation of open space which shall have minimum depth of thirty (30) feet and shall include a required fence or vegetative screening of not less than ninety (90) percent opacity and not less than five (5) feet nor more than seven (7) feet in height above the level of the Residential District property at the district boundary. Walls or fences of lessor heights may be permitted by the Planning Commission if there is a finding that the nature or

extent of the use being screened is such that a lesser degree of screening will as adequately promote and protect the use and enjoyment of the properties within the adjacent residential district, or there is a finding that a screening of the type required by this Chapter would interfere with the provision of adequate amounts of light, air to same said properties. Loading docks which are visible from any public street right-of-way within a Residential District shall be screened as specified above. All required screening devices shall be designed to be architecturally harmonious with the principal structures on the site and they shall be properly maintained so as not to become unsightly, hazardous, or less opaque than when originally constructed.

- F. Performance Standards. All operations and activities within the IP District shall conform to the performance standards established in *Section 17.4.02* of this Chapter.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: June 3, 2015

**ITEM DESCRIPTION: ZONING CASE 15-09: COMPREHENSIVE PLAN
AMENDMENT (LAND USE PLAN) AND REZONING**

Background

The City of Cloquet Economic Development Authority (EDA) is proposing to amend the Land Use Plan portion of the Comprehensive Plan by changing the current classification from “Highway Commercial” to “Light Industry” for property located northwest of Highway 33 and Stark Road. The City of Cloquet EDA is also proposing a Rezoning of the property from the current classification of RC – Regional (Highway) Commercial to OM – Office/Manufacturing. 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 this property was guided on the Land Use Plan as “Highway Commercial”. Subsequently the property was rezoned RC – Regional (Highway) Commercial. 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.

Staff has reviewed the language in the Comprehensive Plan pertaining to both the “Highway Commercial” and “Light Industry”. In reviewing these write ups the Highway Commercial classification made sense at the time for an expansion of the retail growth along Highway 33. However this expansion has not occurred and a Light Industrial classification would allow both commercial uses along with light industry. The property surrounding this property is “Light Industry” and “Highway Commercial”.

A public hearing will be held on Tuesday, June 9, 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 May 28, 2015 and property owners within 350 feet and the property that is effected was sent notice of the public hearing along with the one property owner within the park.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Policy Objectives

The Land Use Plan portion of the Comprehensive Plan discusses the “Highway Commercial” on page 3-20 and the “Light Industry” on page 3-22. 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. These fees were not paid since the City is doing the request.

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 “Highway Commercial” and “Light Industry”. 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 recommend approval of the Comprehensive Plan Amendment from “Highway Commercial” to “Light Industry” and Rezoning from RC – Regional (Highway) Commercial to OM – Office/Manufacturing.

Supporting Documents Attachments

- Resolution No. 15-09 Comp
- Resolution No. 15-09 Rezone
- 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. 15-09 Comp

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM
“HIGHWAY COMMERCIAL” TO “LIGHT INDUSTRY”**

WHEREAS, The City of Cloquet Economic Development Authority is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Highway Commercial” to “Light Industry”; 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 June 9, 2015 at which time Zoning Case / Development Review No. 15-09 was heard and discussed; and

WHEREAS, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located at west of Highway 33 and north of Stark Road and is legally described as follows:

All of Block 4 and 5 and the Open Space, Cloquet Business Park.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval 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 approval of Zoning Case 15-09 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 9th day of June 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. 15-09 Rezone

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE REZONING FROM “RC – REGIONAL (HIGHWAY) COMMERCIAL” TO “OM – OFFICE/MANUFACTURING”

WHEREAS, The City of Cloquet Economic Development Authority is proposing a Rezoning from “RC – Regional (Highway) Commercial” to “OM – Office/Manufacturing”; 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 June 9, 2015 at which time Zoning Case / Development Review No. 15-09 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is west of Highway 33 and north of Stark Road and is legally described as follows:

All of Block 4 and 5 and the Open Space, Cloquet Business Park

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

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 15-09 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	_____		

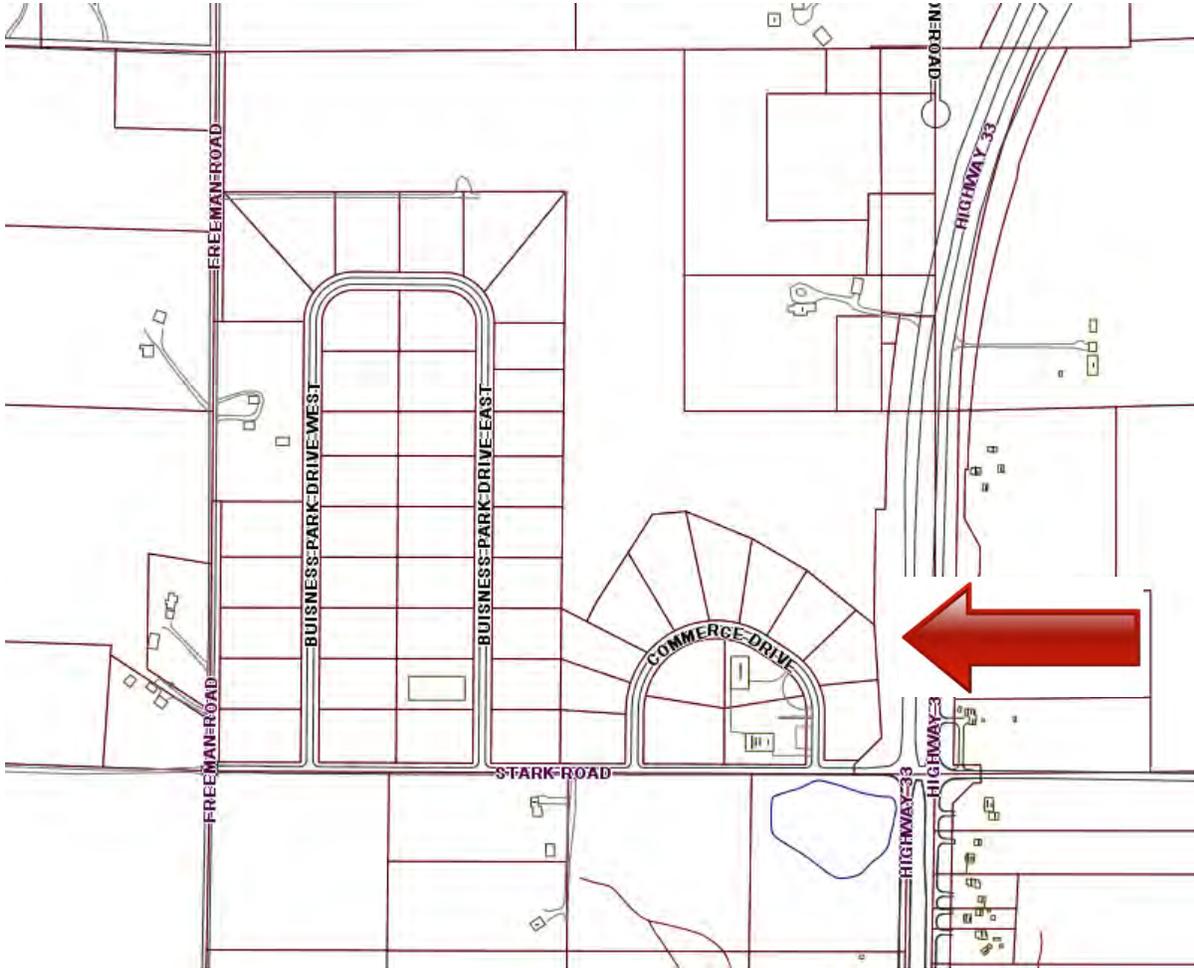
Passed and adopted this 9th day of June 2015.

CITY OF CLOQUET

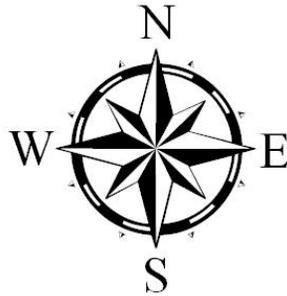
JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP



NO SCALE



The commercial/residential mix on the east side of the highway is intended to allow a mixture of residential uses and complimentary commercial uses. Possible land uses in this area could include moderate to high-density residential uses, convenience stores, restaurants, motels, and other limited commercial uses that may serve surrounding residences and/or highway travelers.

The City, in coordination with the Minnesota Department of Transportation, affected property owners, and other interested parties, should consider developing a conceptual master plan for this area that addresses access issues, future roads (that may include a “backage” road that would run parallel to Highway 33), and a market analysis to determine viable uses for the area.

Highway Commercial

The Comprehensive Plan guides two primary areas for highway commercial use: 1) an area along State Highway 33 south of the St. Louis River, and 2) an area along Highway 33 north of the St. Louis River. The Comprehensive Plan also guides existing scattered highway commercial use on Cloquet Avenue, Washington Avenue, and Big Lake Road for continued highway commercial use. The following provides an overview of the two primary areas for highway commercial use.

Highway Commercial South of the St. Louis River. Most existing highway commercial use in Cloquet is along Highway 33 south of the St. Louis River. This area includes a large discount department store, a grocery store/shopping center, a variety of restaurants and retail shops, motels, a car dealership, and a movie theater. The Comprehensive Plan supports and integrates the recommendations of Cloquet’s 1998 Community Revitalization Plan to improve the existing highway commercial uses in this area. Those recommendations include improving vehicular and pedestrian circulation, integrating the natural landscape into the built environment, redeveloping distressed areas and areas with conflicting uses, and applying design guidelines or standards to existing and proposed development.

Specific recommendations for this area include the following:

- Work with developers and landowners to study the feasibility of relocating the existing concrete block plant and Minnesota Department of Natural Resources facility to more suitable locations in the city. Explore opportunities for commercial redevelopment of the sites.
- Work with the Minnesota Department of Transportation to improve vehicular and pedestrian circulation in the area, particularly at the intersection of Doddridge Avenue and State Highway 33.

Highway Commercial North of the St. Louis River. The Sunnyside area near the intersection of State Highway 33 and North Road (North Cloquet Road) contains several existing highway commercial uses. The Comprehensive Plan supports and integrates the recommendations of Cloquet’s 1998 Community Revitalization Plan to improve the existing highway commercial uses in this area. In addition, the Comprehensive Plan guides a largely undeveloped area on the west side of State Highway 33 north of the existing Sunnyside development for future highway commercial use. The City, in coordination with the Minnesota Department of Transportation, affected property owners, and other interested parties, should consider developing a conceptual master plan for this area that addresses access issues, future roads (that may include a “backage” road that would run parallel to Highway 33), and a market analysis to determine viable uses for the area.

The Comprehensive Plan guides a roughly 1,200-foot deep area on the west side of Highway 33 for future highway commercial use that could accommodate “big box” highway commercial use if desired and feasible. Other smaller highway commercial uses could be integrated around a big box anchor.

specialty shops that would be an extension of the West End area. If preliminary discussions between the City and Sappi yield reasonable possibilities for relocating the repair facilities, then the City should revisit or update the 1986 Redevelopment Study as needed or desired.

Commercial-Industrial Reserve

The Comprehensive Plan identifies three commercial-industrial reserves in the city. The reserve status indicates that these areas may be suitable for future commercial and/or industrial development should conditions warrant. In the meantime, these areas would continue to be used for interim mining, open space, or rural residential use.

Commercial-Industrial Reserve South of Interstate Highway 35. The Comprehensive Plan shows a commercial-industrial reserve south of Interstate Highway 35. This area is currently being mined, but at the completion of mining activities, it may provide an excellent opportunity to develop a commercial and/or industrial park that would have convenient access to the railroad and Interstate Highway 35. Some future uses could potentially have a synergistic relationship with the Fond du Lac Tribal and Community College. Consequently, it would be helpful to prepare a conceptual master plan for the area before allowing significant development in the vicinity.

Commercial-Industrial Reserve North of Interstate Highway 35. The Comprehensive Plan identifies a commercial-industrial reserve on the north side of Interstate Highway 35. Although wetlands may cover much of this area, the proximity of this area to Highway 35 makes it attractive to potential commercial and industrial development. In guiding this area as a commercial-industrial reserve, the City acknowledges that if conditions warrant (and if wetland, access, and other issues can be adequately addressed) then this area may be suitable for certain commercial or industrial development in the future.

Airport Commercial-Industrial Reserve. The Comprehensive Plan identifies an area west of the airport as a commercial-industrial reserve. Pending a market analysis and detailed studies, the Plan suggests this area could be suitable for industrial and/or commercial uses that would benefit by their relationship to the airport and/or Fond du Lac Tribal Center.

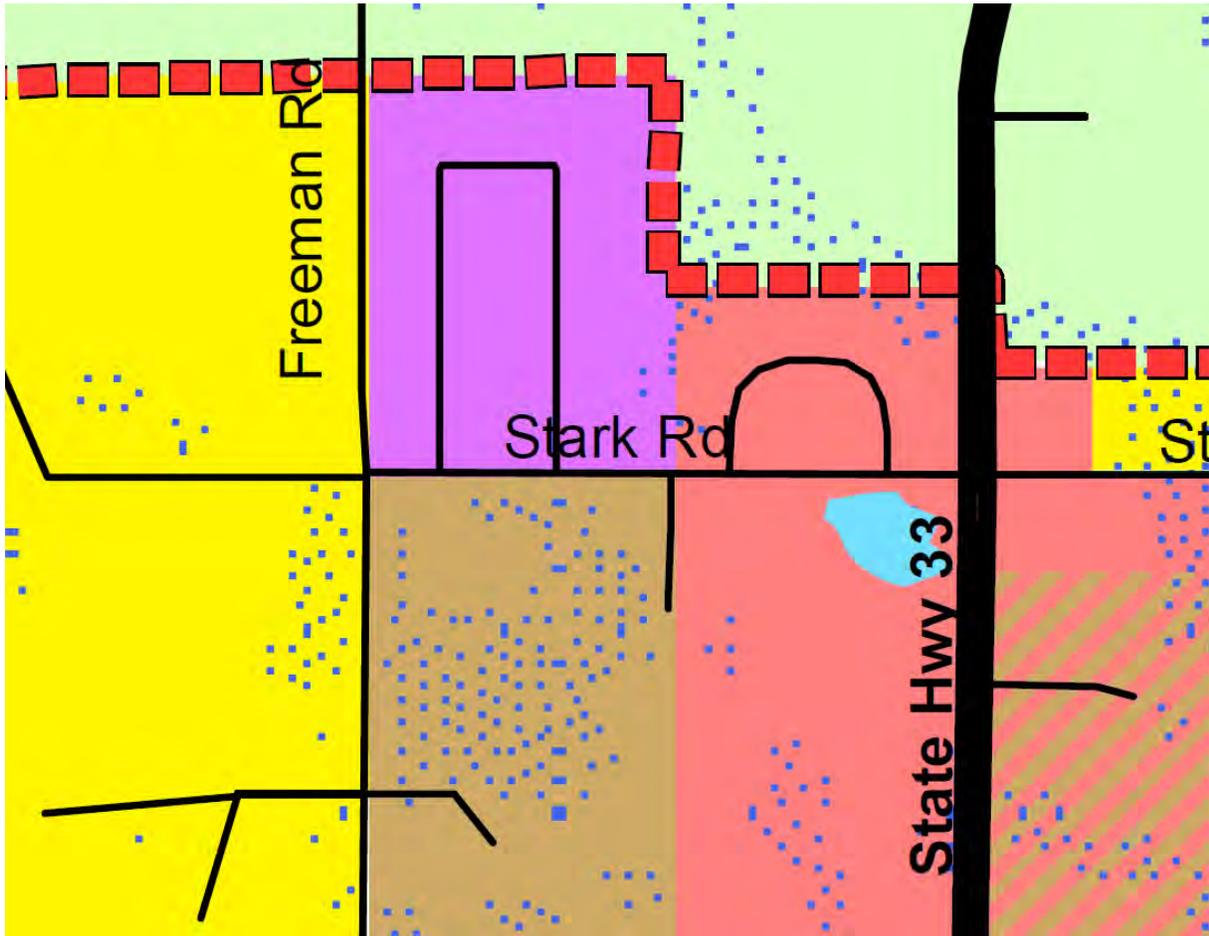
Light Industry

The Comprehensive Plan guides several areas in the city for light industrial use. For the purpose of this Comprehensive Plan, light industries differ from heavy industries in that they are smaller operations that generally do not create excessive noise, smells, or traffic concerns.

Existing Light Industry. There are several areas of existing light industrial uses in Cloquet, including the Tall Pine Industrial Park, and scattered industrial uses along Cloquet Avenue, Avenue B, Avenue C, and Washington Avenue. With the exception of the existing industrial uses south of Avenue B and adjacent to the city center, the Comprehensive Plan continues to guide existing light industrial use for future light industrial use. The Plan promotes working cooperatively with existing industrial uses south of Avenue B to relocate to the Cloquet Industrial Park on Stark Road as may be desirable.

Cloquet Industrial Park on Stark Road. The Cloquet Industrial Park on Stark Road was constructed in 2006-2007 and provides roughly 55 acres of land for industrial development. The City will continue to promote this area for future industrial development. Before the industrial park nears capacity, the City will consider other opportunities for additional industrial development in the city, including potential future industrial parks south of Interstate Highway 35, north of Interstate Highway 35, and adjacent to the airport industrial park as described earlier.

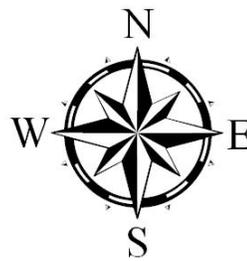
LAND USE PLAN



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



06-510-1695

NO SCALE





Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: June 3, 2015

**ITEM DESCRIPTION: ZONING CASE 15-11: COMPREHENSIVE PLAN
AMENDMENT (LAND USE PLAN) AND REZONING**

Background

The City of Cloquet is proposing to amend the Land Use Plan portion of the Comprehensive Plan by changing the current classification from “Public/Semi-Public/Institutional” to “Moderate-Density to High-Density Residential” for property located at south of I-35 and west of 14th Street. The City of Cloquet is also proposing a Rezoning of the property from the current classification of PI - Public/Institutional to SR – Suburban Residence District. 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 this 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.

Staff has reviewed the language in the Comprehensive Plan pertaining to both the “Public/Semi-Public/Institutional” and “Moderate-Density to High-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”. The City Council recently approved these same changes on the property to the south of this property at the request of the property owner.

A public hearing will be held on Tuesday, June 9, 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 May 28, 2015 and property owners within 350 feet and the property that is effected was sent notice of the public hearing.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Policy Objectives

The Land Use Plan portion of the Comprehensive Plan discusses the “Public/Semi-Public/Institutional” on page 3-23 and the “Moderate-Density to High-Density Residential” on page 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. These fees were not paid since the City is doing the request.

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 “Moderate-Density to High-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 recommend approval of the Comprehensive Plan Amendment from “Public/Semi-Public/Institutional” to “Moderate-Density to High-Density Residential” and Rezoning from PI - Public/Institutional to SR – Suburban Residence. This is consistent with what was recently approved on the land to the south.

Supporting Documents Attachments

- Resolution No. 15-11 Comp
- Resolution No. 15-11 Rezone
- 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. 15-11 Comp

**A RESOLUTION 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”**

WHEREAS, The City of Cloquet is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Public/Semi-Public/Institutional” to “Moderate-Density to High-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 June 9, 2015 at which time Zoning Case / Development Review No. 15-11 was heard and discussed; and

WHEREAS, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located at south of I-35 and west of 14th Street and is legally described as follows:

All that part of the Southwest Quarter of the Southwest Quarter, Section 25, Township 49, Range 17, Carlton County, Minnesota lying South of the center line of Interstate Highway 35 and West of the center line of County Highway 3 EXCEPT Parcel 325 on Right-of-Way Plat No. 09-4.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval 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 approval of Zoning Case 15-11 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 9th day of June 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. 15-11 Rezone

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE REZONING FROM “PI – PUBLIC/INSTITUTIONAL” TO “SR - SUBURBAN
RESIDENTIAL”**

WHEREAS, The City of Cloquet is proposing a Rezoning from “PI – Public/Institutional” to “SR – Suburban 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 June 9, 2015 at which time Zoning Case / Development Review No. 15-11 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is south of I – 35 and west of 14th Street and is legally described as follows:

All that part of the Southwest Quarter of the Southwest Quarter, Section 25, Township 49, Range 17, Carlton County, Minnesota lying South of the center line of Interstate Highway 35 and West of the center line of County Highway 3 EXCEPT Parcel 325 on Right-of-Way Plat No. 09-4. and

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

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 15-11 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	_____		

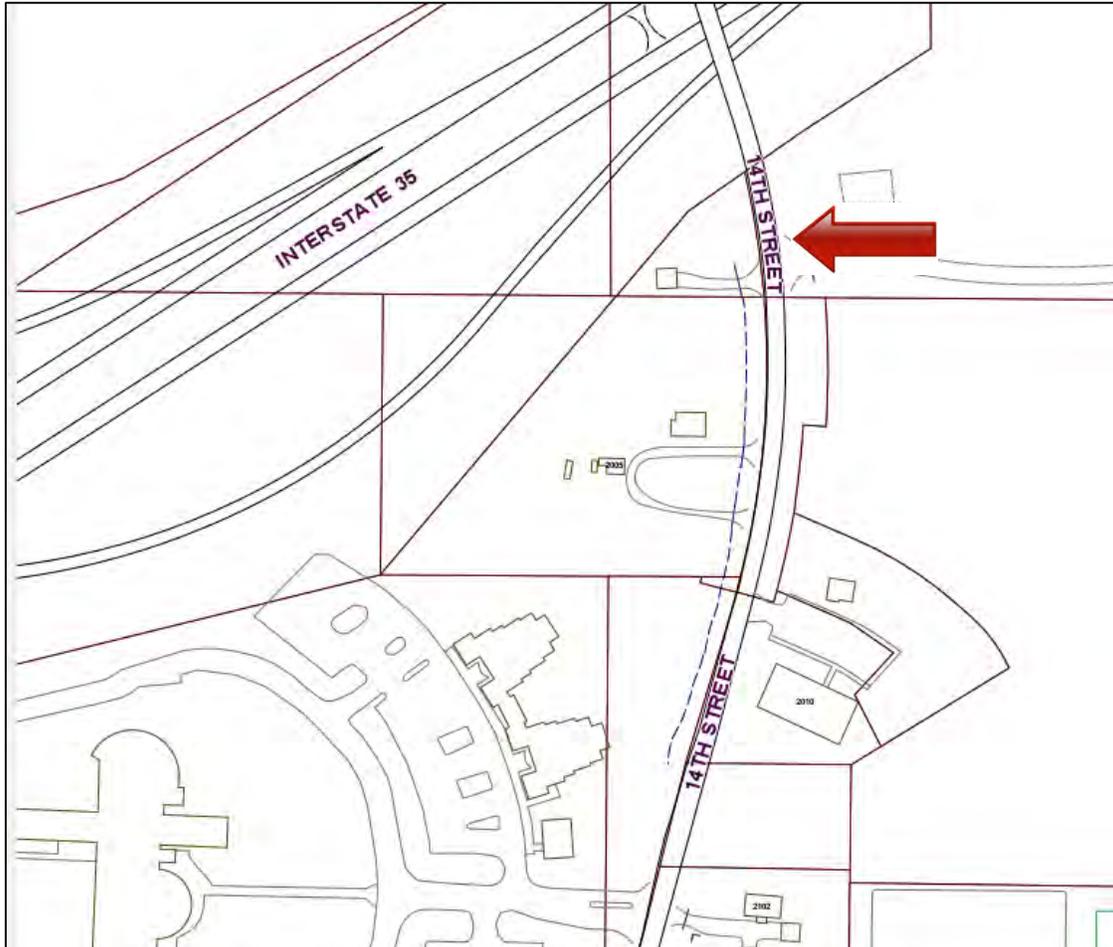
Passed and adopted this 9th day of June 2015.

CITY OF CLOQUET

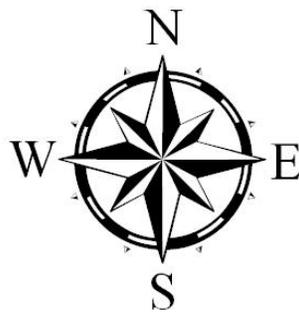
JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP
SOUTH OF I-35, WEST OF 14TH STREET



NO SCALE



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

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.

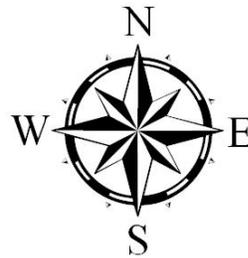
LAND USE PLAN



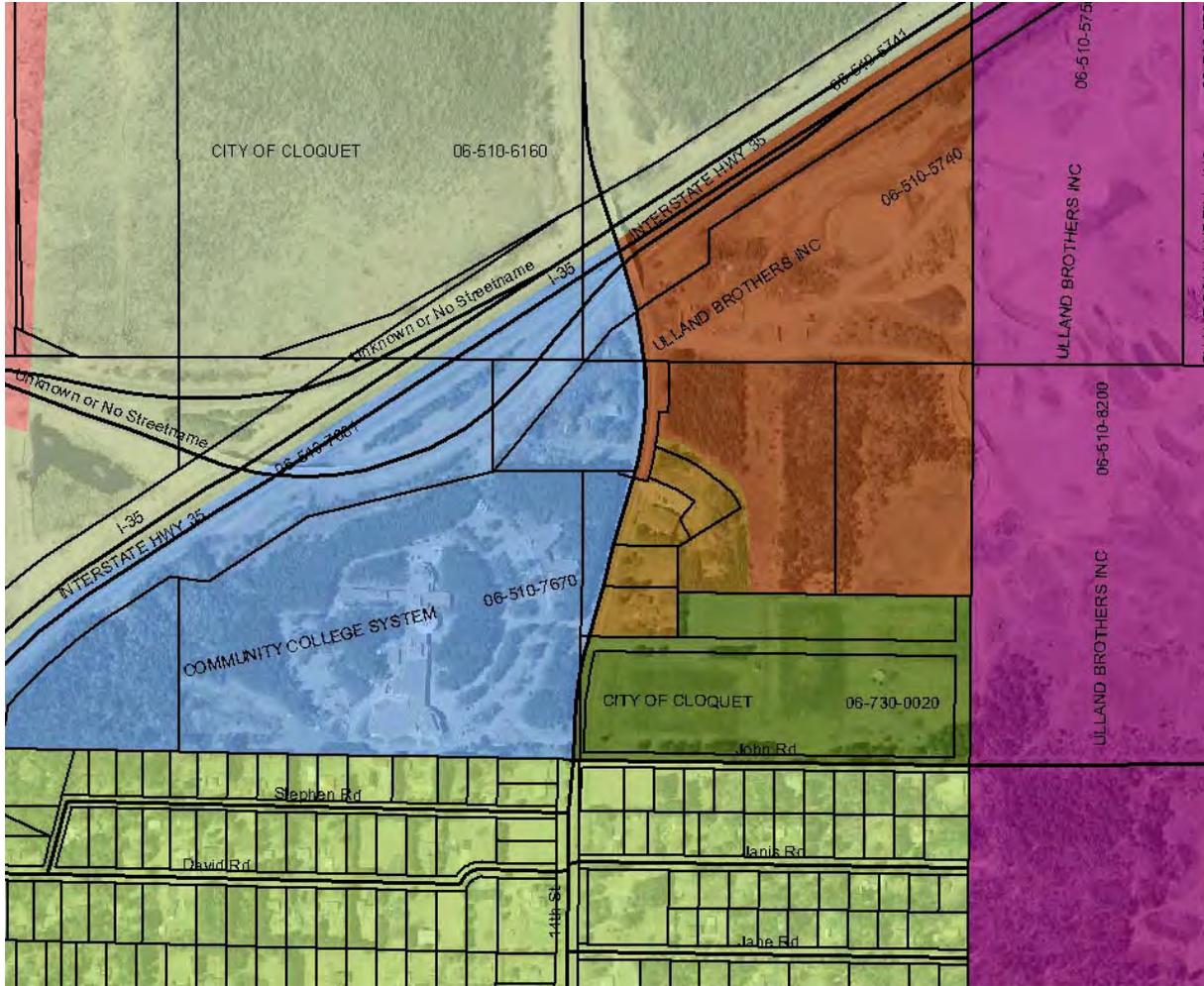
LAND USE PLAN

- 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





Community Development Department
1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: June 3, 2015

**ITEM DESCRIPTION: ZONING CASE 15-12: SITE PLAN FOR LEC
ORTHODONTICS**

Background

The site plan is for an expansion to the old Bearaboo coffee site at 703 Stanley Avenue in the RC – Regional (Highway) Commercial District. LEC Orthodontics is proposing a 1,400 square foot addition onto the existing 2,000 square foot building.

Policy Objectives

The purpose of this Site Plan Review application is to ensure that this development project is aligned with city development standards and Highway 33 Design Standards.

Staff Review

Attached, the Commission will find the following plans for this development:

- Site Development Plan
- Color Building Elevations

Impervious Surface:

The expansion to the building will be over a portion of the existing parking lot and thus will not be expanding the impervious surface coverage of the lot.

Building Setbacks:

The building addition exceeds the Ordinance minimum required setbacks to all property lines.

Landscaping:

The landscape plan shows 9 new deciduous and ornamental trees to be planted on the site. This meets the minimum requirements for landscaping.



Community Development Department
1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

There is no irrigation shown with the plans. They are not creating any additional green space and the trees will be planted within the existing green space. Staff does not believe that irrigation should be required to be installed.

Parking:

The site is required to have 17 parking spaces based on 1 parking stall per 200 sq. ft. of floor area. The proposed expansion and existing building would be 3,400 sq. ft. The proposal shows 20 parking stalls

Signage:

The applicant is proposing wall signage on the north and west sides of the building. There is no freestanding signage proposed at this time.

Lighting:

The applicant is not proposing any exterior parking lot lighting at this time.

Highway 33 Design Standards:

All Highway 33 Design Standards topic areas are addressed above except for a discussion on the “Architectural Standards.” The primary exterior finish material proposed is stucco which complies with design standards. The colors proposed are earth tones.

Financial Impacts

The applicant has paid the site plan fee.

Staff Recommendation

Staff has reviewed the site plan requirements and would recommend approval of the site plan as stated in the draft Resolution.

Attachments

- Resolution No. 15-12
- Location Map
- Site Plan Sheets

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 15-12

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF THE CITY OF CLOQUET APPROVE THE SITE PLAN IN THE RC – REGIONAL (HIGHWAY) COMMERCIAL DISTRICT FOR LEC ORTHODONTICS

WHEREAS, LEC Orthodontics is proposing a Site Plan in the RC Regional (Highway) Commercial District; and

WHEREAS, the property of the proposed Site Plan is located at 703 Stanley Avenue and is legally described as follows:

Lot 3 and 4, Block 2, Demenge Acres.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Site Plan.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 15-12 for a site plan for LEC Orthodontics.

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 _____

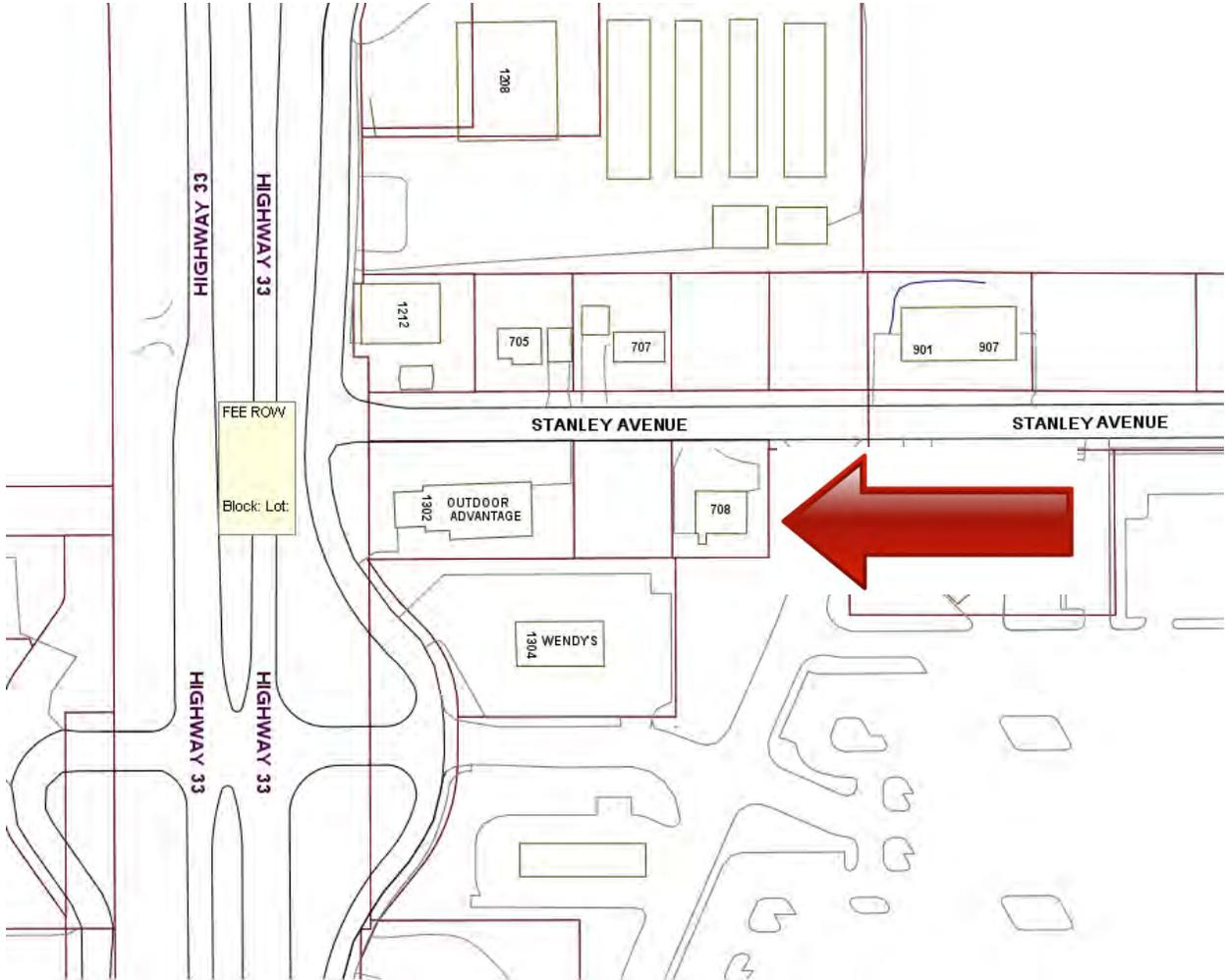
Passed and adopted this 9th day of June 2015.

CITY OF CLOQUET

JESSE BERGLUND
CHAIR

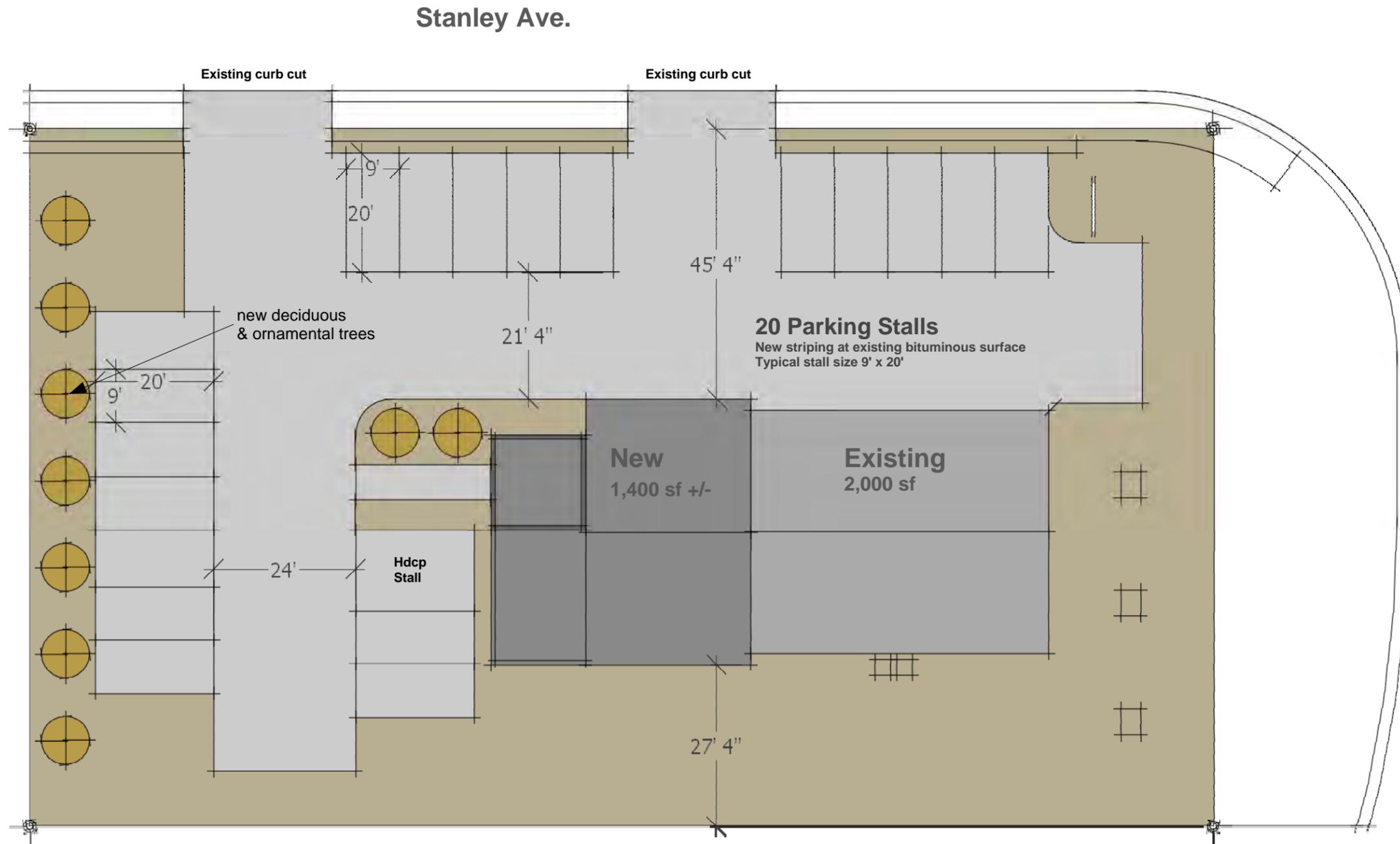
ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP



NO SCALE





Proposed Site Plan



17 N. Lake Ave.
Duluth, MN 55802

218 733-0690
wagnerzaun.com

**CARLSON
ORTHO**
Cloquet MN

DESIGN

Perspective View

Apr 23 2015



17 N. Lake Ave.
Duluth, MN 55802

218 733-0690
wagnerzaun.com

**CARLSON
ORTHO**
Cloquet MN

DESIGN

Apr 23 2015



West Elevation



17 N. Lake Ave.
Duluth, MN 55802

218 733-0690
wagnerzaun.com

**CARLSON
ORTHO**
Cloquet MN

DESIGN

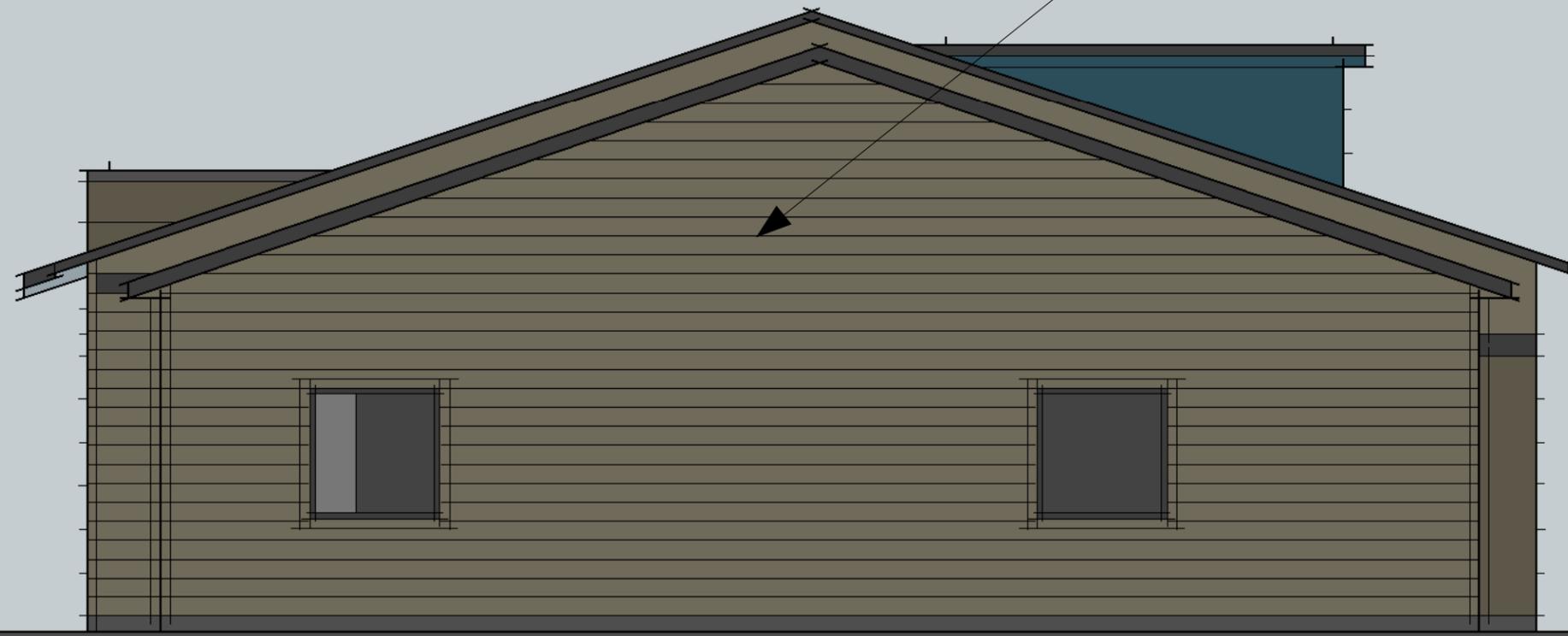
Apr 23 2015



North Elevation



LP smartside
horizontal lap siding
at existing building



East Elevation



South Elevation