



Regular Meeting of the Planning Commission

Tuesday, July 14, 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 June 9, 2015 Planning Commission meeting
5. Zoning Case 15-07: Comprehensive Plan Amendment and Rezoning for David Wehr, 1103 Avenue B
6. Zoning Case 15-13: Conditional Use Permit, Grace Baptist Church
7. Zoning Case 15-14: Variance for Aaron Myers, 373 Crosby Road
8. Commissioner's Questions/Comments
9. Adjourn

**NEXT MEETING:
August 11@ 7pm**



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.



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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



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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.



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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.



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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).



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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



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: July 8, 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 was 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. The Planning Commission tabled action following the public hearing so staff could provide some additional information.

Staff has reviewed the property between 10th Street and 14th Street to determine compatibility with the reclassification from Light Industry to City Center. Starting at 10th Street is the Old Carlton County building with office and warehouse space in it. Next is Graphic Technologies which is a manufacturing company making signs and silkscreening. Then the property in question with office and warehouse space. Then Cloquet Transit Company and LCS Coaches which is offices and storage and repair of school buses and coach buses. This site wraps around T & N Auto Repair which is an auto repair facility. Then Auto Value a retail auto parts store and



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warehouse. The last use is Stock Tire an auto repair shop. All of these uses would either be a permitted or conditional use in the City Center District. The T & N Auto Repair, Auto Value and Stock Tire facilities are not allowed in the Light Industry District and I am not sure how or how long they have been at the present locations. The other uses are permitted uses within the district.

Staff believes for the future development of this area the City Center District is more appropriate than the Light Industry. While this may not happen for a number of years this would put this action in motion. Staff has also received the attached email from the Carlton County Chief Deputy Assessor regarding the change of the zoning classification would have on the property taxes.

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.

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
- County Email

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 14th day of July 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	_____		

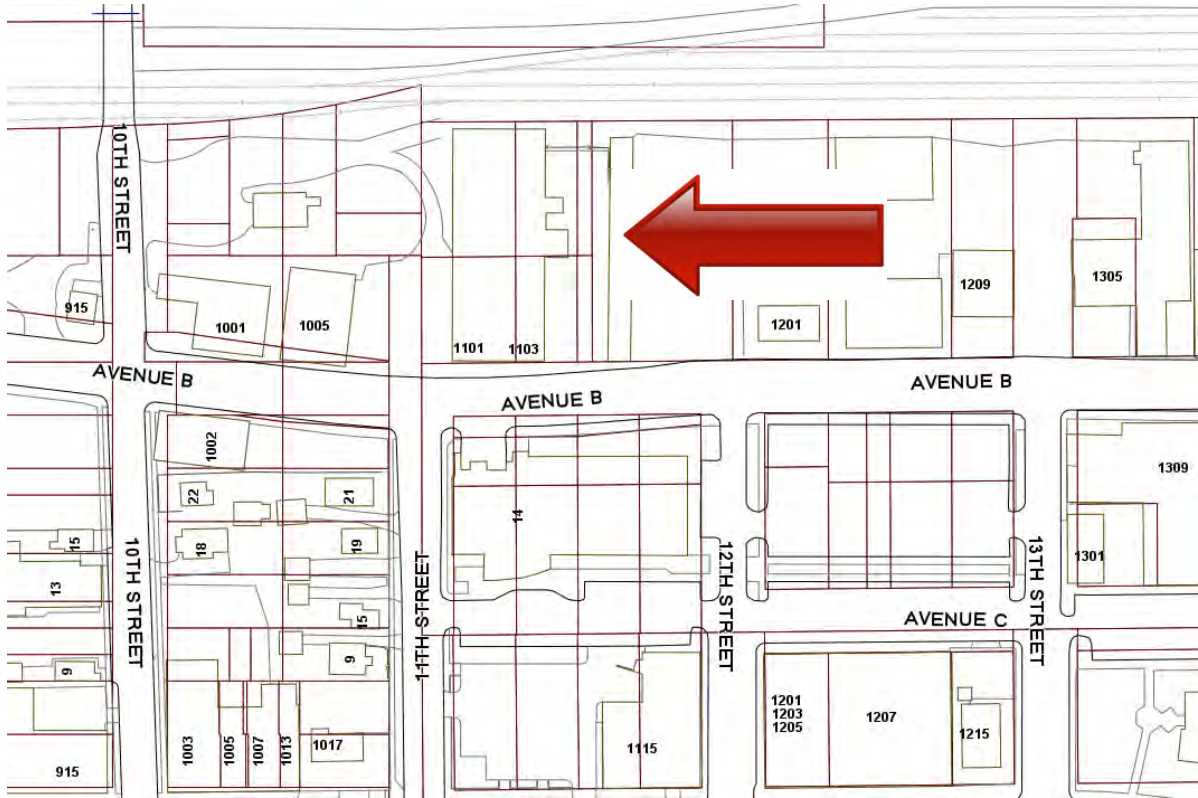
Passed and adopted this 14th day of July 2015.

CITY OF CLOQUET

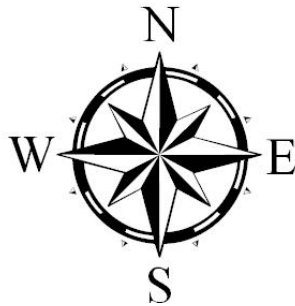
JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP



NO SCALE



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

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.

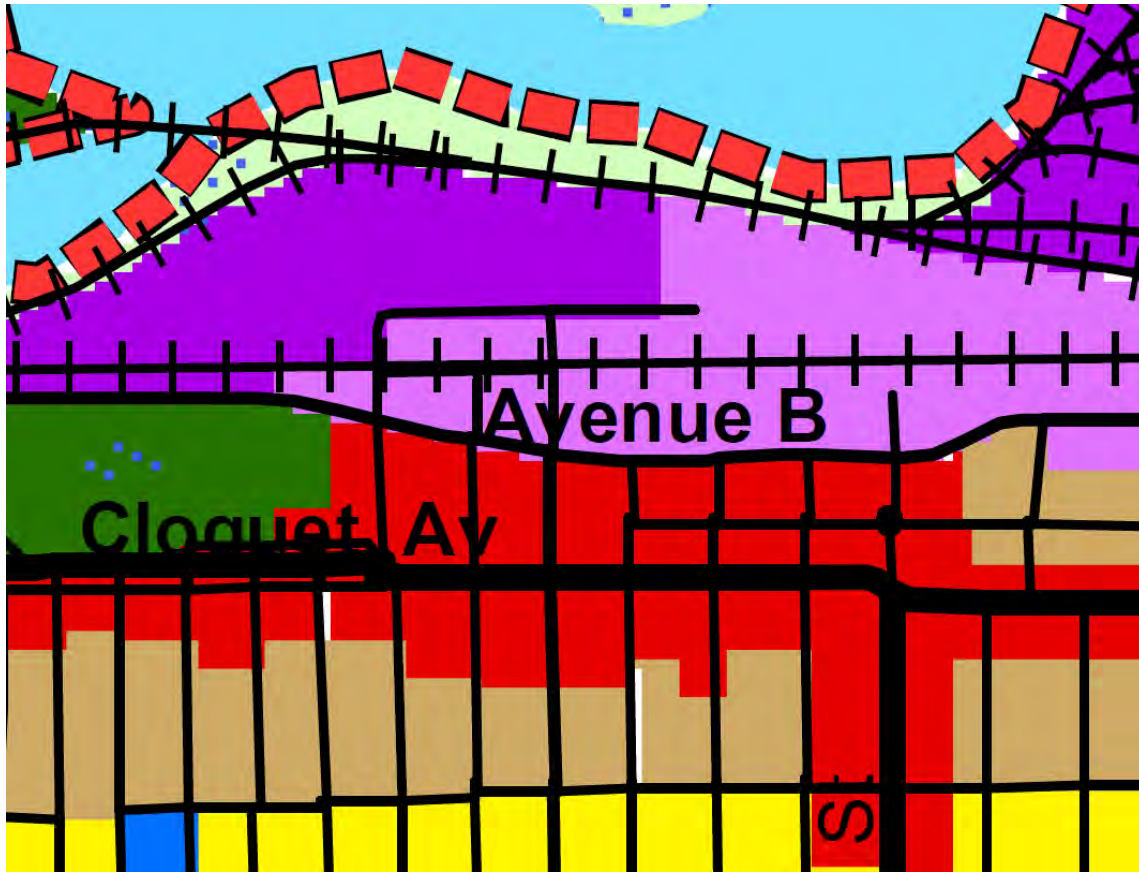
Light Industry

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.

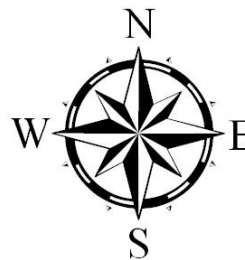
LAND USE PLAN



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

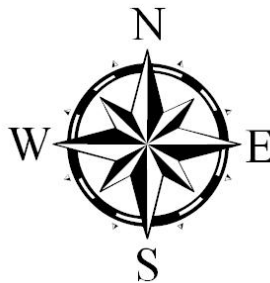
NO SCALE



ZONING MAP



NO SCALE



Al Cottingham

From: Kyle Holmes <Kyle.Holmes@co.carlton.mn.us>
Sent: Monday, June 15, 2015 4:12 PM
To: Al Cottingham
Subject: Re: Wehr property at 1101 Ave. B

Al,

Mr. David Wehr came in to see me today with a ton of questions surrounding his property at 1101 Ave. B.

It seems he thinks that if he rehabs the upstairs into an apt. it will raise his taxes and his neighbors due to the change in use. This is not entirely the case. We would classify, for property tax purposes his sq. ft. that are used residentially as apt. class or residential depending on how many apts. and who was living there. His taxes might increase due to the capital investment he would be putting into the building, but not because of the class change. His neighbors from our perspective would be unaffected. (Unless they put apts. in too?) He thought that a zoning change would affect them, this is true to a point. We value and classify property according to use, not zoning. So while a zoning change may affect the neighbors in theory, if they didn't materially change their buildings and how they are used, we would not change their classification and for property tax purposes they would be unaffected.

I hope this helps you and Mr. Wehr decide on how to proceed. If you should have any further tax related questions on this issue please feel free to contact me. Whatever you decide is fine by me, I just want to make sure you have the right information before you decide.

Thanks.

Kyle W. Holmes, S.A.M.A
MAAO 2nd Vice President
Carlton County, Chief Deputy Assessor
P.O. BOX 440
Carlton, MN 55718
218-384-9148
kyle.holmes@co.carlton.mn.us



Community Development Department

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

PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: July 8, 2015

**ITEM DESCRIPTION: ZONING CASE 15-13: CONDITIONAL USE PERMIT –
GRACE BAPTIST CHURCH IN THE ONE TO TWO
FAMILY RESIDENCE DISTRICT**

Background

Grace Baptist Church is proposing a conditional use permit to allow the relocation of an existing 24 ft. by 42 ft. building to be moved onto their property. The property involved is located at 601 14th Street. The building is currently located on the north side of St Pauls Evangelical Lutheran Church at 1705 Wilson Avenue and was placed there a number of years ago for classroom space.

A public hearing will be held on Tuesday, July 14, 2015 to consider a conditional use permit for an expansion to the church in the One to Two Family Residence District. A legal notice was published in the Pine Journal on July 2, 2015 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Ordinance states Conditional Use Permits may be granted when they comply with the following approval criteria: (*Staff comments in italic*)

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as Low Density Residential. For the purposes of the Comprehensive Plan, religious institutions are acceptable uses in the low density residential areas.*
2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site has single family homes to the north, south and east with a different religious institution to the west.*
3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for certain locations, if any, and without undue inconvenience to the developer, and the



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availability of alternative locations equally suitable. *Religious institutions do provide an important service to the community*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently occupied by a religious institution and the new structure will be providing some additional space for people to meet. They are not proposing any changes to the access to the site.*

5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance. There will be no wetlands impacted and a minimal number of trees and shrubs may be disturbed with the placement of the structure.*

6. Other factor. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Planning Commission or the City Council feels are necessary for review in order to make an informed and just decision.

Financial Impacts

The Conditional Use Permit fee is \$400. 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 conditional use permit. Following this testimony the Planning Commission should review the approval criteria and either recommend approval, approval with conditions or denial of the conditional use permit. The Planning Commission may impose conditions in the granting of conditional uses.

Staff Recommendation

Staff has reviewed the conditional use permit approval criteria requirements and would recommend approval of the conditional use permit subject to at least the conditions in the draft Resolution.

Supporting Documents Attachments

- Resolution No. 15-13
- Location Map
- Site Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 15-13

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE CONDITIONAL USE PERMIT GRACE BAPTIST CHURCH IN THE ONE TO
TWO FAMILY RESIDENCE DISTRICT**

WHEREAS, Grace Baptist Church is proposing a Conditional Use Permit for a 24 ft. by 42 ft. building in the One to Two Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 14, 2015 at which time Zoning Case / Development Review No. 15-13 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located 601 14th Street and is legally described as follows:

Part of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 23, Township 49, Range 17 West, described as follows:
Commencing at the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ thence north 16 rods for the beginning, thence north 8 rods, thence west 40 rods, thence south 8 rods, thence east 40 rods to the point of beginning, Except the west 84 feet, Docket 225696, Carlton County, Minnesota. and

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 15-13 to the Cloquet City Council to allow a 24 ft. by 42 ft. building in the One to Two Family Residence District subject to the following condition:

1. A Building Permit be issued prior to moving the building

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

JESSE BERGLUND	_____	BRYON BOSTO	_____
CHUCK BUSCHER	_____	MICHAEL HAUBNER	_____
KELLY JOHNSON	_____	JOHN SANDERS	_____
URIAH WILKINSON	_____		

Passed and adopted this 14th day of July 2015.

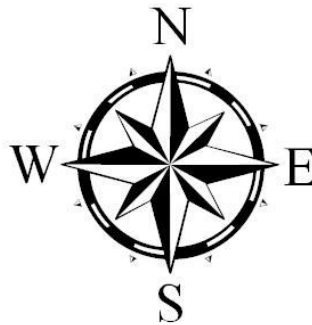
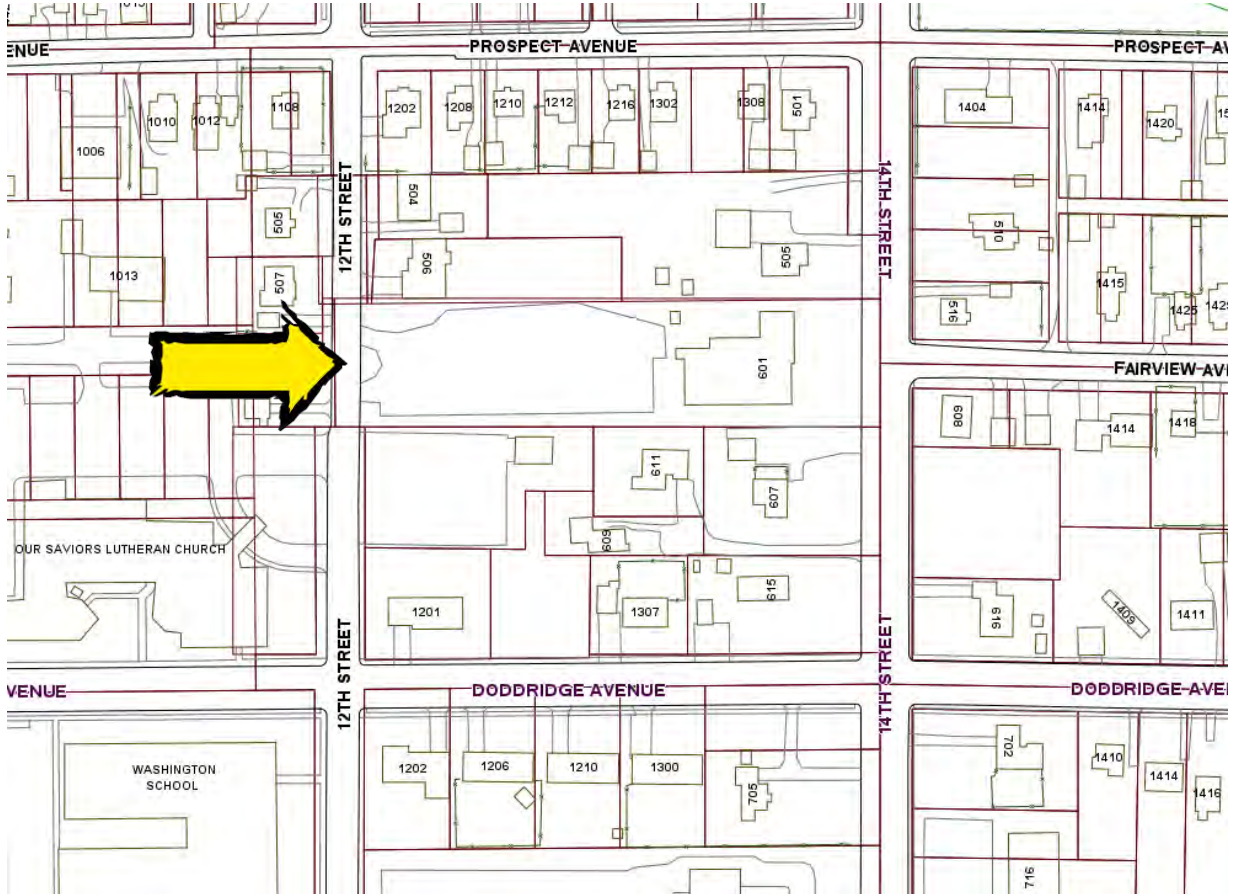
CITY OF CLOQUET

JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

GRACE BAPTIST CHURCH



NO SCALE

SITE PLAN
GRACE BAPTIST CHURCH



APPROXIMATE LOCATION OF PROPOSED BUILDING



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To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: July 8, 2015

**ITEM DESCRIPTION: ZONING CASE 15-14: VARIANCE – AARON MYERS,
FRONT YARD SETBACK**

Background

Aaron Myers is proposing a variance to the front yard setback for accessory structure in order to construct a 30 ft. x 30 ft. garage. The variance if approved would allow for the structure to be constructed with an approximate 14 foot setback to the front property line versus the Ordinance minimum of 65 feet. The property is located at 373 Crosby Road.

Mr. Myers has noted that the home is approximately 50 feet from the front property line. On the north side of the home is the septic tank and drain field which prohibits the placing of the structure to the north of the home or behind the home.

A public hearing will be held on Tuesday, July 14, 2015 to consider a possible variance from minimum front yard setback for accessory structures (Section 17.6.03 Subd. 5). A legal notice was published in the Pine Journal on July 2, 2015 and property owners within 350 feet and Thomson Township 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.

Financial Impacts

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



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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 denial of a variance as submitted. This is an unusual situation in that the house is approximately 50 feet from the front property line and the septic system being located to the north of the house. The question that staff is raising is this the least amount of variance needed, or should be approved for the request. Could the structure be repositioned on the lot to have less of an impact on the front property line. By turning the same size garage to parallel the road and the back of the garage to be even with the existing garage you would increase the setback to approximately 25 feet. By reducing the width of the structure you can also increase the setback from the road.

Supporting Documents Attachments

- Resolution No. 15-14 Deny
- Resolution No. 15-14 Approve
- Location Map
- Lot Drawing
- Staff Thought

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 15-14 DENY

**A RESOLUTION DENYING A VARIANCE FROM THE MINIMUM FRONT YARD
SETBACK FOR ACCESSORY STRUCTURE IN THE FR – FARM RESIDENCE
DISTRICT FOR AARON MYERS**

WHEREAS, Aaron Myers is proposing a Variance from the minimum front yard setback for an accessory structure in the FR – Farm Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet and Thomson Township have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 14, 2015 at which time Zoning Case / Development Review No. 15-14 was heard and discussed; and

WHEREAS, the property of the proposed Variance is located at 373 Crosby Road (PIN 06-510-0050) and is legally described as follows:

Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section 1, Township 49, Range 17 West, thence west 208.75 feet, thence south 208.75 feet, thence east 208.75 feet, thence north 208.75 feet to the beginning, Docket 309180, Carlton County, Minnesota. And,

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

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission denies Zoning Case 15-14 for a variance from the minimum front yard setback for an accessory structure to allow a 14 foot setback.

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 14th day of July 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. 15-14 APPROVE

**A RESOLUTION APPROVING A VARIANCE FROM THE MINIMUM FRONT YARD
SETBACK FOR ACCESSORY STRUCTURE IN THE FR – FARM RESIDENCE
DISTRICT FOR AARON MYERS**

WHEREAS, Aaron Myers is proposing a Variance from the minimum front yard setback for an accessory structure in the R – Farm Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet and Thomson Township have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 14, 2015 at which time Zoning Case / Development Review No. 15-14 was heard and discussed; and

WHEREAS, the property of the proposed Variance is located at 373 Crosby Road (PIN 06-510-0050) and is legally described as follows:

Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section 1, Township 49, Range 17 West, thence west 208.75 feet, thence south 208.75 feet, thence east 208.75 feet, thence north 208.75 feet to the beginning, Docket 309180, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the variance from the minimum front yard 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 15-14 for a variance from the minimum front yard setback for an accessory structure to allow a 14 foot setback.

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	_____		

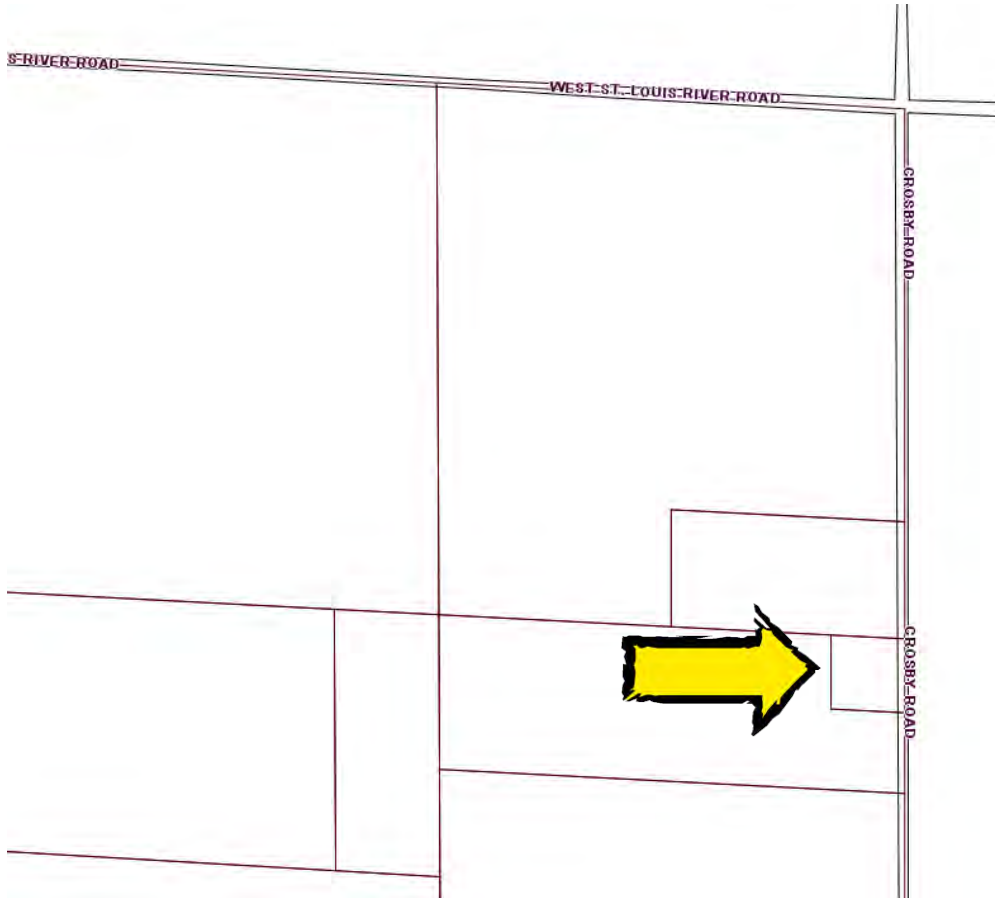
Passed and adopted this 14th day of July 2015.

CITY OF CLOQUET

JESSE BERGLUND
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP
AARON MYERS
373 CROSBY ROAD



NO SCALE



COMMUNITY DEVELOPMENT DEPARTMENT
 1307 Cloquet Avenue • Cloquet MN 55720
 Phone: 218-879-2507 • Fax: 218-879-6555
www.ci.cloquet.mn.us

1514?

APPLICATION FORM

PROPERTY OWNER: Aaron Myers
 ADDRESS: 373 Crosby Rd
 CITY, STATE ZIP CODE: Cloquet mn 55720
 PHONE NUMBER: 218-428-1484

APPLICANT NAME: Aaron Myers
 ADDRESS: 373 Crosby Rd Cloquet mn
 CITY, STATE ZIP CODE: Cloquet mn 55720
 PHONE NUMBER: 218-428-1484

SITE LOCATION/ADDRESS: 373 Crosby Rd

LEGAL DESCRIPTION: 06-510-0050

APPLICATION TYPE:

CONDITIONAL USE	_____	VARIANCE	_____
COMP PLAN AMEND	_____	REZONE	_____
PRELIMINARY PLAT	_____	FINAL PLAT	_____
PLANNED UNIT DEV	_____	SITE PLAN	_____
ZONING AMEND	_____	WETLAND CERT/MIT	_____

DESCRIPTION OF PROPOSAL: I am asking to be allowed to build my garage closer to the road than the right of way states. I currently need to be ten feet away from septic holding tank and 30' away from leaching field. The proposed garage is 30' x 30' bringing the southeast corner 47' away from center line of the road.

(Propose 47' wide 65')

OWNER SIGNATURE: [Signature] DATE: 6-18-15

APPLICANT SIGNATURE: [Signature] DATE: 6-18-15

OFFICE USE:

FILING FEE: _____
 DATE: _____
 CASE NUMBER: _____



This data is provided on an "AS-IS" basis, without warranty of any type, expressed or implied, but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose. Not for survey purposes.



septic holding tank

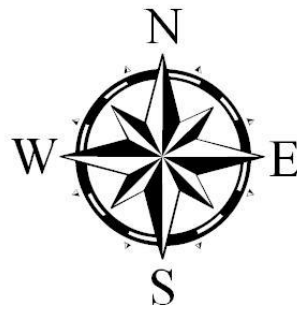


Carlton County, MN

Date: 5/27/2015

373 Crosby Road

Staff Thought



NO SCALE