



Regular Meeting of the Planning Commission

Tuesday June 9, 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: Jesse Berglund, John Sanders, Michael Haubner and Uriah Wilkinson; City: Al Cottingham

Absent: Commission members: Bryan Bosto, Kelly Johnson and Chuck Buscher

Others Present: Chireen Wehr, Roger Reed, Walt Benko, Jennifer Benko, Dan White and Brian Forcier

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

May 12, 2015 Meeting Minutes

Chairperson Berglund asked for any corrections or additions,

Motion: **Commissioner Sanders made a motion to approve the Planning Commission meeting minutes from May 12, 2015, Commissioner Wilkinson seconded. (Motion was approved 4-0).**

Zoning Case 15-07: Comprehensive Plan Amendment and Rezoning for David Wehr

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 15-07 at 7:03 p.m., Comprehensive Plan Amendment and Rezoning for David Wehr. 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 May 28, 2015 and property owners within 350 feet were sent notices of the public hearing. Mr. Wehr is proposing an amendment to the Land Use Plan portion of the Comprehensive Plan from "Light Industry" to "City Center" and a Rezoning from LI – Light Industry to CC – City Center. He heard from Robert Yorkell, Graphic Technology, the property owner to the west who was concerned with the proposed change and what this might do to his property value. Mrs. Wehr 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.



Regular Meeting of the Planning Commission

Tuesday June 9, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

Jack Lane, 1203 Avenue B, the property owner to the east was concerned with the change and having a residence in the building. They have the bus garage to the east and in the winter they start the buses as early as 4:00 am so they are ready for the drivers. They do not want neighbors that would be complaining about the noise when they were there before the residence.

Mrs. Chireen Wehr, Esko, stated they were looking for an apartment situation that they could live in during the summer months since they go south for the winter.

There being no further discussion Chairperson Berglund closed the public hearing at 7:08 p.m.

Commissioner Sanders was concerned with changing this property and not the others along the north side of Avenue B. He wasn't sure that the City Center District should be abutting the main line of the Railroad. He wondered how future uses and current uses would work with the change.

The Commission discussed the area and the proposed change. There were mixed feelings about the proposed change and what made sense for the area.

Chairperson Berglund called for a motion.

Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-07 Comp Recommending the City Council of Cloquet Deny the Comprehensive Plan Amendment (Land Use Plan) from "Light Industry" to "City Center", Motion died for lack of second.

Motion: Commissioner Wilkinson made a motion to adopt Resolution No. 15-07 Comp Recommending the City Council of Cloquet Approve the Comprehensive Plan Amendment (Land Use Plan) from "Light Industry" to "City Center", Commissioner Berglund seconded. (Motion failed 2-2 Sanders and Haubner).

Motion: Commissioner Berglund mad a motion to table the request until the July 14, 2015 meeting, Commissioner Wilkinson seconded. (Motion passed 4-0).

The Commission directed staff to look at the area and come back with some discussion as to their thoughts on changing the entire area to City Center.

Zoning Case 15-08: Variance for Roger Reed, 802 Wilson Avenue

Chairperson Berglund introduced Zoning Case 15-08, Variance for Roger Reed, 802 Wilson Avenue, opened the public hearing at 7:20 p.m., and asked Mr. Cottingham for an overview. Mr. Cottingham noted this was a public hearing with a legal notice being published in the Pine Journal on May 28, 2015 and property owners within 350 feet were sent notices of the public hearing. Mr. Cottingham noted that Mr. Reed is proposing a variance to the side yard corner lot



Regular Meeting of the Planning Commission

Tuesday June 9, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

setback for an accessory structure. Mr. Reed is proposing a 15 foot setback versus the minimum of 25 feet. He noted this property is unique in that neither this property nor the one to the south have their access onto the other street.

Chairperson Berglund asked if anyone would like to speak on this item. There being no discussion Chairperson Berglund closed the public hearing at 7:21 p.m..

Commissioner Sanders stated that he believed the request met all of the conditions for granting a variance.

Chairperson Berglund called for a motion.

Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-08 Approving a Variance from the Minimum Side Yard Corner Lot Setback for Accessory Structures in the R1 – Single-Family Residence District for Roger Reed, Commissioner Wilkinson seconded. (Motion carried 4-0).

Zoning Case 15-10: Zoning Ordinance Text Amendment – IP – Industrial Park

Chairperson Berglund introduced Zoning Case 15-10, Zoning Ordinance Text Amendment – IP – Industrial Park, opened the public hearing at 7:27 p.m., and asked Mr. Cottingham for an overview. Mr. Cottingham noted this was a public hearing with a legal notice being published in the Pine Journal on May 28, 2015 and property owners were not sent notice of the hearing since this is a text amendment. He explained that the Economic Development Authority would like to change the name of the Industrial Park to O/M – Office/Manufacturing. The allowed uses would not change just the name.

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

Jennifer Benko, 333 Hwy 33 N, inquired as to why the change was being proposed and the impact it would have on their property.

Mr. Cottingham explained that it was only a name change and it was being proposed to hopefully make it easier to market by calling it an office/manufacturing district rather than light industry. As far as impacts to her property this application shouldn't have any but the next application is for the property to the south of hers.

Ms. Benko inquired as to what light industry uses were.

Mr. Cottingham gave some examples from the Zoning Ordinance.

Ms. Benko was trying to get an understanding what all property was involved with this request.



Regular Meeting of the Planning Commission

Tuesday June 9, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

Mr. Cottingham explained using the map in the packet the property that would be involved with the next application. He noted that the two applications were somewhat tied together and if it was Ok with the commission we could discuss them both as part of this public hearing.

That was Ok with the Commission.

Ms. Benko inquired what the Open Space could be used for.

Mr. Cottingham stated that it was to remain open space since there are wetlands involved with that property so nothing would be built on it.

There being no further discussion Chairperson Berglund closed the public hearing at 7:33 p.m.

Motion: Commissioner Wilkinson made a motion to adopt Resolution No. 15-10 Recommending the City Council of Cloquet Approve the Attached Ordinance Relating to the IP – Industrial Park, Commissioner Sanders seconded. (Motion carried 4-0).

Mr. Cottingham noted this would be on the June 16, 2015 City Council agenda.

Zoning Case 15-09: Comprehensive Plan Amendment (Land Use Plan) and Rezoning

Chairperson Berglund opened the public hearing for Zoning Case 15-09 at 7:35 p.m., Comprehensive Plan Amendment and Rezoning for the Economic Development Authority (EDA). 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 May 28, 2015 and property owners within 350 feet were sent notices of the public hearing. The EDA is proposing an amendment to the Land Use Plan portion of the Comprehensive Plan from “Highway Commercial” to “Light Industry” and a Rezoning from RC – Regional (Highway) Commercial to O/M – Office/Manufacturing. The property is located west of Highway 33 and north of Stark Road. This is the property that was being discussed as part of the previous application.

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

Walt Benko, 333 Hwy 33 N, inquired as to why this was being done.

Mr. Cottingham stated that the EDA felt that there really wasn't a need for the additional commercial property and there was a need for office/manufacturing property. The office/manufacturing did allow some retail uses while the current classification allowed for light industry as a conditional use. Based on the allowed uses this was really not a major change.

There being no further discussion Chairperson Berglund closed the public hearing at 7:39 p.m.



Regular Meeting of the Planning Commission

Tuesday June 9, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

The Commission discussed the amount of light industrial land that was available versus the highway commercial. It was pointed out that this was the only area of light industry and there was no heavy industry property available. There is a fair amount of highway commercial property available.

Chairperson Berglund called for a motion.

Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-09 Comp Recommending the City Council of Cloquet Approve the Comprehensive Plan Amendment (Land Use Plan) from “Highway Commercial” to “Light Industry”, Commissioner Haubner seconded. (Motion passed 4-0).

Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-09 Rezone Recommending the City Council of Cloquet Approve the Rezoning from “RC – Regional (Highway) Commercial” to “OM – Office/Manufacturing”, Commissioner Haubner seconded. (Motion passed 4-0).

Mr. Cottingham noted this would be on the June 16, 2015 City Council agenda.

Zoning Case 15-11: Comprehensive Plan Amendment (Land Use Plan) and Rezoning

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 15-11 at 7:51 p.m., Comprehensive Plan Amendment and Rezoning for the City of Cloquet. 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 May 28, 2015 and property owners within 350 feet were sent notices of the public hearing. The City of Cloquet is proposing a an amendment to the Land Use Plan portion of the Comprehensive Plan from “Public/Semi Public/Institutional” to “Moderate-Density to High-Density Residential” and a Rezoning from PI – Public/Institutional to SR – Suburban Residential. He noted that Daniel White, the property owner was present.

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

Mr. White stated he was present to hear the proposed outcome.

There being no further comments Chairperson Berglund closed the public hearing at 7:52 p.m.

Chairperson Berglund called for a motion.

Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-11 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 Wilkinson seconded. (Motion passed 4-0).



Regular Meeting of the Planning Commission

Tuesday June 9, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

Motion: Commissioner Wilkinson made a motion to adopt Resolution No. 15-11 Rezone Recommending the City Council of Cloquet Approve the Rezoning from “PI – Public/Institutional” to “SR – Suburban Residential”, Commissioner Sanders seconded. (Motion passed 4-0).

Mr. Cottingham noted this would be on the June 16, 2015 City Council agenda.

Zoning Case 15-12: Site Plan for LEC Orthodontics

Chairperson Berglund introduced Zoning Case 15-12, Site Plan for LEC Orthodontics and asked Mr. Cottingham for an overview. Mr. Cottingham noted that LEC Orthodontics is proposing a 1,400 sq. ft. addition onto the former Bearaboo coffee building at 703 Stanley Avenue. He noted the proposed site plan met the city development standards and the Highway 33 Design Standards. He noted Brian Forcier was present on behalf of the applicant. He further noted that this was not a public hearing.

Chairperson Berglund asked if there were any questions from the Commission. Since there were none he called for a motion.

Motion: Commissioner Wilkinson made a motion to adopt Resolution No. 15-12 Recommending the City Council of Cloquet Approve the Site Plan in the RC – Regional (Highway) Commercial District for LEC Orthodontics, Commissioner Haubner seconded. (Motion passed 4-0).

Mr. Cottingham noted this would be on the June 16, 2015 City Council agenda.

Commissioner’s Questions/Comment

Chairperson Berglund asked Mr. Cottingham to email all members and remind them of the July 14th meeting since it is vacation time and we need to be sure we will have a quorum for the meeting. Commissioner Sanders noted that he will not be at that meeting.

Next Meeting

July 14, 2015

Meeting adjourned 8:03 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator