



**Regular Meeting of the Planning Commission**

Tuesday October 13, 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, Chuck Buscher, Jesse Berglund, John Sanders and Uriah Wilkinson (arrived at 7:08 pm); City: Al Cottingham

**Absent:** Commission members: Michael Haubner

**Others Present:** Tim Grahek, Jeri Pahos, Chris Strum, Shaun Frye, Jacob Osvold and Doug Zaun

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**July 14, 2015 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions,

**Motion:** Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from July 14, 2015, Commissioner Bosto seconded. (Motion was approved 5-0).

**Zoning Case 15-15: Annual Excavation Permits for Gravel Pits**

Chairperson Berglund introduced the Annual Excavation Permits for Gravel Pits. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted this was not a public hearing since it is not required. He noted that Assistant City Engineer Caleb Peterson and he inspected the gravel pits, KGM, Carlton County, Ulland and Zacks and found them to be in compliance with the Ordinance. He noted that the City had received a couple complaints regarding the Ulland pit during the period in which the berm adjacent to Hilltop Park was being constructed. The complaint was regarding the banging of the tailgates following the dumping of the materials. Since the completion of the berm there have been no other complaints.

Commissioner Sanders inquired if the berm at the Ulland pit would be seeded. Tim Grahek, Ulland Brothers stated that a fiber blanket had been placed on the berm and the grass was beginning to come up.



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Chairperson Berglund called for a motion.

**Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-15 Recommending the City Council of Cloquet Approve the Annual Excavation Permits for 2016, Commissioner Johnson seconded. (Motion passed 5-0)**

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, October 20<sup>th</sup> at 7:00 pm.

**Zoning Case 15-16: Conditional Use Permit, Jeri Pahos, 1606 Cloquet Avenue**

Chairperson Berglund introduced Zoning Case 15-16, Conditional Use Permit for Jeri Pahos, 1606 Cloquet Avenue, opened the public hearing at 7:09 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 October 1, 2015 and property owners within 350 feet were sent notices of the public hearing. Mr. Cottingham noted that Ms. Pahos is proposing to convert the rear portion of her commercial building (approximately 900 sq. ft.) into an apartment. The front portion of the building will remain commercial and currently has an office for Vineyard Church and Miracle Ear. Ms. Pahos was present to answer any questions the Commission may have.

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

Chris Sturm, 18 – 16<sup>th</sup> Street was concerned with additional kids in the neighborhood but since this was only one unit he was Ok with it.

Shaun Frye, 24 – 16<sup>th</sup> Street was concerned with additional low income housing coming into the neighborhood. He felt values were being driven down in the neighborhood because of the rental units.

Mr. Cottingham noted the City did not regulate the type or rent rates of rental housing.

Jacob Osvold, 28 – 16<sup>th</sup> Street was concerned with the neighborhood going downhill with rentals. He wants to keep Cloquet Avenue as a commercial area.

There being no further discussion Chairperson Berglund closed the public hearing at 7:15 p.m..

The Commission discussed the use and impacts on the neighborhood. They felt the commercial tenants would somewhat regulate the residential tenant since they believed the owner would not want to lose their commercial tenants because of a poor resident. They inquired of Mr. Cottingham if the number of units were to increase.



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Mr. Cottingham noted that the approval was for one unit and if they wanted additional units they would need to apply for a new Conditional Use Permit.

The Commission discussed the Conditional Use Permit criteria that needed to be met for approval and felt that the application met the criteria.

Chairperson Berglund called for a motion.

**Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-16 Recommending Approval of a Conditional Use Permit for Jeri Pahos for an Apartment in the City Center District, Commissioner Johnson seconded. (Motion carried 6-0).**

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, October 20<sup>th</sup> at 7:00 pm.

**Zoning Case 15-12: Revised Site Plan for LEC Orthodontics, 703 Stanley Avenue**

Chairperson Berglund introduced Zoning Case 15-12, Revised Site Plan for LEC Orthodontics, 703 Stanley Avenue and asked Mr. Cottingham for an overview. Mr. Cottingham noted the City Council had approved a site plan on June 16<sup>th</sup> for a 1,400 sq. ft. addition onto the existing 2,000 sq. ft. building. When the building permit was submitted it was found that the addition was now 1,795 sq. ft. thus it needed to be approved again. The only change to the approval in June was the size of the building. The parking was the same, landscaping and lighting were the same along with site signage. Mr. Doug Zaun, Wagner Zaun Architecture was present to answer any questions.

The Commission reviewed the request and didn't see any problems since this was a minor change.

**Motion: Commissioner Johnson made a motion to adopt Resolution No. 15-12A Recommending Approval of the Revised Site Plan in the RC – Regional (Highway) Commercial District for LEC Orthodontics, Commissioner Buscher seconded. (Motion carried 6-0).**

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, October 20<sup>th</sup> at 7:00 pm.



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**Commissioner's Questions/Comment**

Chairperson Berglund asked Mr. Cottingham as to upcoming items for the agenda. Mr. Cottingham noted staff had met with school representatives and the wetland specialist to verify the wetland boundaries on the site of the new middle school and agreed with the location and boundaries of all of the wetlands. We discussed the impacts on the wetlands and trying to avoid them or have minimum impacts on them. They would anticipate coming through for site plan approval this winter with a spring construction. They would be doing some preliminary site clearing over the winter months. He also noted that Kwik Trip is looking at a site and that they would probably be in for approval this winter with spring construction. Currently he did not have any applications for the November 10<sup>th</sup> meeting.

**Next Meeting**

November 10, 2015

Meeting adjourned 7:28 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator