



Regular Meeting of the Planning Commission

Tuesday July 14, 2015

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

CALL TO ORDER

Chairperson Wilkinson called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: Bryan Bosto, Michael Haubner, Chuck Buscher and Uriah Wilkinson; City: Al Cottingham

Absent: Commission members: Jesse Berglund, John Sanders and Kelly Johnson

Others Present: David and Chireen Wehr, Jeff Collins and Aaron Myers

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

June 9, 2015 Meeting Minutes

Chairperson Wilkinson asked for any corrections or additions,

Motion: **Commissioner Haubner made a motion to approve the Planning Commission meeting minutes from June 9, 2015, Commissioner Buscher seconded. (Motion was approved 4-0).**

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

Chairperson Wilkinson introduced the Comprehensive Plan Amendment and Rezoning for David Wehr noting this was a continuation from last month. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted this was not a public hearing since the hearing was closed at the last meeting after receiving input from the public on the request. Mr. Wehr is proposing a 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. The Commission tabled the request to receive additional information from staff on the area businesses and the impacts this would have on them. Cottingham noted that in his opinion 3 of the existing businesses were currently non-conforming uses and they would become conforming uses and 3 are conforming uses and would become conditional uses provided they continue to operate. He noted the email from John Sanders and the letter from Hanft Fride on behalf of Lane Leasing pertaining to this item.



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The Commission discussed the email and letter along with the possible impacts on the surrounding properties. They inquired as to if other residential properties were as close to the railroad tracks as this would be. Cottingham noted that homes on Avenue A were right across the street from the tracks. They discussed the noise from the busses being started in the early morning and felt the train noise would be worse.

Chairperson Wilkinson called for a motion.

Motion: Commissioner Haubner 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”, Commissioner Buscher seconded. (Motion failed 2-2 Bosto and Wilkinson)

Motion: Commissioner Haubner made a motion to adopt Resolution No. 15-07 Rezone Recommending the City Council of Cloquet Deny the Rezoning from “LI - Light Industry” to “CC - City Center”, Commissioner Buscher seconded. (Motion failed 2-2 Bosto and Wilkinson).

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, July 21st at 7:00 pm and the Wehr’s should be present to answer any questions.

Zoning Case 15-13: Conditional Use Permit, Grace Baptist Church

Chairperson Wilkinson introduced Zoning Case 15-13, Conditional Use Permit for Grace Baptist Church, 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 July 2, 2015 and property owners within 350 feet were sent notices of the public hearing. Mr. Cottingham noted that Grace Baptist Church is proposing to relocate an existing 24 ft. by 42 ft. building from St. Paul’s Evangelical Lutheran Church at 1705 Wilson Avenue to the north side of their building. Mr. Jeff Collins was present representing the church.

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

Jeff Collins addressed the Commission identifying the structure would be used for youth ministry since they are outgrowing their space within the building.

There being no discussion Chairperson Wilkinson closed the public hearing at 7:29 p.m..

Chairperson Wilkinson reviewed the CUP criteria for compliance and stated that he believed the request met all of the conditions for granting a CUP.

Chairperson Wilkinson called for a motion.



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Motion: **Commissioner Buscher made a motion to adopt Resolution No. 15-13 Recommending Approval of a Conditional Use Permit for Grace Baptist Church in the R2 – One to Two-Family Residence District, Commissioner Haubner seconded. (Motion carried 4-0).**

Zoning Case 15-14: Variance for Aaron Myers, 373 Crosby Road

Chairperson Wilkinson introduced Zoning Case 15-14, Variance for Aaron Myers, 373 Crosby Road, opened the public hearing at 7:37 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 July 2, 2015 and property owners within 350 ft. and Thomson Township were sent notice of the hearing. He explained that Mr. Myers was proposing a variance to the minimum front yard setback in order to construct a 30 ft. by 30 ft. detached garage. The proposed garage would be approximately 14 feet from the front property line. The existing home has a 50 ft. setback versus the Ordinance minimum of 65 ft. The septic system is located on the north side of the home which prohibits the garage from being setback further on the lot.

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

Aaron Myers, 373 Crosby Road explained his request and noted that he was proposing to have the garage at an angle so there would be easy access to the septic tanks for pumping. To the north of the proposed garage the property sloped down making it difficult to reach the tanks from that direction. There is a single car garage attached to the house but doesn't provide much room to keep things out of the weather. He understood what Mr. Cottingham was saying in the staff report but it would be difficult to do this and still have easy access to the tanks and the back yard.

There being no further discussion Chairperson Wilkinson closed the public hearing at 7:40 p.m.

The Commission reviewed the variance criteria and believed the application met the criteria.

Motion: **Commissioner Buscher made a motion to adopt Resolution No. 15-14 Approving a Variance from the Minimum Front Yard Setback for an Accessory Structure in the FR – Farm Residence District for Aaron Myers, Commissioner Bosto seconded. (Motion carried 4-0).**

Mr. Cottingham noted Mr. Myers could work with the Building Official to get a permit for the garage.



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Commissioner's Questions/Comment

Chairperson Wilkinson asked Mr. Cottingham as to upcoming items for the agenda. Mr. Cottingham noted that they were beginning to have discussions with the project managers for the new middle school and sometime late fall or early winter he would expect the site plan to be before the Commission. Currently he did not have any applications for the August 11th meeting.

Next Meeting

August 11, 2015

Meeting adjourned 7:55 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator