



**Regular Meeting of the Planning Commission**

Tuesday November 10, 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; City: Al Cottingham

**Absent:** Commission members: Michael Haubner

**Others Present:** James and Lisa Kuklis

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**October 13, 2015 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions,

**Motion:** Commissioner Wilkinson made a motion to approve the Planning Commission meeting minutes from October 13, 2015, Commissioner Johnson seconded. (Motion was approved 6-0).

**Zoning Case 15-17: Trails Edge Revised Final Plat**

Chairperson Berglund introduced the revised Final Plat for Trails Edge. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted this was not a public hearing since it was a final plat and the public hearing is held at the preliminary plat stage. He noted Mr. Kuklis is proposing to revise the final plat of Trails Edge from a CIC Plat to a 505 Plat. The main differences are the common grounds for the entire development goes away, each unit will no longer be on its own parcel and the road will be a platted right-of-way. There are no additional units being proposed than what was approved with the preliminary plat. He noted Mr. and Mrs. Kuklis were present if the Commission had any questions of them.

Commissioner Wilkinson inquired as to why the change. James Kuklis explained that his intention was to have this as a 55 and older rental community and in trying to refinance the development the lender informed him that as a CIC Plat he could not get the reduced interest rate since each unit could be sold individually. He said that when he did the CIC Plat he thought this was the best for him but he has discovered that it wasn't with the type of development that he wanted to have.



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The Commission discussed the plat and the future of Outlot B. Mr. Kuklis stated that he would back in 2016 with development plans for that area.

Chairperson Berglund called for a motion.

**Motion: Commissioner Sanders made a motion to adopt Resolution No. 15-17 Recommending the City Council of Cloquet Approve the Revised Final Plat for James Kuklis for Trails Edge, Commissioner Johnson seconded. (Motion passed 6-0)**

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, November 17<sup>th</sup> at 7:00 pm.

**Zoning Ordinance Update Plan of Attack**

Chairperson Berglund asked Mr. Cottingham for an overview. Mr. Cottingham noted for the past number of months he had worked with Commissioners Berglund, Johnson and Wilkinson going through the Zoning Ordinance in order to update it. A redlined copy of the Ordinance was at their spots and if they wanted it in electronic form to let him know. He would like the members to go through the revisions so they could discuss the changes proposed and other areas that maybe the group missed at their December 8<sup>th</sup> meeting. If needed they would continue discussions into January. Once the Commission was comfortable with the entire document then a public hearing would be scheduled. He would work on a press release identifying the major changes in addition to the formal legal notice and having it on the city web site.

**Commissioner's Questions/Comment**

Chairperson Berglund asked Mr. Cottingham as to upcoming items for the agenda. Mr. Cottingham noted Kwik Trip was planning to have their formal application submitted in December in order to make the January meeting. Scanlon had approved going ahead with the consolidation study so the City Council would be discussing this at their December 17<sup>th</sup> meeting. He had not seen or heard anything from the school district but would think that their plans for the new middle school would be submitted in February or March in order to begin construction in the spring. They will be doing some tree removal during the winter months.

**Next Meeting**

December 8, 2015

Meeting adjourned 7:25 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator