

Regular Meeting of the Planning Commission

Tuesday, July 10, 2018 7:00 pm Regular Meeting 1307 Cloquet Ave, Cloquet, MN 55720

<u>AGENDA</u>

August 14th @ 7 pm

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the June 12, 2018 Planning Commission meeting
5. Zoning Case 18-07: Members Cooperative Credit Union, Site Plan and Variance
6. Zoning Case 18-07: Cloquet Housing Limited Partnership, Comprehensive Plan Amendment, Rezoning and Variances
7. Commissioner's Questions/Comments
8. Adjourn
NEXT MEETING:



Regular Meeting of the Planning Commission

Tuesday, June 12, 2018 7:00 p.m. 1307 Cloquet Ave, Cloquet, MN 55720

CALL TO ORDER

Chairman Wilkinson called the meeting to order at 7:03 p.m.

ROLL CALL

Attending: Planning Commission members: John Sanders, Terri Lyytinen, Elizabeth Polling and Uriah Wilkinson; City: Al Cottingham.

Absent: Nathaniel Wilkinson.

Others Present: Amanda Thomas, ISG, Trent Issendorf and David Johnson

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

April 10 & 17, 2018 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Polling made a motion to approve the Planning Commission

meeting minutes from April 10 & 17, 2018, Commissioner Sanders seconded.

(Motion was approved 4-0).

Zoning Case 18-05: Variance for ISG, Inc. for Aldi's

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 18-05, Variance for ISG, Inc. for Aldi's. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted that ISG, Inc. was requesting a variance in order to construct a 35 – foot pylon sign, located west of 101 Big Lake Road. A legal notice was published in the Pine Journal on May 31, 2018 and property owners within 350 feet were sent notice of the public hearing. Ms. Amada Thomas was present to address the Commission.

Ms. Thomas addressed the Commission noting they would be reducing the height of the sign to 25 feet rather than 35 feet. They have looked at the site views from Highway 33 and a 35-foot sign would still be blocked by the Pizza Hut building so they have decided to reduce the height. She handed out a picture showing this.

Commission Sanders noted the proposed wall signs are approximately 76 square feet in size and the top of them would be approximately 27 feet above grade.



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There being no further discussion Chairman Wilkinson closed the public hearing.

The Commission discussed the variance criteria and felt that the request met the criteria.

Commissioner Sanders expressed his concern with a precedence being set and the fact they had denied a similar request for Morning Star Woodwork. He felt the height of the wall sign was doing the same thing as the proposed pylon sign.

Chairman Wilkinson looked for a motion.

Motion: Commissioner Polling made a motion to approve Resolution No. 18-05, A

Resolution Approving a Sign Variance for ISG, Inc. for Aldi's in the RC – Regional Commercial District, Commissioner Lyytinen seconded. (Motion

was approved 3-1, Sanders).

Zoning Case 18-06: Variance for Trent Issendorf

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 18-06, Variance for Trent Issendorf. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Trent Issendorf was requesting a variance to place a accessory structure in the front yard in the SR – Suburban Residential District. A legal notice was published in the Pine Journal on May 31, 2018 and property owners within 350 feet were sent notice of the public hearing. He noted if this property was 1-acre in size then the request would be allowed. This parcel is just under 1-acre. Mr. Issendorf was present to address the Commission.

Mr. Issendorf stated he has a growing family and is trying to stay on the property. The proposed structure would be in line with the home to the west. He was trying to save a stand of red pines by moving it forward on the lot.

There being no further discussion Chairman Wilkinson closed the public hearing.

Chairman Wilkinson looked for a motion.

Motion: Commissioner Sanders made a motion to approve Resolution No. 18-06 A

Resolution Approving a Variance to Allow an Accessory Structure in the Front Yard in the SR – Suburban Residential District for Trent Issendorf,

Commissioner Lyytinen seconded. (Motion was approved 4-0).

Other Business

Mr. David Johnson addressed the Commission about the old Middle School and wondering what the status of it is.

CLOQUET

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Planner Cottingham noted staff had been in discussions with the developer of the project and they were looking to hold an open house sometime in July with the community. The project would require a Comprehensive Plan Amendment and Rezoning of the property which will require a public hearing and property owners within 350 feet being notified. He believed this may be up for discussion at the City Council work session next week.

Mr. Johnson was concerned with funding for the project and what would happen if they couldn't get funding.

Planner Cottingham stated we would need to deal with that if nothing happened with the building.

ounding.		
Commissioner's Questions/Comment		
None		

Next Meeting July 10, 2018

Meeting adjourned 7:40 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 3, 2018

ITEM DESCRIPTION: ZONING CASE 18-07: SITE PLAN AND VARIANCE FOR

MEMBERS COOPERATIVE CREDIT UNION AT 1299

HIGHWAY 33 SOUTH

Background

Members Cooperative Credit Union (MCCU) has submitted a Site Plan and Variance application. The site is located at 1299 Highway 33 South.

The Site Plan is for MCCU with associated parking, landscaping, grading and drainage and building location. The Variance is from the Highway 33 Design Standards to allow an appearance that does not mimic brick or masonry.

A public hearing will be held on Tuesday, July 10, 2018 to consider a variance from the Highway 33 Design Standards. A legal notice was published in the Pine Journal on June 28, 2018 and property owners within 350 feet were sent notices of the public hearing.

Site Plan

Attached, the Commission will find the following plans for this development:

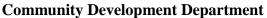
- Site Plan
- Grading and Drainage Plan
- Utility Plan
- Landscape Plan
- Building Elevations

Stormwater Management: (Section 18.6)

The developer has also run a hydraulic model for storm water which has been reviewed by the City Engineer and meets requirements. The stormwater will be collected on site and then discharge into wetland located north of the site. An easement for drainage purposes needs to be created over this wetland area so the runoff from the road would be allowed to flow into it.

The Code requires private stormwater areas to meet the following requirements:

1. A permanent public easement shall be provided to the city for access for inspection and/or maintenance purposes. Cost incurred by the city for any maintenance of private systems will be billed and/or assessed to the owner/operator.





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- 2. Recorded inspection and maintenance agreements that define inspection and maintenance responsibilities are required. A minimum annual inspection for private systems shall be required. These requirements are transferrable to any party that becomes the owner/operator of the site.
- 3. An inspection and maintenance plan shall be developed, approved and included as an attachment to the maintenance agreement. At a minimum, maintenance plans must include the following:
 - a. Responsible person(s) for completing inspections and conducting maintenance.
 - b. Frequency of inspections and maintenance.
 - c. Inspection checklist and type of maintenance anticipated.
- 4. If site configurations or structural stormwater BMPs change, causing decreased BMP effectiveness, new or improved structural stormwater BMPs must be implemented to meet the requirements of this section.
- 5. The property owner shall keep on file all structural stormwater BMP annual inspection and maintenance records for 5 years and submit to the City as requested.
- 6. The City shall require the submittal of a letter of credit or other financial security in a form acceptable to the city in the amount of \$5,000 to ensure the stormwater treatment systems are installed correctly and in accordance with this ordinance.

Impervious Surface: (Section 17.6.11, Subd. 5. E and F)

The zoning district allows the maximum building coverage to be 60% with a maximum impervious surface coverage of 70%. The building coverage is approximately 15% and the total impervious surface coverage is approximately 51%.

Building Setbacks: (Section 17.6.11, Subd. 5. B)

The ordinance requires that the minimum front setback be 35 feet, the minimum side yard setback be 20 feet and the minimum rear yard setback be 30 feet. The proposed building location meets or exceeds these minimum requirements.

Landscaping: (Section 17.5.04 Subd. 5.)

The landscape plan shows 23 overstory plantings, the site is required to have 23 overstory plantings in addition to understory trees and shrubs. The plan shows that the site will be irrigated.

Parking: (Section 17.5.11 Subd. 6.)

The site is required to have 39 parking spaces based on 1 parking stall per every 250 sq. ft. of building. The site plan shows 39 parking spaces. There will be drive thru lanes on the north side of the building.

Trash Storage: (Section 17.5.15 Subd. 7. A (7))

The trash storage area can either be inside the building or an exterior enclosure. The trash storage area will be inside an exterior enclosure.





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Signage: (Section 17.5.13 Subd. 14.)

Proposed signage will be addressed at a later date.

Lighting: (Section 17.5.12 Subd. 5. B)

The applicant has provided a photometric plan along with detail sheets which display downward facing fixtures that emit footcandle readings that are compliant with City lighting standards.

Other Site Plan Items:

Pedestrian access to the site is not shown. Currently there are no sidewalks along Gillett Road to the south of this site. The Commission should discuss whether or not a sidewalk should be installed with this project. Upon completion of Gillett Road, it will be turned over to the city. A right-of-way easement along with a drainage and utility easement will need to be filed and recorded with the County prior to the city accepting the road. The easement shall be a minimum of 50 feet in width.

Variance

Section 17.5.15, Subd. 6, Design Standards for the Highway 33 Corridor, Architectural Standards, "Acceptable primary exterior finish materials shall include: brick, stone, decorative concrete block, EIFS and precast concrete. Wood, high quality metal (matte finish) or synthetic materials may be acceptable as secondary, trim or accent materials used in combination with a primary material as listed above, provided they do not exceed fifty percent (50%) of any exterior façade which is visible from a 'public way'. Exceptions will be allowed for high quality synthetic material that mimics brick, masonry, etc. Materials must be durable and properly maintained at all times." The applicant is proposing to use a fiber cement board with a wood appearance rather than a brick or masonry appearance. Staff will have a sample of the material to show you at the meeting.

Policy Objectives

The purpose of this Site Plan Review application is to ensure that this development project is aligned with city development standards.

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 variance establishes that there are practical difficulties in complying with the official control. No variance may be granted unless all 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.



Community Development Department

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Financial Impacts

The Site Plan and Variance fees were paid.

Advisory Committee Action Requested

The Commission should review the Site Plan and consider any comments pertaining to it. 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 listen to the testimony that is presented at the public hearing pertaining to the variance, review the Variance Criteria and consider any comments pertaining to it. Following this review the Planning Commission can approve the requests, deny the requests or table the requests for some additional information.

Staff Recommendation

Staff would recommend approval of the Site Plan subject to at least the conditions in the attached resolution. We would also recommend approval of the Variance. They are designing the building appearance to be the "Wood City" with a long lasting durable material.

Supporting Documents Attachments

- Resolution No. 18-07 Site Plan
- Resolution No. 18-07 Variance
- Location Map
- Engineer's Memo
- Site Plan Maps
- Narrative

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner offered the following Resolution and moved its adoption
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RESOLUTION NO. 18-07 Site Plan

A RESOLUTION RECOMMENDING APPROVAL OF A SITE PLAN IN THE RC – REGIONAL COMMERCIAL DISTRICT FOR MEMBERS COOPERATIVE CREDIT UNION

WHEREAS, Members Cooperative Credit Union is proposing a Site Plan in the RC – Regional Commercial District; and

WHEREAS, the property of the proposed Site Plan is located at 1299 Highway 33 South and is legally described as follows:

The Northerly 370.00 feet of the Southerly 770.00 feet of the Easterly 200.00 feet of the Northeast Quarter of the Northwest Quarter, Section 26, Township 49 North, Range 17 West of the Fourth Principal Meridian, Carlton County, Minnesota, AND

The Northerly 370.00 feet of the Southerly 770.00 feet of the Northwest Quarter of the Northeast Quarter lying West of Trunk Highway No. 33, Section 26, Township 49 North, Range 17 West of the Fourth Principal Meridian, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Site 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 18-07 for a site plan for Members Cooperative Credit Union subject to the following conditions:

- 1. The required easements, inspection and maintenance agreements, inspection and maintenance plan, financial guarantee and other items as required for the stormwater BMPs must be submitted before a building permit is issued.
- 2. Compliance with the Assistant City Engineer's Memo dated June 19, 2018.
- 3. Signage shall comply with the Ordinance requirements.
- 4. A Drainage Easement shall be provided over the wetland to the north of the site prior to the issuance of the building permit.

The foregoing motion was members voted: AYE:	•	d by Commissioner and being put to vote ABSENT:
TERRI LYYTINEN		ELIZABETH POLLING
JOHN SANDERS		NATHANIEL WILKINSON
URIAH WILKINSON		
Passed and adopted this 10	th day of July 2	2018.
		CITY OF CLOQUET
		URIAH WILKINSON CHAIR
ATTEST: Alan Cottingham		
City Planner/Zoni	ng Administra	ator

STATE OF MINNESOTA COUNTY OF CARLTON CITY OF CLOQUET

Commissioner	offered the following	Resolution and	moved its ador	otion

RESOLUTION NO. 18-07 Variance

A RESOLUTION APPROVING OF A VARIANCE IN THE RC – REGIONAL COMMERCIAL DISTRICT FOR MEMBERS COOPERATIVE CREDIT UNION

WHEREAS, Members Cooperative Credit Union is proposing a Variance to the Highway 33 Design Standards in the RC – Regional Commercial District; and

WHEREAS, the property of the proposed Variance is located at 1299 Highway 33 South and is legally described as follows:

The Northerly 370.00 feet of the Southerly 770.00 feet of the Easterly 200.00 feet of the Northeast Quarter of the Northwest Quarter, Section 26, Township 49 North, Range 17 West of the Fourth Principal Meridian, Carlton County, Minnesota,

The Northerly 370.00 feet of the Southerly 770.00 feet of the Northwest Quarter of the Northeast Quarter lying West of Trunk Highway No. 33, Section 26, Township 49 North, Range 17 West of the Fourth Principal Meridian, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves of Zoning Case 18-07 for a variance for Members Cooperative Credit Union to the Highway 33 Design Standards.

The foregoing motion was members voted: AYE:		by Commissioner and being put to vote BSENT:			
TERRI LYYTINEN		ELIZABETH POLLING			
JOHN SANDERS		NATHANIEL WILKINSON			
URIAH WILKINSON					
Passed and adopted this 10 th day of July 2018.					
		CITY OF CLOQUET			
		URIAH WILKINSON CHAIR			
ATTEST:					
Alan Cottingham					
City Planner/Zoni	ing Administrato	r			

STATE OF MINNESOTA COUNTY OF CARLTON CITY OF CLOQUET

Commissioner	offered the following	Resolution and	moved its ador	otion

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WHEREAS, Members Cooperative Credit Union is proposing a Variance to the Highway 33 Design Standards in the RC – Regional Commercial District; and

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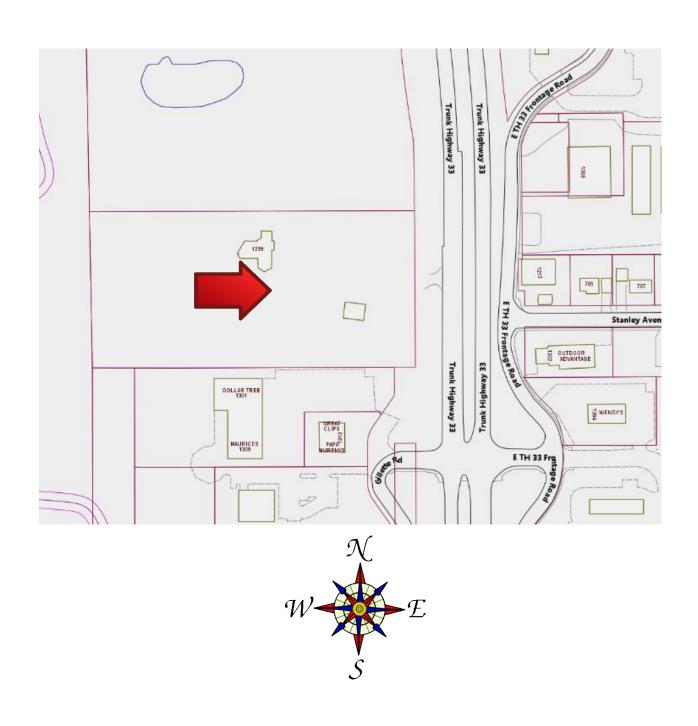
The Northerly 370.00 feet of the Southerly 770.00 feet of the Northwest Quarter of the Northeast Quarter lying West of Trunk Highway No. 33, Section 26, Township 49 North, Range 17 West of the Fourth Principal Meridian, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves of Zoning Case 18-07 for a variance for Members Cooperative Credit Union to the Highway 33 Design Standards.

The foregoing motion was members voted: AYE:		by Commissioner and being put to vote BSENT:			
TERRI LYYTINEN		ELIZABETH POLLING			
JOHN SANDERS		NATHANIEL WILKINSON			
URIAH WILKINSON					
Passed and adopted this 10 th day of July 2018.					
		CITY OF CLOQUET			
		URIAH WILKINSON CHAIR			
ATTEST:					
Alan Cottingham					
City Planner/Zoni	ing Administrato	r			

Location Map Members Cooperative Credit Union



No Scale



DEPARTMENT OF PUBLIC WORKS

1307 Cloquet Avenue; Cloquet, MN 55720 Phone: (218) 879-6758 Fax: (218) 879-6555 Street - Water - Sewer – Engineering - Park www.ci.cloquet.mn.us

MEMO

To: Al Cottingham, City Planner

From: John Anderson, Assistant City Engineer

Date: June 27, 2018

SUBJECT: MCCU Site Plan Review

I have reviewed the preliminary plans for the MCCU site including site plans, stormwater management report, prepared by Northland Consulting and dated 6/22/18 received 6/26/18 by email

The following are my comments on the plans submitted. Items shown in strikeout have been addressed, items highlighted remain to be addressed.

Sheet C 2.0

- 1. Drain tile should be included in the granular borrow and discharged to storm sewer.
- 2. The 12' width in the typical section appears to be incorrect, it should be shown as 14'.
- 3. Delete the snout on the outlet of the sediment removal manhole in detail 2.0/11

Sheet C 4.0

- 4. Remove existing curb on the east side of Gillette Road as need for storm sewer construction
- 5. Remove existing curb on the west side of Gillette Road as needed for sanitary sewer construction.

Sheet C 5.0

- 6. Label connection to existing Storm manhole at the south end of Gillette Road
- 7. There is shading shown on the area north of this property, is this wetland? Have wetlands been identified?
- 8. Show connection to existing sanitary manhole as core drill wall and bench and install elastomeric boot.
- 9. Show connection to existing 8" DIP watermain to include installation of an 8" Gate vale.
- 10. Sanitary sewer extension will require approval from the MPCA and WLSSD. Any requirements of those permits are to be incorporated into the work. We understand this permit has been submitted please note permit must be issued before any sanitary sewer work may proceed

- 11. Watermain extension will require a permit from the Minnesota Department of Health. Any requirements of that permit is to be incorporated into the work. We understand this permit has been submitted please note permit must be issued before any watermain work may proceed
- 12. The proposed 2" HDPE sewer force main past MH 101 is a private service and will not be owned or operated by the City of Cloquet. To be addressed in developer's agreement
- 13. Show new curb replacing that which was removed to connect storm sewer and sanitary sewer to the existing manholes along Gillette Road.
- 14. Show a 0.10 drop across any sanitary manhole and label all inverts of sanitary and storm manholes.
- 15. No sewer and water services are shown for the balance of the property to the west.
- 16. Pipe material for sanitary service should be SDR 35 Show Pipe material change at cleanout from SDR 35 on street side and schedule 40 on building side
- 17. Concrete driveway aprons should be 8" thick.
- 18. Consider installing a separate domestic smaller diameter water service as the site is located on a dead end line.
- 19. Consider installing a sanitary cleanout at the building to aid future maintenance of the private service. Detail has been included in civil plans, location to be identified in architectural plan
- 20. Include riprap at all storm sewer outlets.
- 21. Add invert elevations to storm sewers shown on the plan.
- 22. How will roof drainage be routed?
- 23. Storm sewer draining into pond 9 from the north appears to be too shallow.
- 24. Adjust street grades on Gillette Road to create a low point at the north end 15 feet south of the end of road and relocate catchbasin to that location.
- 25. Show curbing across the north end of Gillette Road to be surmountable.
- 26. Locate the sediment removal manhole in the pavement to provide better access for cleaning.
 Manhole may be located immediately behind curb but must be on level ground and within 5 feet of the curbline to be accessed by maintenance vehicles
- 27. Storm ponds are shown with a flat bottom at 1215. Will there be any dead storage in the ponds below the outlet or is the pond intended to be a dry pond? The storm treatment design calls out the ponds to be bioretension with under drain but no under drains are shown?
- 28. Three end of road markers should be installed at the north end of Gillete Road (OM4-1)
- 29. The radius of the north driveway at the south side of the driveway seems excessive. Adjust this radius to 15 feet.

- 30. A City issued grading permit will be required for this work as well as an NPDES construction site permit. Permits must be in place before any ground disturbing activities take place on site
- 31. A Sewer and Water permit will be needed to extend municipal services to the new building.

 Permits must be issued before connections can be extended in the building foot print

 Sheet C 7.0
 - 32. There is a trout stream just south of this site and this is where the drainage is routed ultimately from the site. The SWPPP designer must identify if this requires this SWPPP to meet requirements of special waters.
 - 33. The SWPPP plan shows different shading and symbols but does not include a legend
 - 34. The SWPPP should include staging to require utility connections to be made to the existing sewer, water and storm sewer extended past station 2+75 and street restoration including curbing and bituminous base pavement put back in place before proceeding with the rest of the site work.
 - 35. SWPPP implementation contacts should include City of Cloquet / John Anderson (218)879-6758
 - 36. Data missing in clouded areas on the plan.
 - 37. Consider installing temporary berms to divert stormwater flow into storm water ponds being used as temporary sedimentation ponds.
 - 38. Show floating outlets that draw water of the top of the temporary basin as required by the NPDES permit.
 - 39. Construction exit should be shown to the north of the last driveway to the strip mall

Sheet C 8.0

40. Appropriate traffic control measures need to be put in place to allow for access to existing strip mall site during the course of construction. there may be a couple different routings needed as work progresses.

Drainage Calculations

- 41. Provide calculation of the how 2325 CF of site storm volume storage is being provided.
- 42. Hydrocad calculation do not include actual design elevations in pond routing.
- 43. Hydrocad calculations do not identify actual peak elevations in ponds
- 44. Hydrocad calculations appear to have arbitrary pond volumes update to include specific stage storage measurements of designed ponds.
- 45. Provide a map with the calculations identifying the location of the BMPS. There are two swales shown in the calculations but only one appears on the plans.
- 46. The Swales are shown to have under drain in detail 1/C2.1 but none appear in the construction plan
- 47. Provide narrative summary of design assumptions, code requirements and exceptions such as the site being in the wellhead protection zone and infiltration not being provided.

48. A storm water maintenance agreement is needed for the storm water facilities on site

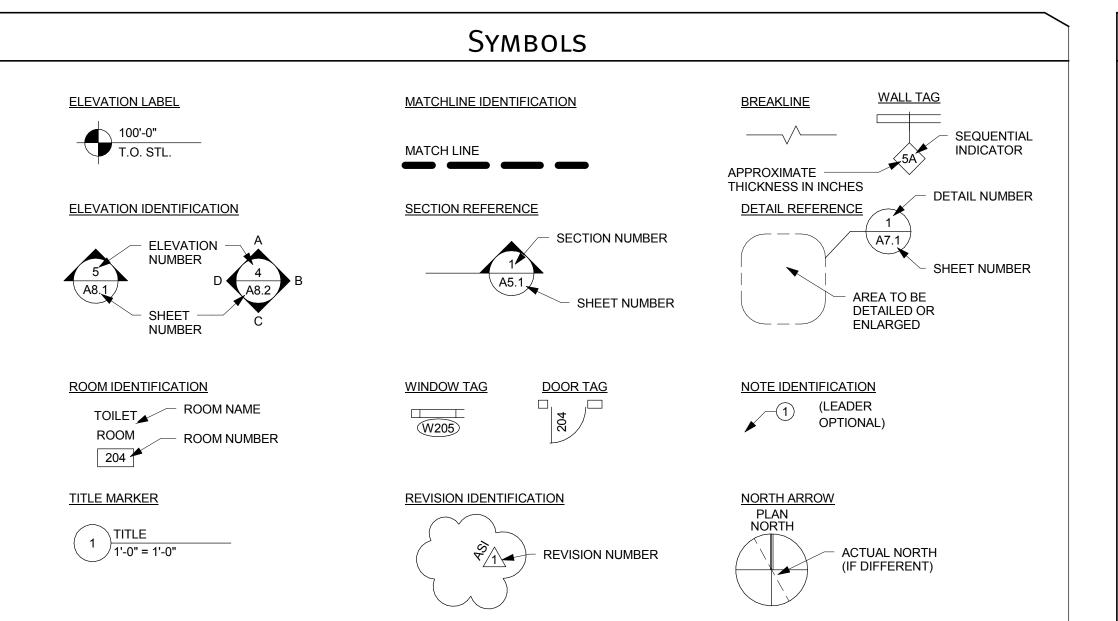
General Comments

- 49. The project constructs infrastructure that will be accepted and owned by the City of Cloquet, as such a development agreement is recommended to clearly identify the roles the city and developer play in in this construction, expectations on timing, how acceptance made, financial guarantees etc. To be addressed in developer's agreement
- 50. The City will require the construction of public infrastructure to be inspected. The developer shall employ a consulting engineer to inspect the construction and make as built drawing to be provided to the City at the completion of the construction. This inspection shall also verify and test materials used in construction as well as the final product. A record of this inspection and testing shall also be provided to the City prior to acceptance of the public infrastructure. To be addressed in developer's agreement
- 51. Both the private storm sewer and public storm sewer will discharge to the north onto private property. A drainage easement is needed to allow for this stormwater discharge. To be addressed prior to building permit issuance

Members Cooperative Credit Union 1299 Highway 33 South Cloquet MN

PROJECT NUMBER:

18031.00



CODE PLAN

83 ft Exit Travel Distance

CODE LEGEND

EGRESS PATH

BUILDING EXIT

ACCESSIBLE FEATURE

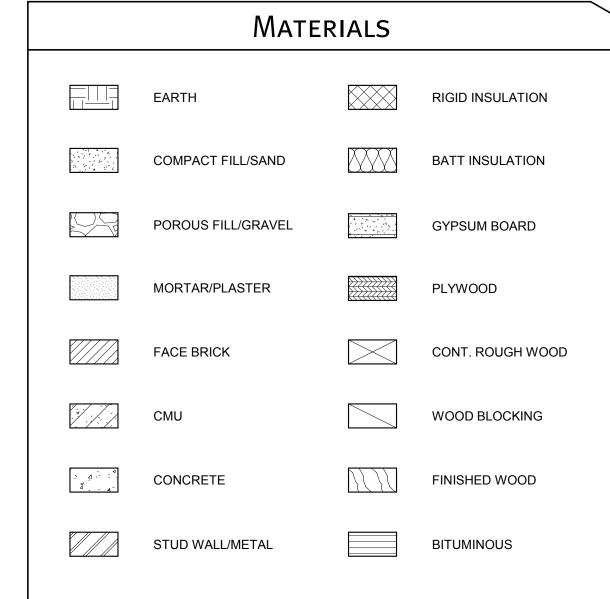
ROOM OCCUPANCY LOAD

EXIT ACCESS TRAVEL

FIRE EXTINGUISHER

1 LEVEL 1 CODE PLAN
1/16" = 1'-0"

FIRE EXTINGUISHER CABINET



Construction Type

Design Criteria

13.0+R-7.5 c.i.

R-20 to 60" below

<0.004 cfm/ft^2 **ASTM E2178**

Year Built 2018-19

Code Used MN 2015

CODE RECORD SUMMARY

BUILDING INFORMATION

Is This a Nonseparated Occupancy?

Substitue Sprinkler for 1-Hr Construction?

Is This a Separated Occupancy?

Use Sprinkler for increase in height?

Members Cooperative Credit Union

Minnesota State Building Code - Chapter 1305 2015 edition

Fire Alarm System

Occupancy

Actual Area

Sum of Ratios Total Occupancy

Energy Code: Minnesota Energy Code 2015 - Utilizing 2012 IECC Prescriptive Regmnts.

<0.004 cfm/ft^2 ASTM

Basic Allowable Area

Allowable Height Fi

Actual Height Ft. Allowable Number Stories Actual Number Stories

Thermal Envelope Roofs: Insulation above deck R-20 c.i.

Wall Below Grade R-7.5 c.i.

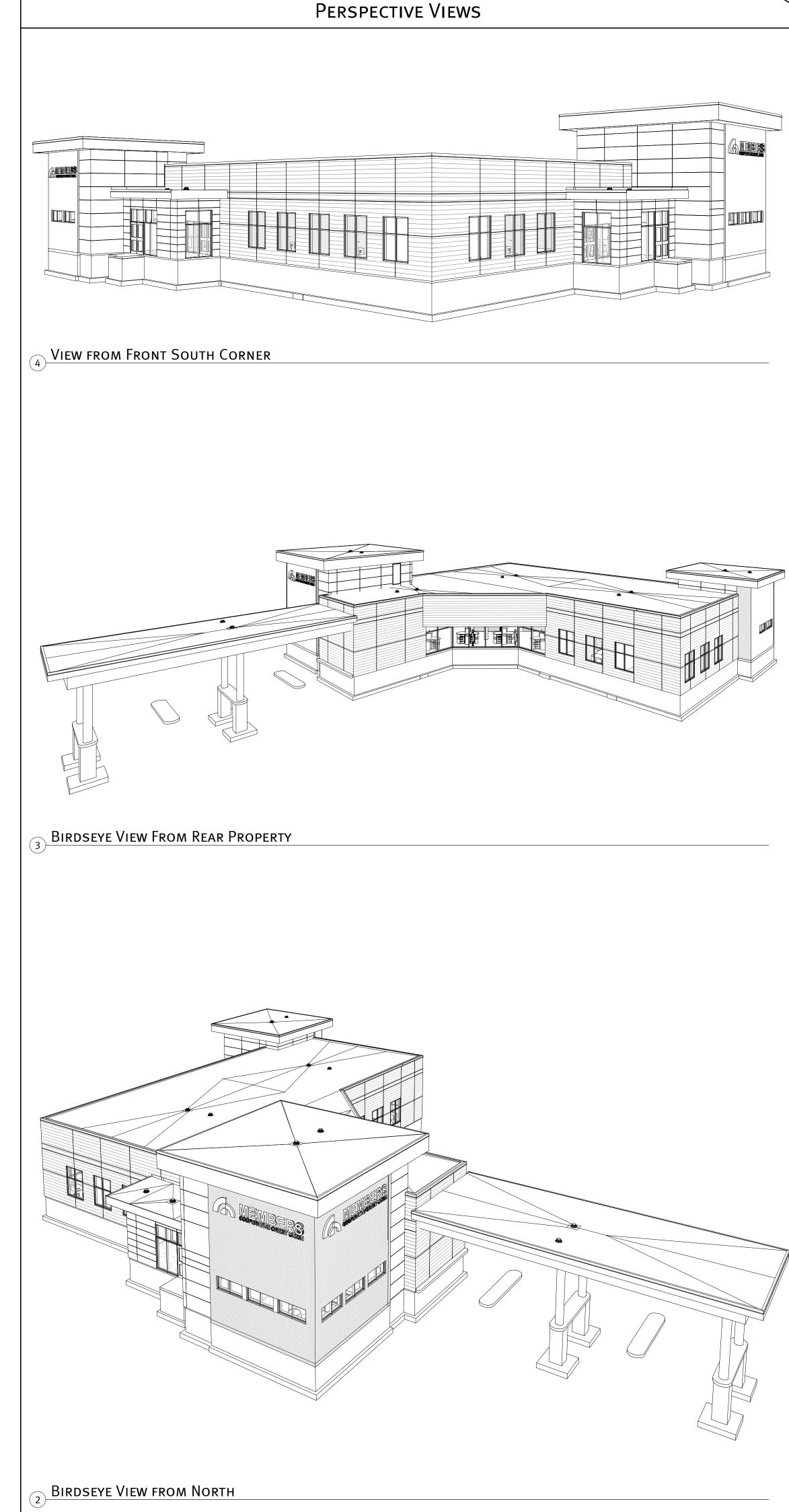
Opaque Doors: Swinging U-0.50

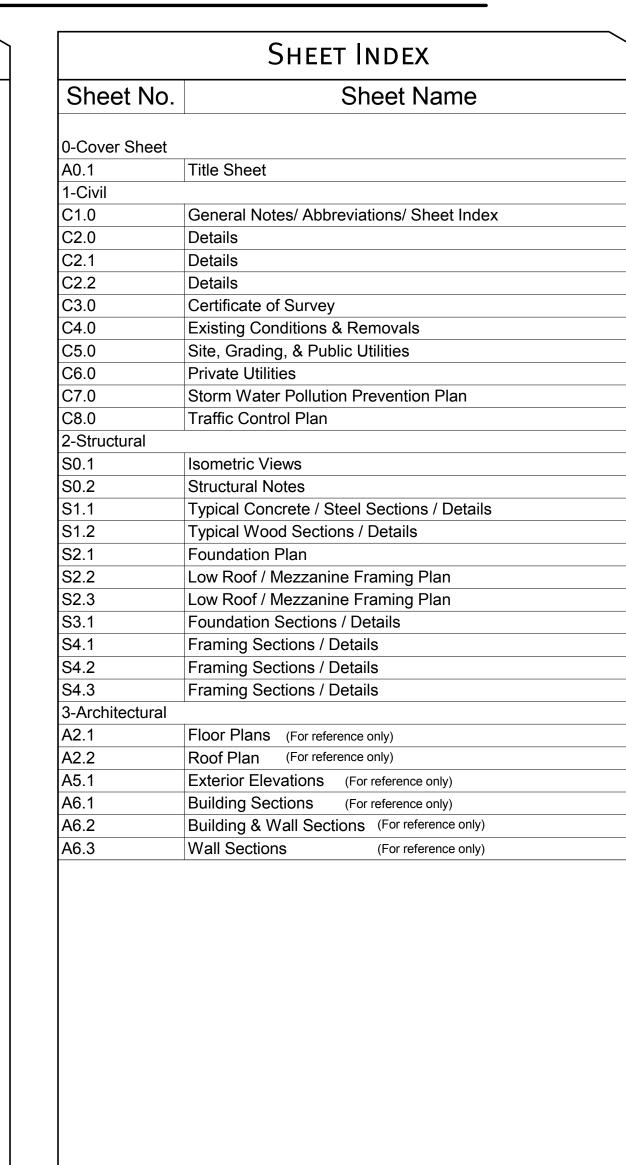
Heated Slab R-20 for 24" below

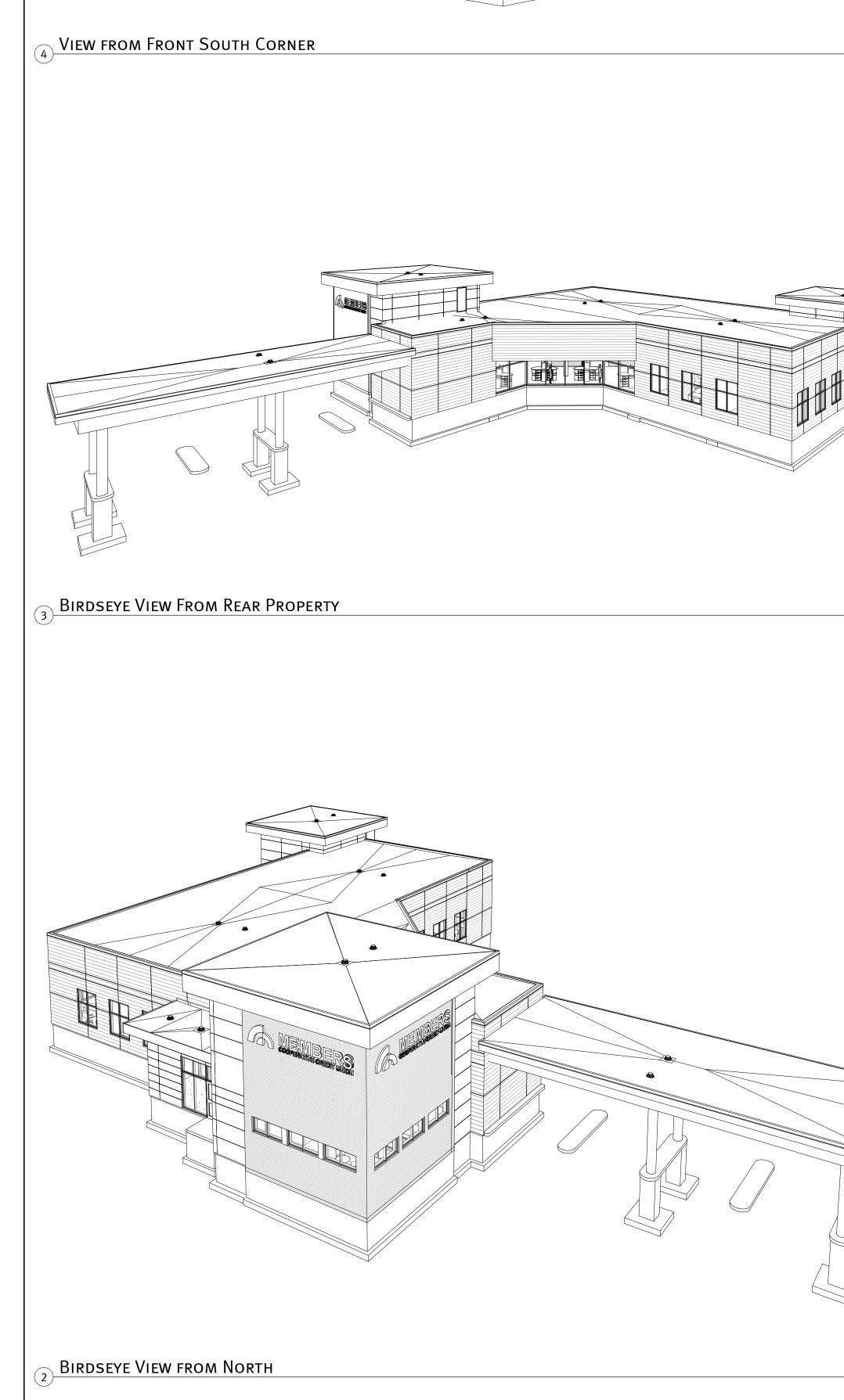
Walls Above Grade: Wood Frame

Entrance Doors

Increase for Yards Increase for Spinklers Maximum Allowable Area









Email: joshua.kostiuk@boldt.com

Email: david@nce-duluth.com



MEMBERS COOPERATIVE CREDIT

Union

CLOQUET MN

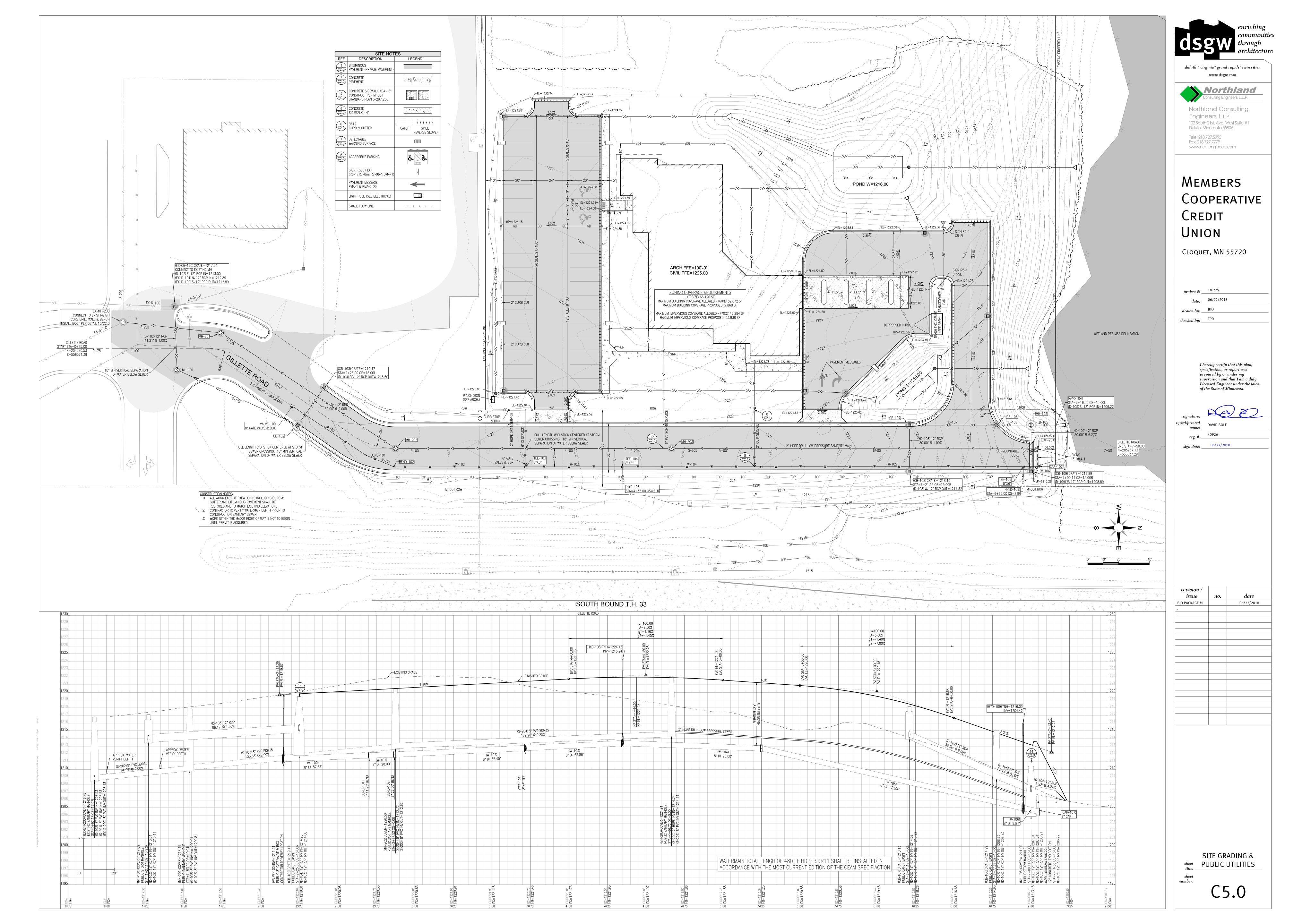
1299 HIGHWAY 33 SOUTH

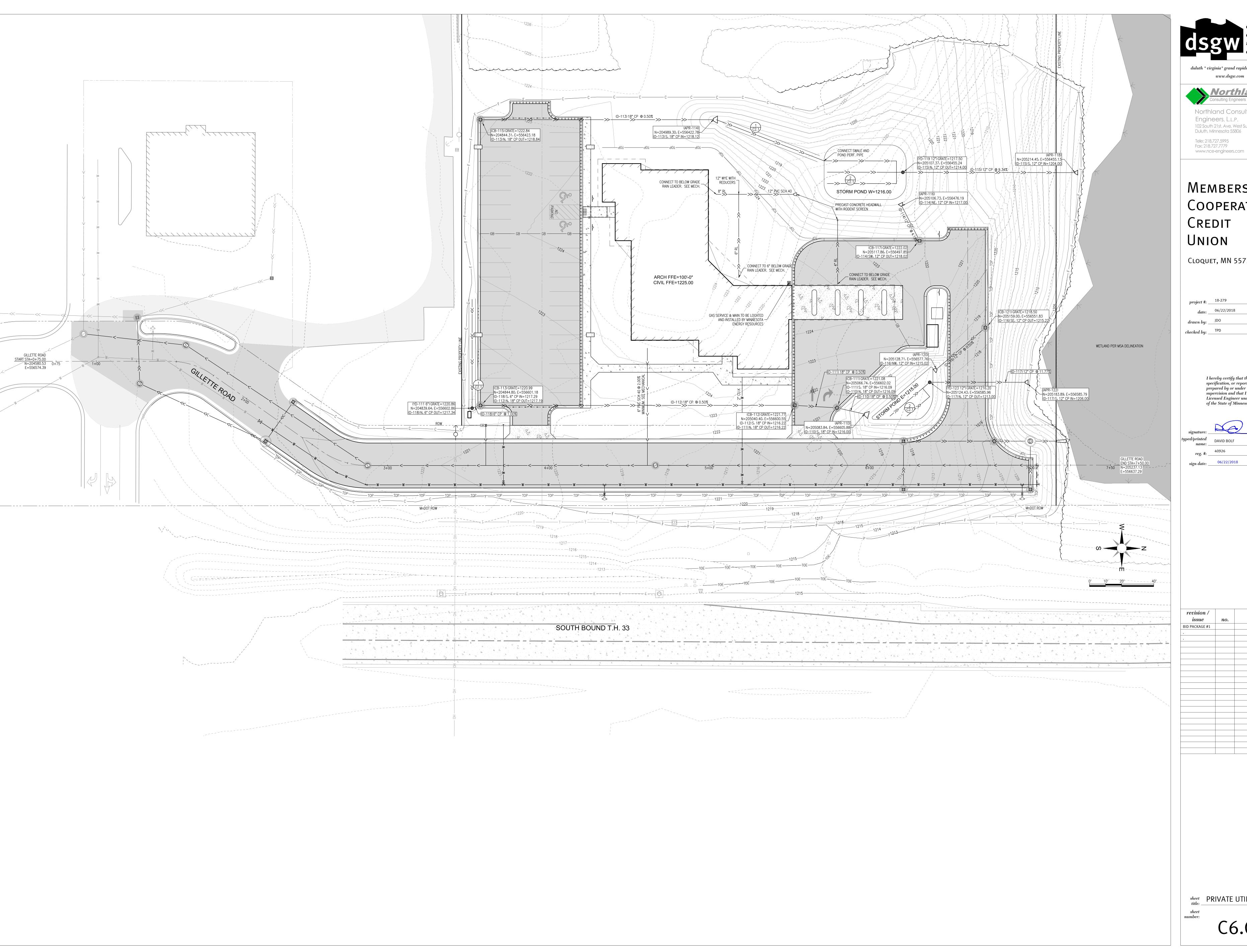
date: _6/25/2018 8:25:04 AM

I hereby certify that this plan, prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

name: JOHN GERZINA, AIA

TITLE SHEET





duluth * virginia* grand rapids* twin cities www.dsgw.com



Northland Consulting Engineers, L.L.P. 102 South 21st. Ave. West Suite #1 Duluth, Minnesota 55806

Tele: 218.727.5995 Fax: 218.727.7779

MEMBERS COOPERATIVE CREDIT Union

CLOQUET, MN 55720

date: _____06/22/2018

drawn by: ____JDO checked by: ____TPD

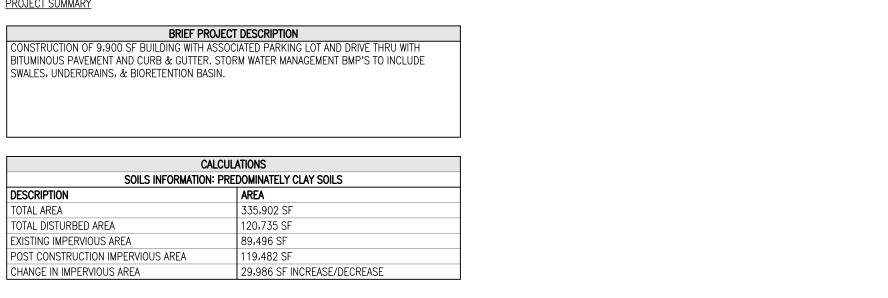
> I hereby certify that this plan, specification, or report was prepared by or under my supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

06/22/2018

sheet PRIVATE UTILITIES

EROSION PREVENTION PRACTICES IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT A. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SWPPP AMENDMENTS PROJECT SUMMARY CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE MINIMUM REQUIREMENTS THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. THE CONTRACTOR MUST PLAN FOR AND IMPLEMENT APPROPRIATE BMPs SUCH AS CONSTRUCTION STATED PER PART IV.C.10 OF THE NPDES MPCA GENERAL PERMIT. THIS SWPPP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF THE MPCA NPDES THIS SWPPP IS A STARTING POINT FOR EROSION PREVENTION AND SEDIMENT CONTROL ON THE PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, INSPECTION AND MAINTENANCE, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION AS NECESSARY TO COMPLY WITH THE DEWATERING AND BASIN DRAINING B. SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENTS REMOVED WHEN THE DEPTH OF CONSTRUCTION STORM WATER PERMIT. THE SWPPP DOCUMENT INCLUDES THE FOLLOWING SITE, AND CONTRACTOR'S OPERATIONS AND PHASING OF THE CONSTRUCTION ACTIVITY WILL DOCUMENTS TO DEFINE THE REQUIREMENTS FOR TEMPORARY AND PERMANENT STORM WATER SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. REQUIRE THE CONTRACTOR TO MODIFY AND AMEND THE SWPPP AND SUBSEQUENT BMPS USED SURFACE WATERS, INCLUDING CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF MANAGEMENT AND EROSION CONTROL: ON SITE. ANY AMENDMENT SHALL BE NOTED ON THE PLAN AND KEPT AS RECORD AND AVAILABLE THE CONTRACTOR SHALL EVALUATE SITE CONDITIONS AND CONSTRAINTS TO SUPPLY A TEMPORARY SWALES, UNDERDRAINS, & BIORETENTION BASIN. EROSION AND SEDIMENT DEPOSITION DURING EACH INSPECTION. THE REMOVAL AND THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCK PILES.) SEDIMENTATION BASIN THAT BEST SUITS THE CONSTRUCTION SITE. STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY 1.) SWPPP NARRATIVE & DETAILS CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE 2.) PLAN SHEETS AND PROJECT SPECIFICATIONS AMENDMENTS TO THE SWPPP MUST BE DOCUMENTED AND SENT TO THE OWNER AND ENGINEER STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL FOR APPROVAL. ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT BASIN DRAINING TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE. THE PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. CONTRACTOR MAY DISCHARGE FROM THE SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN PROJECT INFORMATION: STREETS AND OTHER AREAS ADJACENT TO THE PROJECT MUST BE INSPECTED FOR EVIDENCE OF WATER HAS BEEN VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AMENDMENTS TO SWPPP OFF-SITE ACCUMULATIONS OF SEDIMENT AND BE REMOVED IN A MANNER AND AT A FREQUENCY PROJECT LOCATION: ALL EXPOSED SOIL AREAS WITHIN 200 FEET THAT DRAIN TO THE WATER'S EDGE AND NORMAL WETTED AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP.2) WILL NOT RESULT FROM THE NO. AND DESCRIPTION SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS. LATITUDE AND LONGITUDE: 46°42'17.00"N, 92°27'28.00"W PERIMETERS MUST HAVE STABILIZATION ACTIVITIES COMPLETED WITHIN 24 HOURS. DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING PROJECT NAME: THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs SUCH THAT THE DISCHARGE ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING TEMPORARY STOCK PILES WITHOUT SIGNIFICANT SILT, CLAY, OR ORGANIC COMPONENTS (E.G., CLEAN DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. DISCHARGE CONSTRUCTION OF 9,900 SF BUILDING WITH ASSOCIATED PARKING LOT CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA. ALL INFILTRATION AREAS MUST BE TOTAL AREA AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND CONSTRUCTED POINTS SHALL BE ADEQUATELY PROTECT FROM EROSION AND SCOUR AND BE DISPERSED OVER ENERGY AND DRIVE THRU WITH BITUMINOUS PAVEMENT AND CURB & GUTTER. INSPECTED TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA. PROJECT DESCRIPTION: BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS DISSIPATION MEASURES. TOTAL DISTURBED AREA STORM WATER MANAGEMENT BMP'S TO INCLUDE SWALES, UNDERDRAINS, REQUIREMENT BUT MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS ESTABLISHED EXISTING IMPERVIOUS AREA & BIORETENTION BASIN. POLLUTION PREVENTION MANAGEMENT MEASURES AROUND ITS PERIMETER AND CANNOT BE PLACED IN ANY NATURAL BUFFERS, SURFACE WATERS, OR INSPECTIONS AND MAINTENANCE ST. PROJECT TIMELINE: JULY 2018-JUNE 2019 OST CONSTRUCTION IMPERVIOUS AREA STORM WATER CONVEYANCE SYSTEMS. THE CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR WILL ROUTINELY INSPECT THE ENTIRE STORAGE, HANDLING, AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTES; CHANGE IN IMPERVIOUS AREA GENERAL SWPPP IMPLEMENTATION PHASING: IF USING STORMWATER CONVEYANCE CHANNELS, BMPs AND VELOCITY DISSIPATION DEVICES MUST BE TCONSTRUCT ROCK CONSTRUCTION EXIT CONSTRUCTION SITE AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 MEMBERS COOPERATIVE CREDIT UNION ESTABLISHED TO PROVIDE A NON-EROSIVE FLOW VELOCITY TO MINIMIZE EROSION OF CHANNELS AND THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING TO MINIMIZE THE EXPOSURE TO STORMWATER RECEIVING WATERS WITHIN ONE MILE OF PROJECT INSTALL DOWNSTREAM PERIMETER CONTROLS. HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. FOLLOWING AN INSPECTION THAT OCCURS WITHIN 24 HOURS AFTER A RAINFALL EVENT, THE NEXT INSPECTION MUST BE CONDUCTED WITHIN 7 DAYS AFTER THE RAINFALL EVENT OF THE PRODUCTS, MATERIALS, OR WASTES. PRODUCTS OR WASTES WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER ARE CONTACT NAME: JANET VOLD THEIR EMBANKMENTS, OUTLETS, ADJACENT STREAM BANKS, SLOPES, AND DOWNSTREAM WATERS COMPLETE SITE GRADING AND UTILITY CONSTRUCTION. SPECIAL WATER CLASSIFICATION DURING DISCHARGE CONDITIONS. ADDRESS: 215 NORTH 40TH AVE WEST WITHIN 7 DAYS AFTER THE RAINFALL EVENT. STABILIZE ANY SENSITIVE AREAS WITH FINAL STABILIZATION. TRIBUTARY TO OTTER CREEK N/A (TROUT STREAM) NOT HELD TO THIS REQUIREMENT; (218) 625-8500 COMPLETE FINAL GRADING AND INSTALL FINAL STABILIZATION. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS SEDIMENT CONTAINMENT ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED WITHIN JANET.VOLD@MEMBERSCCU.ORG SYSTEMS DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING OTTER CREEK N/A (TROUT STREAM) BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER 24 HOURS IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP IN ACCORDANCE WITH NORTHLAND CONSULTING ENGINEERS, L.L.P. AFTER SITE IS STABLE REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. USED AS A SEDIMENT CONTAINMENT SYSTEM. TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEAN PART III.E OF THE NPDES MPCA GENERAL PERMIT. RECORDS OF EACH INSPECTION AND MAINTENANCE RE-STABILIZE AND AREAS DISTURBED BY REMOVAL ACTIVITIES. DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. CONTACT NAME: DAVID BOLF, P.E. ACTIVE SHALL INCLUDE; SENSITIVE AREAS APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS TREATMENT CHEMICALS, AND LANDSCAPE 102 S. 21ST AVE. W., SUITE ONE, DULUTH, MN 55806 MATERIALS MUST BE UNDER COVERT TO PREVENT DISCHARGE OF POLLUTANTS. IS THE PROJECT LOCATION IN A KARST AREA: PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE . DATE AND TIME OF INSPECTIONS. (218) 727-5995 INSPECTION RECORDS HAZARDOUS MATERIALS AND TOXIC WASTE MUST BE PROPERLY STORED IN SEALED CONTAINERS DOES THE PROJECT FLOW TO A CALCAREOUS FEN? N NAME OF PERSON(S) CONDUCTION INSPECTIONS DAVID@NCE-DULUTH.COM TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. RESTRICTED ACCESS STORAGE AREAS MUST FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ALL INSPECTION PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR ARE NEEDED AND MAINTENANCE RECORDS. DOCUMENTS SHALL BE KEPT WITH THE SWPPP DOCUMENT. HOURS AFTER CONNECTION TO A SURFACE WATER. MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 SWPPP DESIGNER TRAINING INFORMATION CORRECTIVE ACTIONS TAKEN SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY IN COMPLIANCE WITH DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAT 0.5 INCHES IN 24 HOURS. nomas DesMarais OPERATION AND MAINTENANCE OF PERMANENT STORM WATER CONTROLS SEDIMENT PREVENTION PRACTICES MINN R. CH. 7035 IF DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL CERTIFICATION CLASS AND EXPIRATION YEAR: DESIGN OF CONSTRUCTION SWPPP, 2021 PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED POINTS OF THE PROPERTY FROM WHICH THERE IS DISCHARGE MUST BE MADE, AND THE FOLLOWING CONSTRUCTION COMPLETION THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH NAME OF INSTRUCTOR: UNIVERSITY OF MINNESOTA THE CONTRACTOR MUST EMPLOY SEDIMENT CONTROL PRACTICES AS NECESSARY TO MINIMIZE SEDIMENT DISCHARGE SHOULD BE DESCRIBED (i.e., COLOR, ODOR, FLOATING, SETTLED, OR SUSPENDED NOTICE OF TERMINATION OR TRANSFER OF PERMIT. MINN. R. CH. 7041 NORTHLAND CONSULTING ENGINEERS, L.L.P. FROM ENTERING SURFACE WATERS AND INCLUDING CONVEYANCE SYSTEMS SUCH AS CURB AND GUTTER SOLIDS, FOAM, OIL SHEEN ETC..) AND PHOTOGRAPHED. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT DISCHARGE OF SPILLED OR OR STORM SEWER INLETS. G. ANY AMENDMENTS TO THE SWIPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE THE OPERATION AND MAINTENANCE OF THE PERMANENT STORM WATER CONTROLS SHALL BE THE LEAKED CHEMICALS FROM ANY AREA WHERE CHEMICALS WILL BE LOADED OR UNLOADED. DOCUMENTED AS REQUIRED IN PART III.B PER THE NPDES MPCA GENERAL PERMIT WITHIN 7 CONTRACTOR'S EROSION CONTROL RESPONSIBILITY OF THE OWNER. THE OWNER MUST FOLLOW THE LONG TERM OPERATIONS AND IF DOWN GRADIENT SEDIMENT CONTROL AS OVERLOADED (BASE ON FREQUENT FAILURE OR EXCESSIVE THE CONTRACTOR MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE. THE MAINTENANCE PLAN AS OUTLINED AS PART OF THE SWPPP IN THE STORM WATER MANAGEMENT MAINTENANCE REQUIREMENT), THE CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT BMPs TO THE CONTRACTOR MUST PROVIDE AND ATTACH CONTACT INFORMATION FOR THEIR CERTIFIED PERMITTEE(S) MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY. ELIMINATE THE OVERLOADING. THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL INSPECTION FREQUENCY ADJUSTMENT; EROSION CONTROL SUPERVISOR. THIS INFORMATION MUST ACCOMPANY THE SWPPP PRIOR TO H. THE CONTRACTOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES THE START OF ANY CONSTRUCTION ACTIVITY. THIS PERSON SHALL BE TRAINED, GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASHOUT WASTES MUST NOT KNOWLEDGEABLE AND EXPERIENCED IN THE IMPLEMENTATION OF EROSION AND SEDIMENT A. WHERE PARTS OF THE PROJECT SITE HAVE PERMANENT COVER, BUT WORK REMAINS ON OTHER CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT BMPs MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS AND BE LOCATED UPGRADIENCT OF PARTS OF THE SITE, THE CONTRACTOR MAY REDUCE INSPECTIONS OF THE AREAS WITH CONTROL MEASURES. THIS INDIVIDUAL MUST OVERSEE INSTALLATION, MAINTENANCE AND RESULT IN RUNOFF FROM WASHOUT OPERATIONS. A SIGN MUST BE INSTALLED ADJACENT TO ANY BUFFER ZONES. BMPs MUST BE IN PLACE BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES PERMANENT COVER TO ONCE PER MONTH INSPECTION OF THE EROSION AND SEDIMENT CONTROL BMPS ON THE PROJECT SITE. EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES BEGIN. THESE BMPs MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. B. WHERE CONSTRUCTION SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AREAS AND NO FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES. CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, THE SITE MUST BE INSPECTED THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE NECESSARY TRAINING AND THE CONTRACTOR SHALL RE-INSTALL ALL BMPs THAT HAVE BEEN ADJUSTED OR REMOVED TO CERTIFICATIONS FOR THEIR RESPONSIBLE INDIVIDUALS AND CONTRACTOR MUST PROVIDE SAID DURING NON-FROZEN GROUND CONDITIONS ARE LEAST ONCE PER MONTH FOR A PERIOD OF 1: MONTHS. FOLLOWING THE 12TH MONTH OF PERMANENT COVER AND NO CONSTRUCTION ACTIVITY, FINAL STABILIZATION ACCOMMODATE SHORT-TERM ACTIVITIES IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN TRAINING CERTIFICATIONS FOR ANY INDIVIDUAL: INSPECTION MAY BE TERMINATED UNTIL CONSTRUCTION ACTIVITY RESUMES UNLESS THE PERMITTEES ARE NOTIFIED IN WRITING BY THE MPCA THAT EROSION ISSUES HAVE BEEN DETECTED THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION IS NOT 1.) OVERSEEING IMPLEMENTATION, INSTALLATION AND MAINTENANCE OF SWPPP ELEMENTS. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL AT THE SITE AND INSPECTION NEED TO RESUME COMPLETE UNTIL ALL REQUIREMENTS; MODIFYING OR AMENDING THE SWPPP ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE INSPECTIONS CONDUCTING SWPPP INSPECTIONS. PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET MAY BE SUSPENDED. THE REQUIRED INSPECTIONS ARE MAINTENANCE SCHEDULE MUST BEGIN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS ARE FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE OWNER. STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF ITS WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR 24 HOURS PRIOR TO RESUMING EXPECTED FINAL GROWTH OVER THE ENTIRE PERVIOUS SURFACE AREA. VEHICLE TRACKING BMPs MUST BE INSTALLED TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE HE CONTRACTOR MUST ESTABLISH A CHAIN OF RESPONSIBILITY FOR THE PROJECT. THIS CONSTRUCTION SITE. STREET SWEEPING MUST BE USED IF SUCH VEHICLE TRACKING BMPs ARE NOT THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND 2. PERMANENT STORMWATER MANAGEMENT SYSTEM IS CONSTRUCTED AND ALL SEDIMENT HAS BEEN INFORMATION MUST ACCOMPANY THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION SWPPP IMPLEMENTATION CONTACTS ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS ALL EROSION PREVENTION AND SEDIMENT REMOVED FROM CONVEYANCE SYSTEMS AND STABILIZED WITH PERMANENT COVER. CONTROL BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT OR THE MINNESOTA POLLUTION CONTROL AGENCY CONTRACTOR'S EROSION CONTROL SUPERVISOR (218) 302-6632 JAMES.DEXTER@STATE.MN.US TEMPORARY SEDIMENTATION BASINS MUST BE INSTALLED PER PART III.C OF THE NPDES MPCA GENERAL PROJECT HAS UNDERGONE FINAL STABILIZATION AND AN N.O.T. HAS BEEN SUBMITTED TO THE MPCA. ALL TEMPORARY BMPs HAVE BEEN REMOVED. BMPs DESIGNED TO DECOMPOSE ON SITE MAY BE CONTRACTOR: LEFT IN PLACE. 24-HOUR CONTACT N/A CLIFF BENTLEY (218) 834–1442 CLIFF.BENTLEY@STATE.MN.US THE CONTRACTOR MUST INSPECT ALL BMPs TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL MNDNR WATERS AREA HYDROLOGIST IF NOT SPECIFIED IN THE CONTRACT, THE CONTRACTOR MUST MINIMIZE SOIL, UNLESS INFEASIBLE, ROUTINE AND POST-RAINFALL EVENT INSPECTIONS. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, 4. FOR RESIDENTIAL CONSTRUCTION ONLY; INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED N/A ANDY CHAMBERS (218) 720–5291 ANDREW.R.CHAMBERS@USACE.ARMY.MIL CORPS OF ENGINEERS COMPACTION AND PRESERVE TOPSOIL. REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER IF THE STRUCTURES ARE FINISHED AND TEMPORARY BMPs AND DOWNGRADIENT PERIMETER CITY OF CLOQUET N/A JOHN ANDERSON (218) 879-6758 JANDERSON@CLOQUETMN.GOV DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALL. THE CONTRACTOR MUST INVESTIGATE AND COMPLY CONTROL HAS BEEN COMPLETED THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER OR PROVIDE REDUNDANT BMPs WHEN WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS; A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS CONSTRUCTION LIMITS AND FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND THE DISTURBED LAND HAS BEEN STORMWATER FLOWS TO THE SURFACE WATER. RETURNED TO ITS RECONSTRUCTION AGRICULTURAL USE. STAGE AS TEMPORARY SEDIMENT BÁSIN SLOPE SURROUNDING GRADE TO DRAIL INTO TEMPORARY SEDIMENT BASINS ARCH FFE=100'-0" CIVIL FFE=1225.00 E=556574.39

SOUTH BOUND T.H. 33



N/A

N/A

STABILIZED CONSTRUCTION EXIT

TORM DRAIN INLET PROTECTION

SEDIMENT CONTROL LOG TYPE STRAW

SILT FENCE (TYPE HI)

RIPRAP CLASS II

FILTER BERM TYPE 4

(ANY DISTURBED AREAS)

FLOW DIRECTION

SWALE FLOWLINE

SEE LANDSCAPE ARCH. FOR

RAPID STABILIZATION METHOD 2

PERMANENT TURF ESTABLISHEMENT

ESTIMATED QUANTITIES & LEGEND

1020 LF

1400 LF

A CONTRACTOR OF THE CONTRACTOR

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checked by: ____TPD

project #: 06/22/2018 drawn by: _

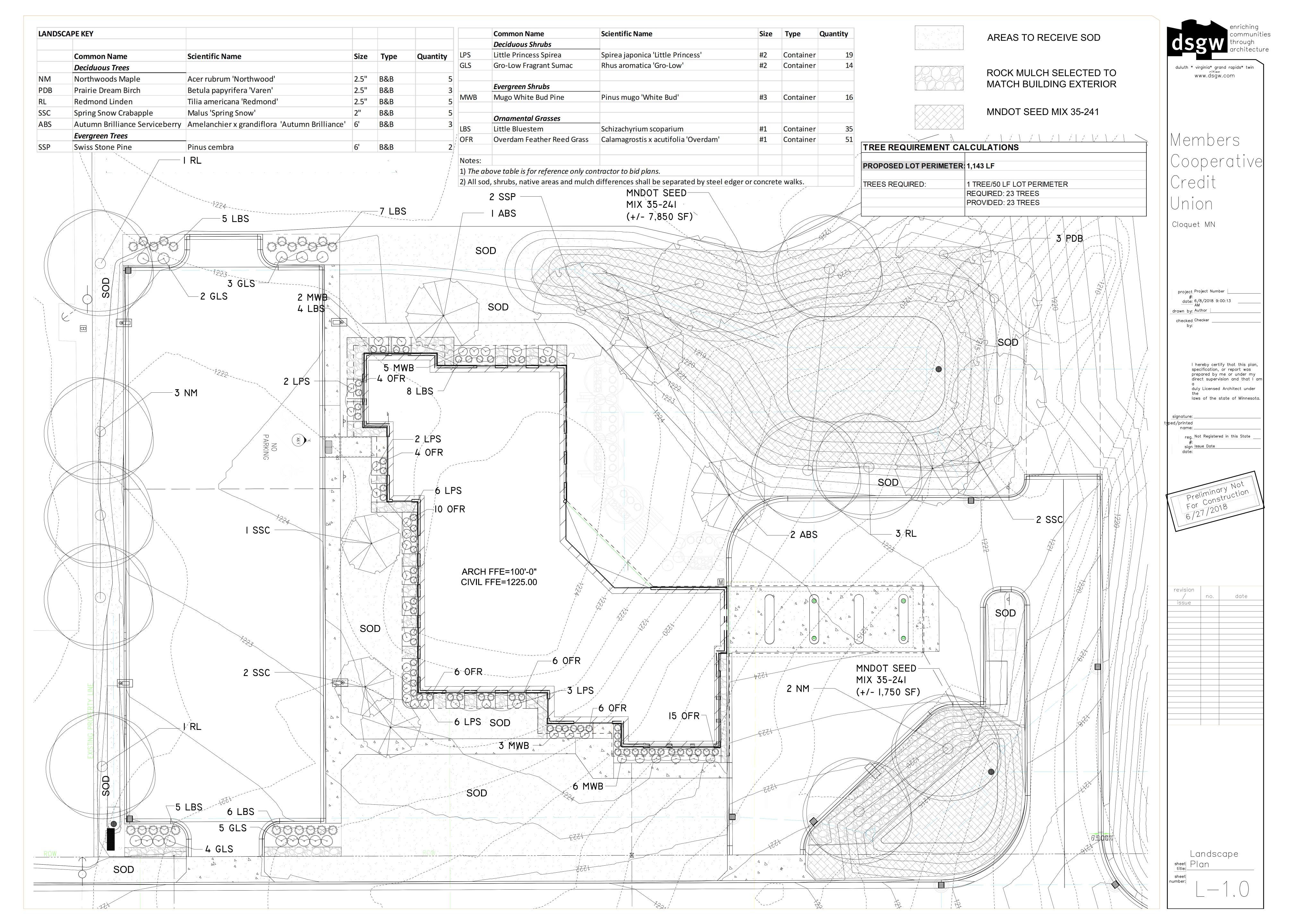
> I hereby certify that this plan, specification, or report was prepared by or under my supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

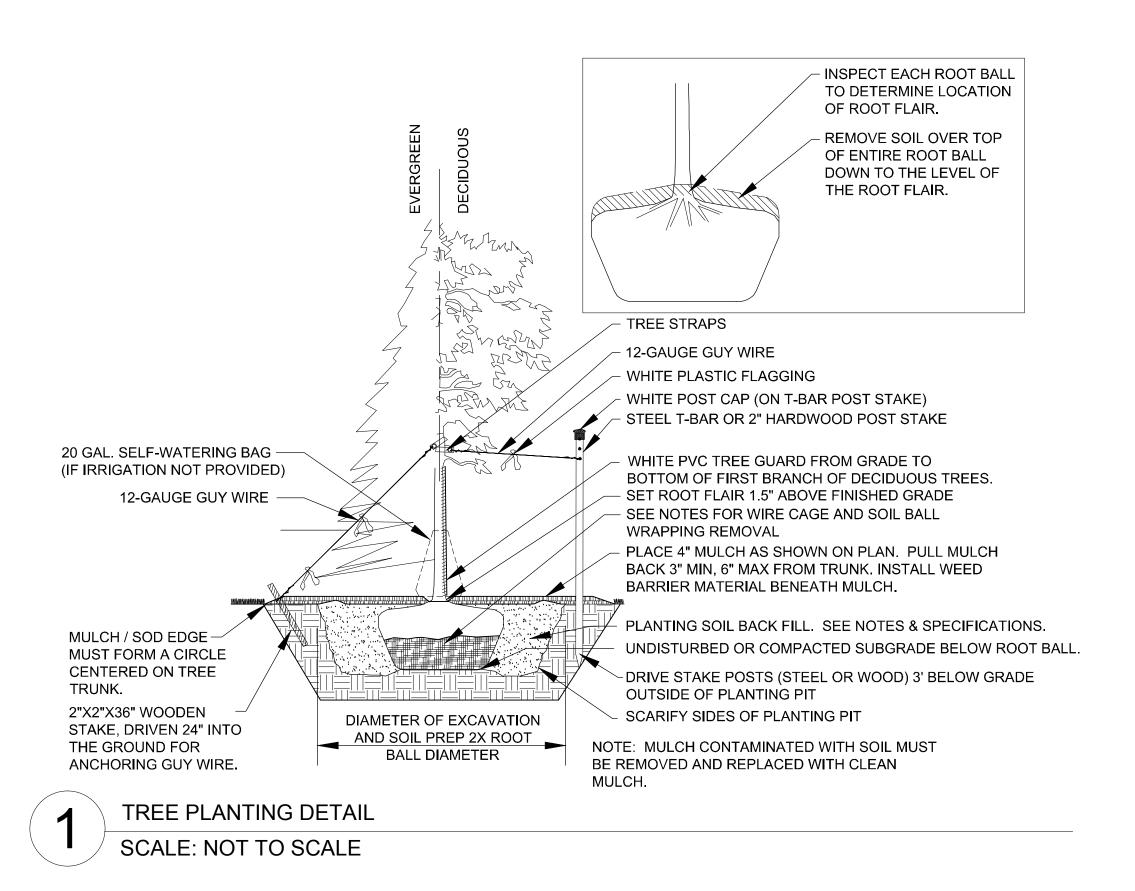
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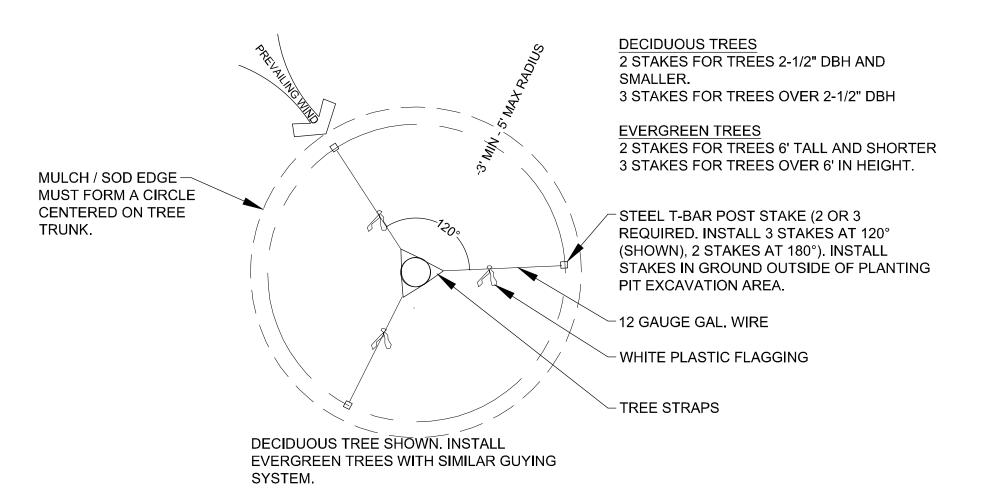
BID PACKAGE #1

WETLAND PER MSA DELINEATION

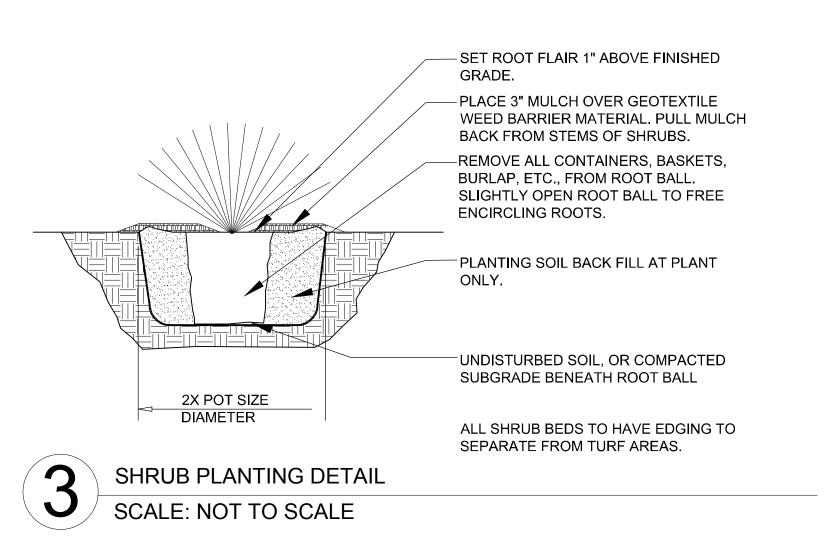
STORM WATER POLLUTION sheet PREVENTION PLAN

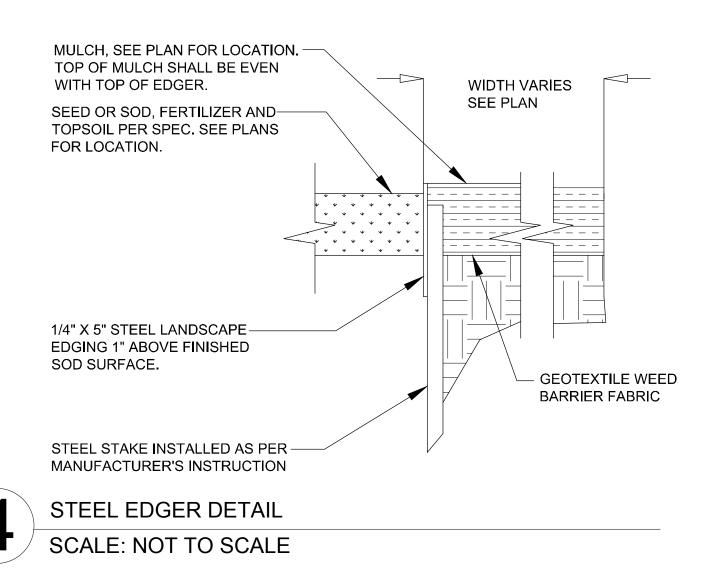






TREE GUYING DETAIL
SCALE: NOT TO SCALE





SITE & PLANTING NOTES:

1) ALL SHRUBS TO BE A MINIMUM OF 3'-0" FROM ALL WALKS OR CURBS (MEASURED FROM THE CENTER OF THE PLANT)

2) ALL PLANTING BEDS TO BE EDGED WITH 5" TALL X 1/4" WIDE STEEL EDGER (BLACK).

3) EROSION CONTROL NETTING SHALL BE USED ON ALL SLOPES GREATER THAN 3:1

4) SOIL AMENDMENTS TO BE SPREAD EVENLY OVER AREA AT A RATE OF 4 CY./1,000 SF AND MIXED THOROUGHLY INTO SOIL SURFACE. PROVIDE OWNER/ LANDSCAPE ARCHITECT PROPOSED PRODUCT PRIOR TO INSTALLATION; INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

5) VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE

6) GENERAL CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLIANCE WITH ALL STATE OF MINNESOTA SEDIMENT CONTROL REQUIREMENTS.

7) PERIMETER SEDIMENT BMP'S SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION ACTIVITY. STORM INLET PROTECTION SHALL BE MAINTAINED ON ALL STORM DRAINAGE STRUCTURES.

8) ALL EROSION CONTROL AND SEDIMENT BMP'S SHALL REMAIN IN PLACE AND BE MAINTAINED AS OPERATIONAL UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED AND ALL PAVING IS COMPLETE. CONTRACTOR TO REMOVE ALL EROSION CONTROL PROTECTION ITEMS (SILT FENCE, HAY BALES, ETC.)

9) ALL HORIZONTAL AND VERTICAL CONTROL AND LAYOUT TO BE ESTABLISHED AND MAINTAINED BY THE GENERAL CONTRACTOR UNDER THIS CONTRACT.

10) ALL GRADES AND ELEVATIONS SHOWN ARE FINISHED GRADES AND ELEVATIONS.

11) ALL GRADES SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT 2% MINIMUM SLOPE.

12) IN THE EVENT OF A DISCREPANCY WITH PLANT QUANTITIES, THE PLAN, NOT THE PLANT LIST, SHALL GOVERN THE REQUIRED QUANTITIES. COORDINATE ALL WORK BETWEEN TRADES. NOTIFY THE PROJECT MANAGER OF ANY CONFLICTS AND DISCREPANCIES IMMEDIATELY THAT AFFECT THIS SITE WORK.

13) THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR REMOVING TRASH AND CONSTRUCTION DEBRIS FROM THE SITE ON A DAILY BASIS. THE TRACKING OF SOIL ONTO ADJOINING ROADWAYS, WALKS AND PARKING AREAS SHALL NOT BE ALLOWED.

14) ADD 3" OF SELECT PLANTING SOIL TO AREAS TO RECEIVE SOD. TILL PLANTING SOIL INTO EXISTING SOILS TO A DEPTH OF 6" PRIOR TO PLACEMENT OF PLANTING SOIL. REMOVE ALL STONES, STICKS AND OTHER DEBRIS MEASURING MORE THAN 1" FROM AREAS TO RECEIVE SOD.

15) CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS TO WORK WITHIN THE PUBLIC RIGHT OF WAY.

16) THE TREES/SHRUBS AND SOD/SEED AREAS ARE TO BE MAINTAINED (WATERING, MOWING, FERTILIZING) UNTIL THE OWNER ACCEPTANCE AND THE WARRANTY PERIOD BEGINS.

THESE PLANTING NOTES APPLY TO ALL PLANT AND PLANT-RELATED ASPECTS OF THIS PROJECT. IF THIS PLAN SET CONTAINS A SEPARATE SET OF SPECIFICATIONS, THOSE SEPARATE SPECIFICATIONS SHALL GOVERN.

17) EVERGREEN AND DECIDUOUS TREES SHALL BE SUPPORTED WITH A SYSTEM OF HEAVY DUTY T-BAR STEEL POST STAKES, MINIMUM OF 6' IN LENGTH, WITH WHITE T-POST CAPS AND WITH 17-GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH PROFESSIONAL-GRADE STRAPS (DARK GREEN OR BEIGE IN COLOR), SPECIFICALLY DESIGNED FOR TREE GUYING, ABOVE THE FIRST BRANCH OF DECIDUOUS TREES (4' ABOVE GRADE MINIMUM), 4' ABOVE TOP OF ROOT BALL ON EVERGREEN TREES. STAKES SHALL BE 3' MIN, 5' MAXIMUM FROM TRUNK OF TREE. TREE STRAPS TO BE USED SHALL BE SELECTED BASED ON MANUFACTURER'S RECOMMENDATION FOR THE SIZE TREE RECEIVING THE STRAPS. RUBBER HOSE SHALL NOT BE USED. WIRE TO BE TAUT BUT NOT OVER-TIGHT. TREE GUYING SHALL NOT PREVENT TREE FROM SLIGHT SWAYING UNDER NORMAL ENVIRONMENTAL CONDITIONS, WHICH HELPS DEVELOP ROOT AND TRUNK STRUCTURE. FLAG EACH WIRE WITH WHITE PLASTIC FLAGGING TAPE CENTERED ON WIRE. ADD ADDITIONAL FLAG ON WIRES GUYING EVERGREENS 12" ABOVE IN-GROUND STAKE.

18) CONFERS TO HAVE 2 STEEL POST STAKES, WIRES AND STRAPS FOR TREES 6' IN HEIGHT AND LESS, 3 STEEL POST STAKES, WIRES AND STRAPS FOR TREES ABOVE 6' IN HEIGHT. DECIDUOUS TREES TO HAVE 2 STEEL POST STAKES, WIRES AND STRAPS FOR TREES 2-1/2" CALIPER AND LESS, 3 STAKES, WIRES AND STRAPS ABOVE 2-1/2" CALIPER. ONE STAKE SHALL BE ORIENTATED IN THE DIRECTION OF THE PREVAILING WINDS. REMOVE STAKES, GUY WIRES, STRAPS, AND FLAGGING AFTER 1 YEAR FROM DATE OF INITIAL ACCEPTANCE, OR WHEN DIRECTED BY OWNER OR OWNER REPRESENTATIVE.

19) EACH TREE OR SHRUB, WHETHER CONTAINERIZED OR BALLED AND BURLAPPED, SHALL HAVE THE ROOT FLAIR EXPOSED AND SOIL ABOVE THE LEVEL OF THE ROOT FLAIR REMOVED. SET TREE IN PLANTING PIT WITH ROOT FLAIR 1" ABOVE SURROUNDING SOIL SURFACE. THE PLANTING PIT FOR EACH TREE OR PLANT SHALL BE MEASURED, DUG, VERIFIED AND MODIFIED AS NEEDED TO OBTAIN THE PROPER DEPTH FOR EACH INDIVIDUAL PLANT.

20) TREE SHALL ONLY BE MOVED BY THE BALL / WIRE BASKET. PLUMB TREE ONLY BY THE ROOT BALL. DO NOT PLUMB TREE BY OVERLY / AGGRESSIVELY PULLING OR PUSHING ON TRUNK OR BRANCHES.

21) AFTER TREE HAS BEEN SET IN THE PLANTING PIT TO PROPER GRADE AND PLUMBED, REMOVE TOP $\frac{1}{2}$ OF WIRE BASKET. REMOVE TWINE OR ROPE HOLDING BURLAP OR PLASTIC AROUND ROOT BALL. REMOVE AS MUCH PLASTIC WRAPPING OR TREATED BURLAP AS POSSIBLE. IF REGULAR BURLAP CONTAINS THE ROOT BALL, BACKFILL $\frac{1}{2}$ OF PIT, REMOVE TOP $\frac{1}{2}$ OF BURLAP AND COMPLETE BACKFILL. SOIL SHALL BE SETTLED AROUND ROOT BALL TO REMOVE LARGE AIR VOIDS WITH WATER. BACKFILL SHALL NOT BE PLACED ON TOP OF ROOTBALL.

22) CARE SHALL BE TAKEN TO INSURE BALL REMAINS INTACT WITH MINIMAL DISTURBANCE TO THE INTEGRITY OF THE SOIL BALL AND / OR TREE ROOTS. SOIL BALLS OF TREES WHICH ARE DEEMED BY THE OWNER OR OWNERS REPRESENTATIVE TO NOT BE OF ADEQUATE INTEGRITY, OR TRUNKS WHICH ARE LOOSE FROM THEIR SOIL BALLS, BEFORE OR AFTER BEING PLACED INTO THE PLANTING PIT, MAY BE REJECTED. CONTRACTOR SHALL PROMPTLY REMOVE REJECTED PLANT MATERIAL FROM SITE AND REPLACE WITH PLANT MATERIAL ORIGINALLY SCHEDULED. INSTALL AS ORIGINALLY SPECIFIED.

23) PLANTING SOIL BACKFILL SHALL BE COMPRISED OF THE FOLLOWING -TOPSOIL - TOPSOIL IS DEFINED AS FRIABLE LOAM SURFACE SOIL.
SATISFACTORY TOPSOIL SHALL BE FREE OF SUBSOIL, LUMPS, STONES AND
OTHER MATTER OVER 1" IN DIAMETER; WITHOUT WEEDS, ROOTS, OR OTHER
OBJECTIONABLE MATERIAL.

24) STRIPPING: UNLESS OTHERWISE RECOMMENDED IN SOIL REPORT, STRIP TOPSOIL, IF EXISTING, FROM AREA(S) TO BE GRADED OR PLANTED, TO WHATEVER DEPTHS ENCOUNTERED IN MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. STRIPPED TOPSOIL MAY BE RE-USED ON THIS PROJECT IF TESTING CONFIRMS IT IS IN COMPLIANCE WITH THE SPECIFICATIONS BELOW FOR LOAM TOPSOIL BORROW.

25) TOPSOIL (IMPORTED OR EXISTING REUSED ON SITE) SHALL CONFORM WITH TABLE BELOW, FOR LOAM TOPSOIL BORROW TO BE USED AS A TURF AND PLANT GROWING MEDIUM. COORDINATE FURNISHING AND PLACING WITH OTHER OPERATIONS.

	MINIMUM	MAXIMUM
MATERIAL PASSING ¾ IN (19.0 MM)	100%	
MATERIAL PASSING NO.4 (4.75 MM)	≥90%	
CLAY	5%	30%
SILT	10%	60%
SAND & GRAVEL	15%	60%
ORGANIC MATTER	8%	15%
PH	6.1	7.5

COORDINATE FURNISHING AND PLACING WITH OTHER OPERATIONS.

- 1 UPON COMPLETION OF ROUGH GRADING, SUB-GRADE SHALL BE PREPARED. SURFACE SHALL BE LOOSENED BY ROTOTILLING TO MINIMUM DEPTH OF 6", AND MATERIALS OVER 1" IN LARGEST DIMENSION SHALL BE REMOVED.
- AFTER COMPLETION OF SUB-GRADE PREPARATION, PLACE MINIMUM
 4" SETTLED MEASURE DEPTH OF TOPSOIL OVER ENTIRE AREA TO
 RECEIVE SOD UNLESS OTHERWISE NOTED. SMOOTH GRADE TO WITHIN
 1-3/4" OF FINISH GRADE AFTER SETTLEMENT TO ELIMINATE
 IRREGULARITIES. FINISHED GRADE SHALL BE SET SUCH THAT NEW SOD
 SUPERCE IS 1" BELOW FINISHED SIDEWALK OF BACK OF CURR EDGE
- SURFACE IS 1" BELOW FINISHED SIDEWALK OR BACK OF CURB EDGE.

 3 INTERMIX TOPSOIL MIXTURE WITH LOOSENED SUB-GRADE BY MEANS
 OF A ROTOTILLER.
- 4 "PLANTING SOIL" FOR ALL PLANT MATERIAL (EXCLUDING SOD), SHALL BE 50% NATIVE SOIL THOROUGHLY INTERMIXED WITH 50% SPECIFIED TOPSOIL.

26) FABRIC WEED BARRIER - SHALL BE A 4 OZ. SPUNBONDED NON-WOVEN POLYESTER FABRIC, MIRAFI, INC. - MIRASCAPE LANDSCAPE FABRIC OR APPROVED EQUAL. PROVIDE SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL. PERENNIAL AND GROUND COVER BEDS DO NOT RECEIVE WEED CONTROL FABRIC.

27) MULCH SHALL BE SHREDDED HARDWOOD MULCH UNDER ALL SHRUB/ORNAMENTAL GRASS PLANTING AREAS OR ROCK MULCH AS NOTED ON PLAN AND/ OR DETAILS. SUBMIT SAMPLE FOR APPROVAL.

NOTES:

- 1) AUTOMATIC IRRIGATION SYSTEM WILL BE USED IN LANDSCAPE BEDS AND SOD AREAS. IRRIGATION DESIGN AND INSTALLATION SHALL BE BID AS DESIGN-BUILD. SUBMIT DESIGN, PRODUCT CUT SHEETS AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 2) DEVELOPED/ PAVED AREA OF LOT MUST NOT EXCEED 75 OF TOTAL LOT.
- 3) ANY DISTURBED AREAS NOT RECEIVING SOD AT THE END OF CONSTRUCTION ARE TO BE SEEDED WITH NATIVE GRASS AS DIRECTED BY LANDSCAPE ARCHITECT.
- 4) PLANT SELECTION WILL BE DETERMINED ONCE PLANS ARE FURTHER DEVELOPED TABLE BELOW IS A TYPICAL PLANT PALETTE SELECTED FOR THIS SITE.

enriching communities through architecture

duluth * virginia* grand rapids* twin

Members Cooperative Credit Union

Cloquet MN

project Project Number
#: date: 6/8/2018 9:00:13
drawn by: Author
checked Checker

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am

duly Licensed Architect under the laws of the state of Minnesota

nune.					
reg.	Not	Registered	in	this	State
#:					
sign	Issu	<u>e Date</u>			
date:					

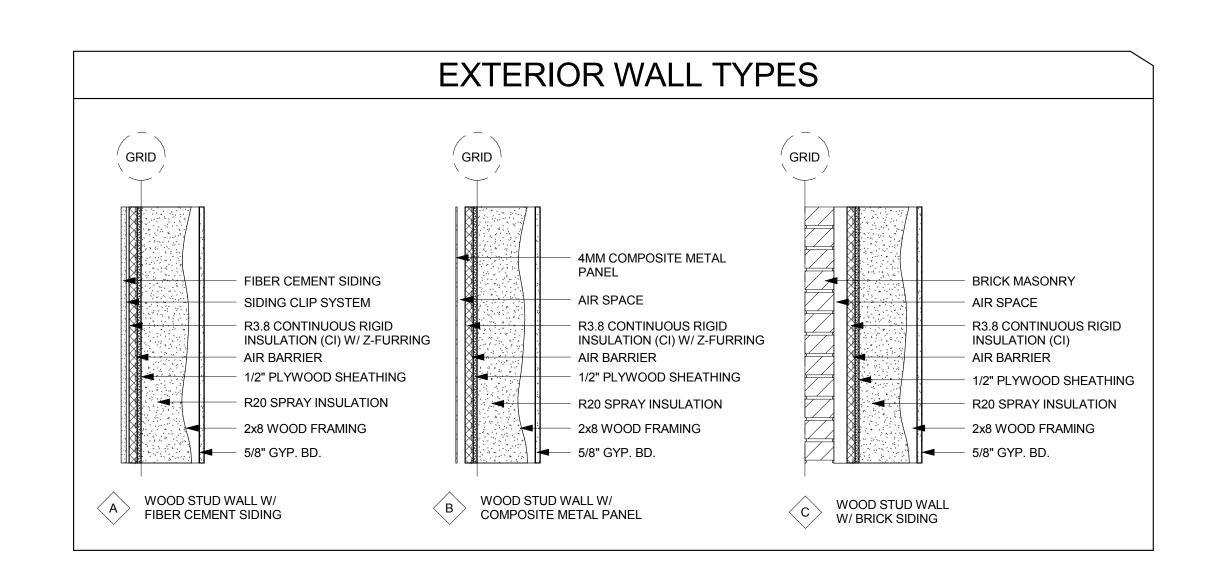
signature: _typed/printed

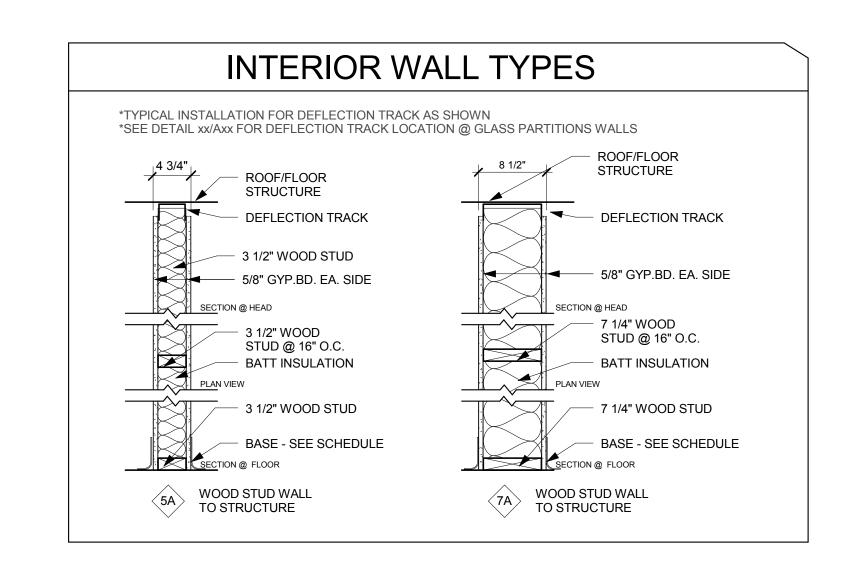


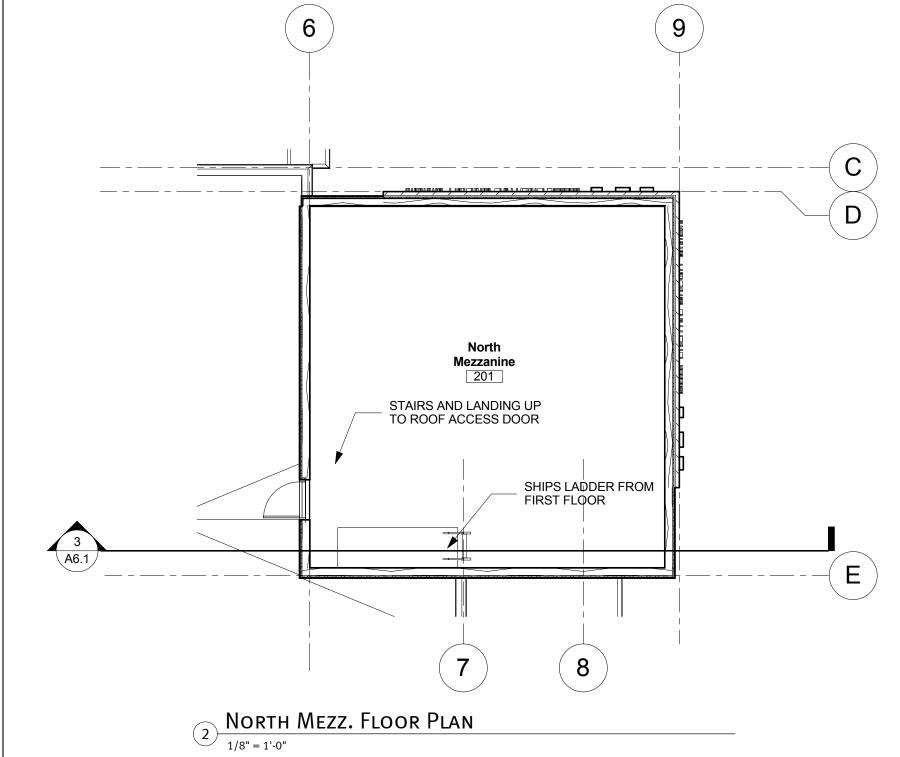
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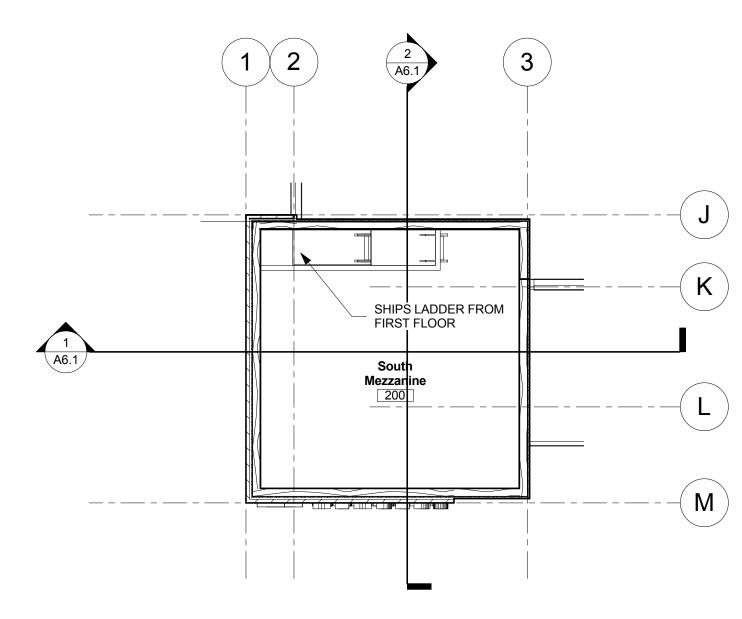
Landscape sheet Details

sheet number:



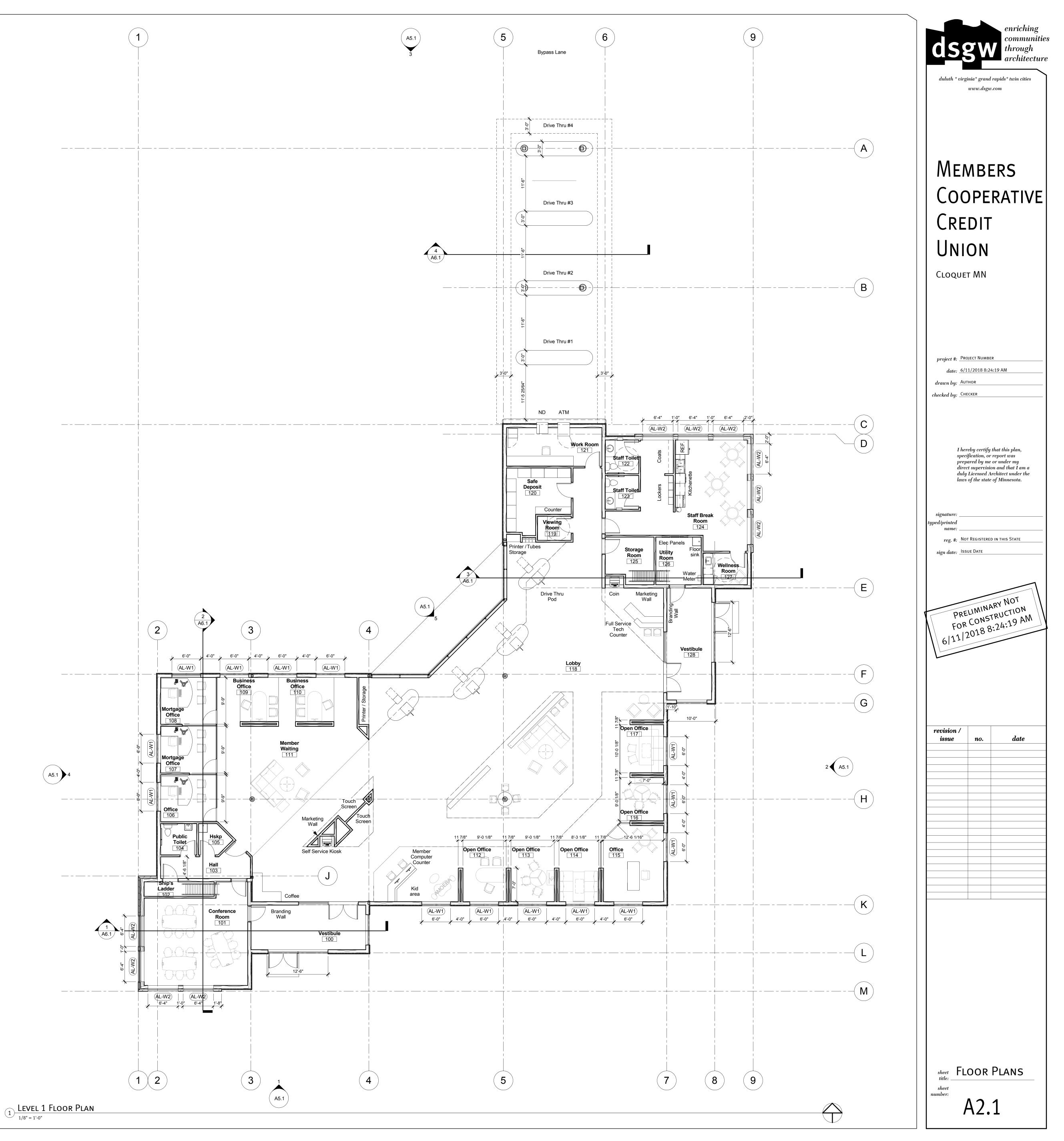






3 South Mezz. Floor Plan

1/8" = 1'-0"



www.dsgw.com

MEMBERS

CREDIT

CLOQUET MN

project #: Project Number

drawn by: Author

checked by: CHECKER

date: 6/11/2018 8:24:19 AM

I hereby certify that this plan,

duly Licensed Architect under the laws of the state of Minnesota.

specification, or report was prepared by me or under my direct supervision and that I am a

reg. #: Not Registered in this State

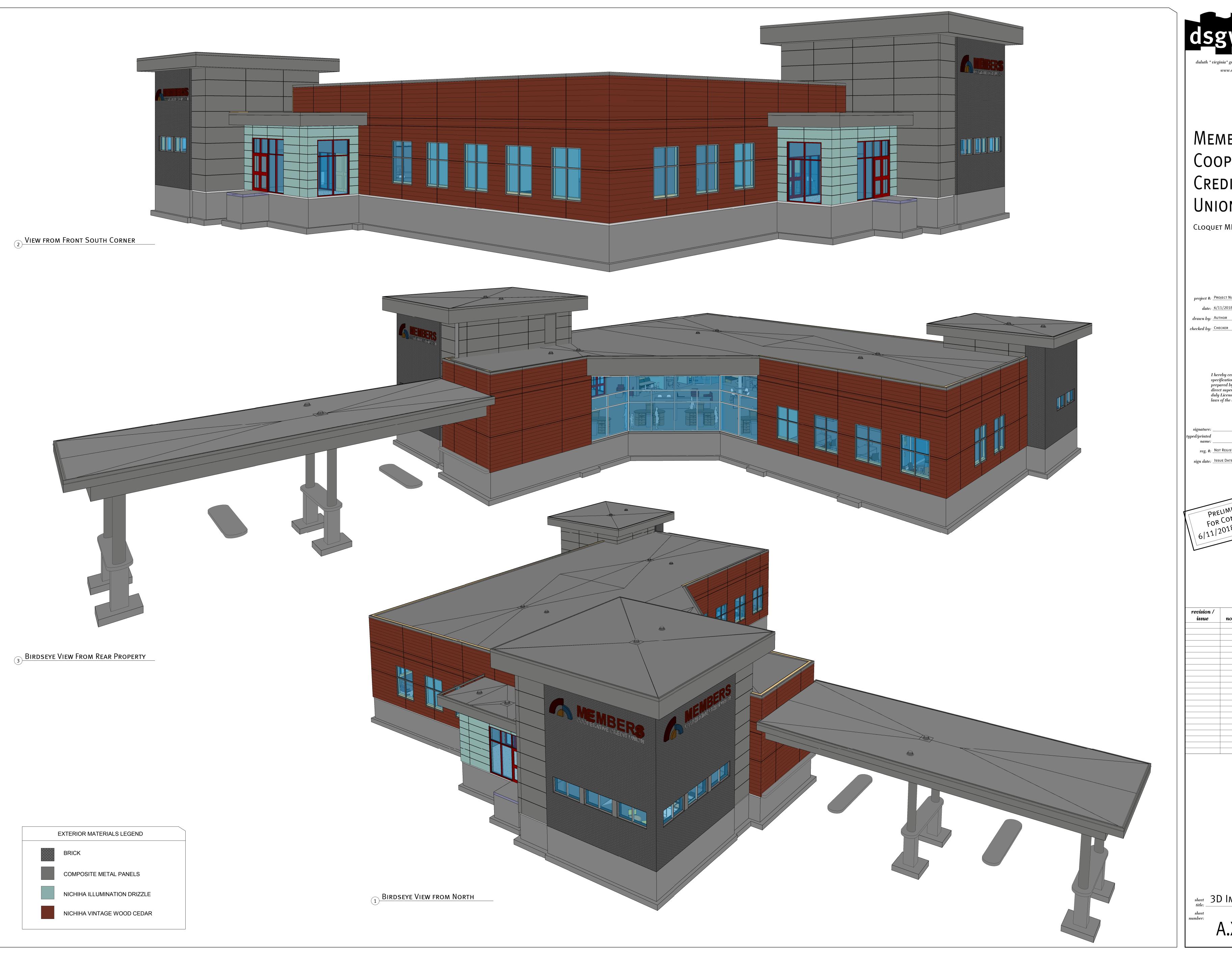
PRELIMINARY NOT

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A2.1

sign date: ISSUE DATE

COOPERATIVE





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MEMBERS COOPERATIVE CREDIT Union

CLOQUET MN

project #: PROJECT NUMBER

date: 6/11/2018 8:31:33 AM drawn by: _Auтнок

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

reg. #: Not Registered in this State sign date: | ISSUE DATE

PRELIMINARY NOT
FOR CONSTRUCTION
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sheet 3D IMAGES title:

A.XX



COMMUNITY DEVELOPMENT DEPARTMENT

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

APPLICATION FORM

PROPERTY OWNER:	Members Cooperative Credit Union
ADDRESS:	101 14th Street
CITY, STATE ZIP CODE:	Cloquet, MN 55720
PHONE NUMBER:	218-879-3304
	
APPLICANT NAME:	Janet Vold, MCCU CIO / COO
ADDRESS:	3828 Prosperity Road
CITY, STATE ZIP CODE:	Duluth, MN 55811
PHONE NUMBER:	218-625-8532
SITE LOCATION/ADDRE	SS: 1299 Highway 33 South
LEGAL DESCRIPTION:	See attached documents from
	ALTA Land Survey Company
APPLICATION TYPE: CONDITIONAL USE COMP PLAN AMEND PRELIMINARY PLAT PLANNED UNIT DEV ZONING AMEND DESCRIPTION OF PROP Request approval for use of the exterior facade of build residential wood lap siding	of a commercial grade fiber cement exterior rain screen panel system (Nichiha panels) or ing. This is a commercial panel product and application and should not be construed as
The design includes color solid color accent panels a	selections for this panel system of a wood grain texture for the mass of the building with the entrances to incorporate the "Wood City" theme of the City of Cloquet; along with intentions of development along Highway 33 to appear to be "carved from the forest."
OWNER SIGNATURE:	DATE: 6-6-18
APPLICANT SIGNATURE	: Med DATE: 6-6-18 : DATE: 6-6-18
OFFICE USE:	
FILING FEE: \$350 °C DATE: 6-11-(8 CASE NUMBER: 18-07	





ARCHITECTURAL WALL PANELS

Commercial Full Line Catalog



MULTIPLE LOOKS. ONE SOURCE.

Less time managing, more time imagining.

Why settle for one look when you can get multiple textures and finishes from a single source? With Nichiha Architectural Wall Panels, you can mix and match cladding styles to achieve the varied look you've been searching for. Whether you're looking for metal, stone, wood, concrete or brick, we have it all. Plus, you can say goodbye to higher labor costs, as all of our panel styles operate on the same clip installation system — meaning you only need to hire a single contractor. You'll be able to move from conception to completion with ease, all while saving time and money.



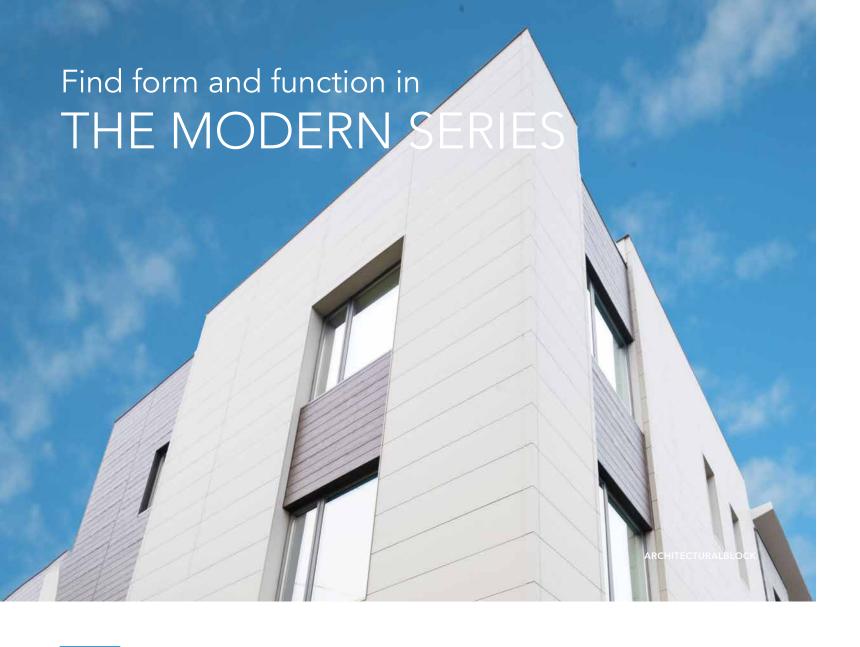




USEFUL TIP

Add the finishing touches to your next project with our essential flashing system on page 22.

4



Take modern to the next level with the power of fiber cement.

The clean, modular look of the Nichiha Modern Series is a versatile choice for commercial and residential projects alike. The stylish tones and subtle seams are the perfect partner for gleaming glass and stainless steel. If you're looking for a modern contrast, the cool hues glow when paired with the warmth of wood. This series offers two distinct textures to ensure you find the perfect fit. ArchitecturalBlock is a handsome, durable and cost-effective solution. The ease of installation and wide variety of corner options make it as popular with contractors as it is with clients.

Its partner product, TuffBlock offers many of the same features as ArchitecturalBlock, but takes urban to the next level with a tough, textured finish. TuffBlock is built to last with strong construction that stands up to everyday wear and tear, making it the perfect panel for high-traffic areas. But whichever panel you choose, you've picked one that packs a punch while saving you time and money in the long run.

ARCHITECTURALBLOCK™





МОСНА



TUSCAN

ARCHITECTURALBLOCK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1,818MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

NOTE: APPEARANCE AND TEXTURE MAY VARY BY COLOR

TUFFBLOCK™



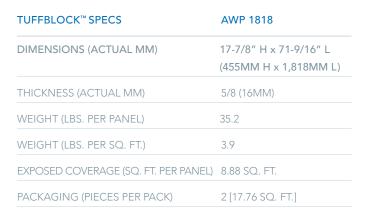


BAMBOO





PEWTER





MODERN DESIGN TIP

Add a touch of warmth to your modern design with our wood series. Learn more on page 12.





10 MODERN SERIES MODERN SERIES 11



Get the natural look of wood with the unmatched durability of fiber cement.

Nichiha provides the look of wood without the drawbacks of natural wood cladding. Built to last, our VintageWood and RoughSawn offer the rich textures of wood while providing color stability and withstanding extreme weather elements. VintageWood exudes modern refinement and works well in both modern and vintage designs. With its earthy appeal, RoughSawn adds rustic sophistication to all types of projects. Both products pair perfectly with glass, metal and block panels, adding a touch of warmth to the coolness of these materials.

VintageWood and RoughSawn are as versatile as they are durable. Our Wood Series panels can install both vertically and horizontally and can be used in interior and exterior settings. Hidden fasteners provide a clean and beautiful look. Creating the perfect match, Nichiha gives you the beauty of wood backed by the brawn of fiber cement.

VINTAGEWOOD™









VINTAGEWOOD™ SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3,030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]

NOTE: CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

ROUGHSAWN™









ROUGHSAWN™ SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3,030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]

NOTE: CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.





12 WOOD SERIES WOOD SERIES 13



EMPIREBLOCK"



EMPIREBLOCK™ SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3,030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]



NOTE: CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

INDUSTRIALBLOCK™





Want the concrete look without the dimples? Check out our IndustrialBlock panel.

INDUSTRIALBLOCK™ SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3,030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]



NOTE: CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

Put a fresh face on industrial chic with fiber cement.

Take back your time with the Nichiha Concrete Series. Designed to mimic the natural texture of concrete, our two panels offer distinct textures and styles to fit with your creative vision. Plus, with the power of fiber cement, you can enjoy the look and feel of concrete without the curing times, cracking or color inconsistency.

IndustrialBlock offers a distressed design with all the irregularities and characteristics of natural concrete. It can pair seamlessly with a wide range of products, whether you are aiming for a modern or vintage vibe. EmpireBlock delivers the look and feel of precast concrete block with a modern twist. Perfect for indoor environments as well as exterior cladding, it features a unique dimple feature that defines the look of industrial chic.

Both sets of lightweight panels can be installed vertically and horizontally, covering 15 square feet each, and have the durability you've come to expect from Nichiha.





14 CONCRETE SERIES CONCRETE SERIES 15

Find a cure for the common project with THE KURASTONE SERIES



Achieve the look of stacked stone without piling on cost.

The Nichiha KuraStone™ family of products gives you the rustic stacked stone look you've been wishing for without breaking your budget. Its rugged texture and color variation add interest and charm as an accent or as the main attraction for a building and the wide variety of finishes and panel sizes provide a natural look no matter where you use them. Plus, the reduced material cost and simplified installation come together to save you time and money.

STACKEDSTONE







STACKEDSTONE CORNER



LEDGESTONE CORNER



SILL-CHISELED







DESIGN TIP

Use Nichiha sill with any panel to complement your design.

STACKEDSTONE AND LEDGESTONE SPECS

DIMENSIONS (NOM. IN. ~ ACTUAL MM)	6"H x 25-5/8"L, 15-3/8"L, 10-1/4"L (150MM H x 650MM L, 390MM L, 260MM L)
THICKNESS (NOM. IN. ~ ACTUAL MM)	1-3/8 (35MM)
WEIGHT (LBS. PER SQ. FT.) - STACKEDSTONE	8.9
WEIGHT (LBS. PER SQ. FT.) - LEDGESTONE	9.2
COVERAGE (SQ. FT. PER PANEL)	1.1 (LARGE), .63 (MEDIUM), .43 (SMALL)
PACKAGING (SQ. FT. PER PACK)	5.3
PACKAGING (PIECES PER PACK)	3 LARGE, 2 MEDIUM, 2 SMALL

STACKEDSTONE AND LEDGESTONE CORNERS SPECS

DIMENSIONS (NOM. IN. ~ ACTUAL MM)	6"H x 5"W x 11-5/8"L [FACE] (150MM H x 125MM W x 295MM L [FACE])
THICKNESS (NOM. IN. ~ ACTUAL MM)	1-3/8" (35MM)
WEIGHT (LBS. PER PIECE) - STACKEDSTONE	6.7
WEIGHT (LBS. PER PIECE) - LEDGESTONE	8.5
COVERAGE (SQ. FT. PER PIECE)	.75
PACKAGING (SQ. FT. PER PACK)	3
PACKAGING (PIECES PER PACK)	4

SILL-CHISELED SPECS

DIMENSIONS (NOM. IN. ~ ACTUAL MM)	1-1/2"H [FRONT]/1-3/4"H [BACK] x 23-5/8"L (38MM H [FRONT]/47MM H [BACK] x 600MM L)
THICKNESS (NOM. IN. ~ ACTUAL MM)	2-3/8" (60MM)
WEIGHT (LBS. PER LN. FT.)	3.5
COVERAGE (LN. FT. PER PIECE)	2
PACKAGING (LN. FT. PER PACK)	12
PACKAGING (PIECES PER PACK)	6

NOTES: SILLS ARE PACKAGED WITH 14 INSTALLATION CLIPS.

OUR SILLS ARE AS FUNCTIONAL AS THEY ARE AN ATTRACTIVE ACCENT THAT CAN COMPLEMENT ANY







VINTAGEBRICK™



ALEXANDRIA BUFF



WHITE WASH

WE WE

PLYMOUTHBRICK™



RIMSON



Get the classic look of kiln fired brick with the modern strength of PlymouthBrick panels.

CANYONBRICK™



SHALE BROWN

VINTAGEBRICK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1,818 MM L)
THICKNESS (ACTUAL MM)	3/4" (18 MM)
WEIGHT (LBS. PER PANEL)	39.6
WEIGHT (LBS. PER SQ. FT.)	4.4
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

PLYMOUTHBRICK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1,818 MM L)
THICKNESS (ACTUAL MM)	5/8" (16 MM)
VEIGHT (LBS. PER PANEL)	35.2
VEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

AWP 1818
17-7/8" H x 71-9/16" L (455 MM H x 1,818 MM L)
5/8" (16 MM)
35.2
3.9
8.88 SQ. FT.
2 [17.76 SQ. FT.]





Get a timeless brick finish without the traditional hassle.

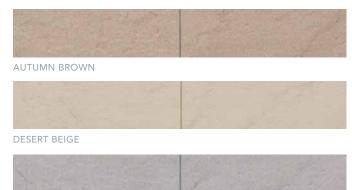
The slight variations in color, the stately good looks, the grout lines — it's all there in the Nichiha Brick Series.

Thanks to a proprietary multi-layered coating process, the beauty of brick is built to last in these fiber cement panels. With three finishes in four tones, you have the freedom to create the brick building of your choice without the extra cost or hassle. These panels really do have it all; however, we did leave out the tons of weight and the extra time required to see your project to completion. We figured they wouldn't be missed.

18 BRICK SERIES 19



SANDSTONE™



GENTLE GRAY

SANDSTONE™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1,818MM L)
THICKNESS (ACTUAL MM)	3/4 (18MM)
WEIGHT (LBS. PER PANEL)	39.68
WEIGHT (LBS. PER SQ. FT.)	4.41
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

CINDERBLOCK™







CINDERBLOCK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1,818MM L)
THICKNESS (ACTUAL MM)	7/8 (21MM)
WEIGHT (LBS. PER PANEL)	48.2
WEIGHT (LBS. PER SQ. FT.)	5.4
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

Get the beauty of stone for a fraction of the price.

Nichiha's Masonry Series makes grandeur attainable for every situation. Offering two distinct finishes, this series of stone panels is as thrifty as it is elegant.

With its subtle color and deep texture, our SandStone begs to be touched and examined more closely while CinderBlock captures the look of concrete block and adds a traditional design aesthetic to any commercial building. Covering approximately 9 square feet per panel, both finishes go up in a fraction of the time required by a crew of masonry contractors. Plus, with five color options between the two panels, you have even more possibilities for customization — all backed by the power of fiber cement.





20 MASONRY SERIES 21 MASONRY SERIES 21



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 3, 2018

ITEM DESCRIPTION: ZONING CASE 18-08: COMPREHENSIVE PLAN

AMENDMENT (LAND USE PLAN), REZONING AND VARIANCES FOR CLOQUET HOUSING LIMITED

PARTNERSHIP AT 509 CARLTON AVENUE

Background

Cloquet Housing Limited Partnership is the new owner of the former Cloquet Middle School located at 509 Carlton Avenue. They are proposing a Comprehensive Plan Amendment (Land Use Plan), Rezoning and two variances. The applicant is proposing to remodel the former middle school into 57 apartment units and approximately 10,000 sq. ft. of office space. They will be demolishing the pool located on the north end of the building for additional parking.

Cloquet Housing Limited Partnership is proposing to amend the Land Use Plan portion of the Comprehensive Plan by changing the current classification from "Public-Semi Public" to "Moderate Density to High Density Residential". They are also proposing a Rezoning of this property from the current classification of PI – Public/Institutional to R3 – Multiple-Family Residence. The amendment and rezoning, if approved, would amend the Land Use Plan Map of the Comprehensive Plan and the Zoning Map.

The Variances are to exceed the maximum allowed density of 20 units per acre in the R3 – Multiple Family Residence District. They are seeking to have an density of 23.17 units per acre. The second variance is to allow parking spaces to access directly to a public street by backing onto the public street.

A public hearing will be held on Tuesday, July 10, 2018 to consider a possible amendment to the Comprehensive Plan (Land Use Plan), Rezoning and Variances. A legal notice was published in the Pine Journal on June 28, 2018 and property owners within 350 feet were sent notice of the public hearing.

Land Use Plan and Rezoning

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 the school property was guided on the Land Use Plan as Public-Semi Public. Subsequentialy the property was zoned PI – Public/Institutional. In both of these cases legal notices were published in the official newspaper



Community Development Department

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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 "Public-Semi Public" and "Moderate Density to High Density Residential". When the school operated on the site the Public-Semi Public classification was appropriate, since the property is no longer a school a change in classification is needed for almost any use. The Comprehensive Plan continues to guide existing townhomes, mobile home parks, condominiums, and apartments for moderate-density to high-density residential uses. The Plan does not specifically guide additional parcels for moderate-density to high-density residential use. Rather, it promotes sensitive integration of these uses into the city.

The Rezoning needs to be consistent with the Comprehensive Plan so the proposed change from "Public/Institutional" to "Multiple-Family Residence" would be consistent with the Comprehensive Plan.

Variance

Section 17.6.07, Subd. 2, Permitted Uses states "Apartment complexes, townhouses or condominiums, subject to a maximum density of 20 units per acre." They are proposing a density of 23.17 units per acre.

The Comprehensive Plan states "Consistent with the City's current Zoning Ordinance, moderate to high-density residential use allows for a density of 5 to 32 dwelling units per acre. However, the City's Zoning Ordinance and Zoning Map will identify the maximum allowable density for specific parcels in the City." The R3 District allows a maximum density of 20 units per acre.

The property is proposed to be zoned R3 – Multiple Family Residential while the property to the east, west and south is zoned R2 – One and Two-Family Residence; some of the property to the south is zoned NC – Neighborhood Commercial; and the property to the north is zoned PI – Public/Institutional. The surround areas are developed with single family homes, multiple family dwellings, commercial uses and a church.

Section 17.5.11, Subd. 3A (1), Design, Construction and Maintenance states "All off-street parking spaces shall have access from private driveways or parking lot aisles and shall not depend on a public street for access to parking spaces or for circulation within the parking lot. Backing onto a public street from a parking space, other than for parallel parking spaces on the street, is prohibited." They are proposing to have 38 parking stalls that would back onto 6th Street all being located on the west side of the street. There are currently 8 parking spaces that back onto 6th Street.





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Policy Objectives

The Land Use Plan portion of the Comprehensive Plan discusses the "Public/Semi-Public" on page 3-23 and the "Moderate-Density to High-Density Residential" on page 3-14. 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.

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 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 Comprehensive Plan Amendment, Rezoning and Variance 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 "Public/Semi-Public" and "Moderate-Density to High-Density Residential". 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.

The Commission should listen to the testimony that is presented at the public hearing pertaining to both variances, review the Variance Criteria and consider any comments pertaining to it. Following this review the Planning Commission can approve the requests, deny the requests or table the requests for some additional information.

Staff Recommendation

Staff would recommend approval of the Comprehensive Plan Amendment from "Public/Semi-Public" to "Moderate-Density to High-Density Residential" and Rezoning from PI – Public/Institutional to R3 – Multiple-Family Residence.



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Staff would recommend approval of the density variance for a density of 23.17 units per acre and for the parking variance to allow vehicles to back out onto the city street. Staff feels that the site is unique with the remodeling of an old school and turning it into apartments and office space. The White Pine apartments proposed for 14th Street just south of Sahlman Avenue were approved with a density of 32.34 units per acre. There are other areas in the city that have parking backing onto a city street, one being on the north side of city hall on Avenue C.

Supporting Documents Attachments

- Resolution No. 18-08 Comp
- Resolution No. 18-08 Rezone
- Resolution No. 18-08 Density Variance
- Resolution 18-08 Parking Variance
- Location Map
- Comprehensive Plan Pages
- Land Use Plan
- Zoning Map
- Site Plan
- Correspondence

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner	offered the following	Resolution and	moved its ado	ption

RESOLUTION NO. 18-08 Comp

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM "PUBLIC/SEMI-PUBLIC" TO "MODERATE-DENSITY TO HIGH-DENSITY RESIDENTIAL"

WHEREAS, Cloquet Housing Limited Partnership is proposing a Comprehensive Plan Amendment (Land Use Plan) from "Public/Semi-Public" to "Moderate-Density to High-Density Residential"; 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 July 10, 2018 at which time Zoning Case / Development Review No. 18-08 was heard and discussed: and

WHEREAS, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located at 509 Carlton Avenue and is legally described as follows:

Lots 5, 6, 7 and 8, Block 66, Allen's Subdivision of Blocks 63 - 74 and 89 - 98 inclusive, City of Cloquet.

AND

Lots 1, 2, 3, 4 and 5, Except the West 12 feet of the South 38 feet thereof, and Lot 9, Block 96, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. AND

Lots 1 through 10, Block 97, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. Together with, the vacated portion of Fifth Street lying between Avenue "G" and Carlton Avenue, and the vacated portion of Avenue "G" lying between Fifth Street and Sixth Street, all in Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet.

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 18-08 to the Cloquet City Council.

The foregoing motion was duly seconded by vote members voted: AYE: NAY:	Commissioner and being put to ABSENT:
TERRI LYYTINEN	ELIZABETH POOLING
JOHN SANDERS	NATHANIEL WILKINSON
URIAH WILKINSON	
Approved this 10 th day of July 2018.	
	CITY OF CLOQUET
	URIAH WILKINSON CHAIR
ATTEST: Alan Cottingham City Planner/Zoning Administrator	

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner	offered the following Resolution and r	noved its adoption

RESOLUTION NO. 18-08 Rezone

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE REZONING FROM "PUBLIC/INSTITUTIONAL" TO "MULTIPLE-FAMILY RESIDENCE"

WHEREAS, Cloquet Housing Limited Partnership is proposing a Rezoning from "Public/Institutional" to "Multiple-Family Residence"; 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 July 10, 2018 at which time Zoning Case / Development Review No. 18-08 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is located at 509 Carlton Avenue and is legally described as follows:

Lots 5, 6, 7 and 8, Block 66, Allen's Subdivision of Blocks 63 - 74 and 89 - 98 inclusive, City of Cloquet.

AND

Lots 1, 2, 3, 4 and 5, Except the West 12 feet of the South 38 feet thereof, and Lot 9, Block 96, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. AND

Lots 1 through 10, Block 97, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. Together with, the vacated portion of Fifth Street lying between Avenue "G" and Carlton Avenue, and the vacated portion of Avenue "G" lying between Fifth Street and Sixth Street, all in Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet.

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 18-08 to the Cloquet City Council.

The foregoing motion was duly seconded vote members voted: AYE: NAY: _	by Commissioner and being put to ABSENT:
TERRI LYYTINEN	ELIZABETH POLLING
JOHN SANDERS	NATHANIEL WILKINSON
URIAH WILKINSON	
Approved this 10 th day of July 2018.	
	CITY OF CLOQUET
	URIAH WILKINSON CHAIR
ATTEST: Alan Cottingham City Planner/Zoning Administra	utor

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner	offered the following Reso	olution and moved its	adoption

RESOLUTION NO. 18-08 Density

A RESOLUTION APPROVINGING A VARIANCE IN THE R3 – MULTIPLE-FAMILY RESIDENCE DISTRICT FOR CLOQUET HOUSING LIMITED PARTNERSHIP

WHEREAS, Cloquet Housing Limited Partnership is proposing a Variance to allow a density of 23.17 units per acre in the R3 – Multiple-Family Residence District; and

WHEREAS, the property of the proposed Variance is located at 509 Carlton Avenue and is legally described as follows:

Lots 5, 6, 7 and 8, Block 66, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 inclusive, City of Cloquet.

AND

Lots 1, 2, 3, 4 and 5, Except the West 12 feet of the South 38 feet thereof, and Lot 9, Block 96, Allen's Subdivision of Blocks 63 - 74 and 89 - 98 Inclusive, City of Cloquet.

Lots 1 through 10, Block 97, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. Together with, the vacated portion of Fifth Street lying between Avenue "G" and Carlton Avenue, and the vacated portion of Avenue "G" lying between Fifth Street and Sixth Street, all in Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. And.

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 18-08 for a Density of 23.17 units per acre for Cloquet Housing Limited Partnership.

The foregoing motion was du voted: AYE: NAY:	•	ommissioner and being pu	t to vote members
TERRI LYYTINEN		ELIZABETH POLLING	
JOHN SANDERS		NATHANIEL WILKINSON	
URIAH WILKINSON			
Passed and adopted this 10 th d	ay of July 2018.		
		CITY OF CLOQUET	
		URIAH WILKINSON CHAIR	
ATTEST:Alan Cottingham			
City Planner/Zoning	Administrator		

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner	offered the following Reso	olution and moved its	adoption

RESOLUTION NO. 18-08 Parking

A RESOLUTION APPROVINGING A VARIANCE IN THE R3 – MULTIPLE-FAMILY RESIDENCE DISTRICT FOR CLOQUET HOUSING LIMITED PARTNERSHIP

WHEREAS, Cloquet Housing Limited Partnership is proposing a Variance to allow parking to back out onto a city street in the R3 – Multiple-Family Residence District; and

WHEREAS, the property of the proposed Variance is located at 509 Carlton Avenue and is legally described as follows:

Lots 5, 6, 7 and 8, Block 66, Allen's Subdivision of Blocks 63 - 74 and 89 - 98 inclusive, City of Cloquet.

AND

Lots 1, 2, 3, 4 and 5, Except the West 12 feet of the South 38 feet thereof, and Lot 9, Block 96, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet.

Lots 1 through 10, Block 97, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. Together with, the vacated portion of Fifth Street lying between Avenue "G" and Carlton Avenue, and the vacated portion of Avenue "G" lying between Fifth Street and Sixth Street, all in Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet. And.

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 18-08 for parking to back out onto a city street for Cloquet Housing Limited Partnership.

The foregoing motion was duly sec voted: AYE: NAY: ABS	· · · · · · · · · · · · · · · · · · ·	and being put to vote members
TERRI LYYTINEN	ELIZABETI	H POLLING
JOHN SANDERS	NATHANIE	EL WILKINSON
URIAH WILKINSON	<u> </u>	
Passed and adopted this 10 th day of	July 2018.	
	CITY OF CLOQUE	Γ
	URIAH WIL CHAIR	KINSON
ATTEST: Alan Cottingham City Planner/Zoning Admi	 nistrator	

Location Map

Cloquet Housing Limited Partnership





No Scale

Heavy Industry

Consistent with the City's Zoning Map, the Comprehensive Plan guides existing heavy industries for continued heavy industrial use. These areas include the Sappi plant and the USG plant.

Public / Semi-Public

The Comprehensive Plan guides existing government facilities, schools, cemeteries, and medical facilities for continued public and semi-public use. Religious institutions may also be considered a public or semi-public use, but the Land Use Plan does not specifically show these uses. In general, public and semi-public uses can be developed anywhere in the city where they can be sensitively integrated into their surroundings.

Parks

The Comprehensive Plan guides existing parks for continued park use. The Land Use Plan does not identify specific parcels for future parks in the City. However, Chapter 5: Utilities and Community Facilities describes general areas where the City may consider developing additional parks in the future. In general, parks can be developed anywhere in the city where they can be sensitively integrated into their surroundings.

Private Golf Course

The Comprehensive Plan guides the Cloquet Country Club for continued use as a private golf course. Low to moderate-density housing associated with the golf course is also an acceptable use for this land use designation.

Cloquet Forestry Research Center

The Comprehensive Plan continues to guide the Cloquet Forestry Research Center for continued use as a research center.

Interim Mining

The Land Use Plan identifies (with a hatch overlay) several areas in the city where existing mining activities are occurring. These areas are acceptable for interim mining use. At the completion of the mining activities, the Land Use Plan guides the area for a long-term future use such as planned mixed residential or industrial use.

Fond du Lac Tribal or Allotment Land

The Fond du Lac Reservation is responsible for land use decisions relating to Fond du Lac tribal or allotment land. Cloquet's Land Use Plan (see Figure 3-3) identifies (with a hatch overlay) the existing tribal or allotment land present in early 2007. As a general reference, the Land Use Plan also shows general land uses for the tribal land. While the land uses shown are intended to be consistent with the Reservation's Land Use Plan, it is important to contact the Reservation for detailed and accurate information regarding tribal or allotment land within the corporate boundaries of Cloquet.

PHASED PUBLIC SEWER AND WATER EXTENSION AND STAGED URBAN GROWTH

The Comprehensive Plan encourages development and redevelopment in areas of the city currently served by public sewer and water, but the Plan also recognizes the need for staged growth outside the current public sewer and water service boundary. Figure 3-4: Phased Sewer and Water Extension and Staged Urban Growth identifies general areas and target dates for public sewer and

other public and semi-public uses that can be sensitively integrated into a low-density residential neighborhood. Low-density residential uses should have a density of one to five dwelling units per acre.

The Comprehensive Plan guides a significant amount of existing agricultural or rural residential land for future low-density residential use. However, as the City prepares detailed plans to provide public sewer and water to these existing rural areas of the city, the City may find that it is not feasible to serve certain existing rural development with public sewer and water. In those cases, the City could possibly amend this Comprehensive Plan and guide those areas for suburban residential use rather than for future low-density residential use.

Moderate-Density to High-Density Residential

The Comprehensive Plan continues to guide existing townhomes, mobile home parks, condominiums, and apartments for moderate-density to high-density residential use. The Plan does not specifically guide additional parcels for moderate to high-density residential use. Rather, it promotes sensitive integration of these uses into the city center, planned mixed residential, and the commercial/residential mixed-use areas described below.

Consistent with the City's current Zoning Ordinance, moderate to high-density residential use allows for a density of 5 to 32 dwelling units per acre. However, the City's Zoning Ordinance and Zoning Map will identify the maximum allowable density for specific parcels in the City.

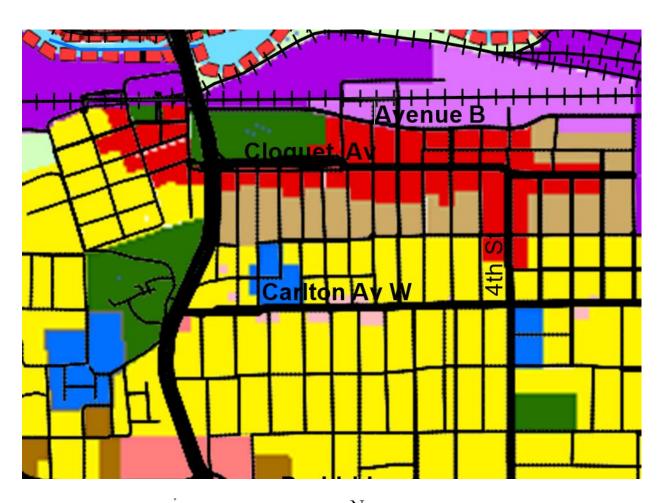
Planned Mix Residential

The Comprehensive Plan guides several areas in the city for planned mixed residential uses. This land use designation provides opportunities to develop a mixture of housing types and densities within a planned development. Planned mixed residential uses may include single-family detached housing, moderate-density single-family attached housing, and high-density apartments of condominiums carefully integrated into a planned residential development. Within this planned setting, parks, religious institutions, essential services, public and semi-public uses, and a limited amount of neighborhood commercial use, may also be acceptable complimentary uses.

Before allowing any significant development in an area guided for planned mixed residential use, the City should prepare a master plan for the area (or alternatively the City should coordinate with a developer to review the developer's master plan for the area). In general, proposed moderate to high-density residential uses (as well as neighborhood commercial uses) should be considered in the context of a planned unit development that involves at least several acres of land. The City should not permit uncoordinated or spot development in this area that may preclude logical development of the whole area. The following provides a general description of the planned mixed residential areas in the city.

Planned Mixed Residential South of Stark Road. The Comprehensive Plan guides an area south of Stark Road and east of Freeman Road for planned mixed residential use. This area is mostly undeveloped with a mixture of scattered wetlands and upland. Public sewer and water currently serve the Cloquet Business Park to the north and they could reasonably serve this planned mixed residential area as well. The Comprehensive Plan guides the area to the east for highway commercial use and the area to the west for low-density residential use. Consequently, this planned mixed residential area could serve as a transition between the highway commercial use and the low-density residential use. The existing wetlands in this area may provide an attractive amenity and a functional buffer between the various uses in the area.

Comprehensive Plan Land Use Plan



LAND USE PLAN

AND 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

Park or Recreation "
Cloquet Forestry Research Center

NWI Wetland



No Scale

Zoning Map





No Scale

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	Cloquet Middle School Apartments			
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Cloquet Middle School Apartments Narrative

Density

The proposed project is 57 units on approximately 2.46 acres of land. This results in a density of 23.17 units per acre. R3 zoning allows for 20 units per acre of housing. Cloquet Planning Commission has recently approved variances to the zoning to allow for higher density in housing projects. The White Pines project is approximately 30 units per acre for example.

We are reusing a historic structure and to make it financially feasible we needed to fit in as many units as possible while also meeting the requirements of our funding partners in terms of 2 and 3-bedroom units. This resulted in a slightly higher unit count in terms of units per acre.

6th Street Parking

In order to meet the 2:1 parking requirement we are proposing on adding parking along 6th street. There currently is parking along 6th street so the condition is already present. This type of parking condition is also present in other parts of Cloquet. For example, the parking behind City Hall and all along Ave C has this condition. Queen of Peace Church also has this parking condition. We believe the 6th street parking will mainly be used during business hours for the office tenant in the proposed project.