



**Regular Meeting of the Planning Commission**

Tuesday, July 10, 2018

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

**CALL TO ORDER**

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

**ROLL CALL**

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

**Absent:** None.

**Others Present:** Janet Vold, Jody Anderson, Paul Keenan, Dave Johnson, Gary Gatewood, Richard Colsen, Father Fish, Christ Medich, Tom Kloskowski, Jana Peterson and Leigh Deppa.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**June 12, 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 June 12, 2018, Commissioner Lyytinen seconded. (Motion was approved 5-0).**

**Zoning Case 18-07: Site Plan and Variance for Members Cooperative Credit Union**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 18-07, Site Plan and Variance for Members Cooperative Credit Union. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted that Members Cooperative Credit Union was requesting a site plan and variance in order to construct a new building, located at 1299 Highway 33 South. The variance is for an exterior appearance that doesn't mimic brick or masonry. 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. Representatives from the Credit Union and their architect were present to answer any questions.

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

The Commission discussed the variance criteria and specifically how the request met condition no. 2 of the criteria. They discussed the log appearance with the pine trees to the west of the



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building and the up-north appearance with this being the wood city. The fiber cement board being used is of a long-lasting nature and durability.

Chairman Wilkinson looked for a motion.

**Motion:** Commissioner Lyytinen made a motion to approve 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 subject to the conditions in the draft resolution, Commissioner Polling seconded. (Motion was approved 5-0).

**Motion:** Commissioner Polling made a motion to approve Resolution No. 18-07 Variance, A Resolution Approving a Variance in the RC – Regional Commercial District for Members Cooperative Credit Union to allow a wood appearance, Commissioner Lyytinen seconded. (Motion was approved 5-0).

Mr. Cottingham noted the Site Plan would be forwarded to the City Council for the meeting on Tuesday, July 17<sup>th</sup> at 7:00 pm.

**Zoning Case 18-08: Comprehensive Plan Amendment, Rezoning and Variance for Cloquet Housing Limited Partnership**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 18-08, Comprehensive Plan Amendment, Rezoning and Variance for Cloquet Housing Limited Partnership. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Cloquet Housing Limited Partnership was 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; A rezoning for Public/Institutional to Multiple-Family Residence; a variance to exceed the maximum allowed density of 20 units per acre for a density of 23.17 units per acre; and, a variance to allow parking spaces to access directly to a public street by backing onto the public street. 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. Mr. Keenan was present to address the Commission with a presentation.

Mr. Keenan provided an overview of the project referencing the need for this type of housing, the rent structure, the number of units and the office space being proposed. He addressed concerns that had been expressed in the past regarding property values, crime and tenants. He referenced that without the comprehensive plan amendment and rezoning the site was pretty much limited to being used for a church or school. The variance for the density was due to the size of the building and the reduction of the number of three-bedroom units. The parking onto the street already existed and they were just expanding that area. This was like what is around city hall and Queen of Peace Church.



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Gary Gatewood, 310 4<sup>th</sup> Street had concerns about parking on the street and with only 114 spaces where would the guest park.

David Johnson, 615 Chestnut Street wondered if an impact statement for the neighborhood should be done. He was concerned with the impact to the neighborhood with additional traffic and the proposed density.

Richard Colsen, 510 Carlton Avenue doesn't agree with the acreage of the site. The legal description on the County web site only shows a 2-acre site. He is concerned with the density, parking and property values. He is concerned with additional crime that will be brought into the neighborhood.

Mr. Cottingham noted that the legal description on the County web site did not include the vacated right of way for 5<sup>th</sup> Street and Avenue G.

Attorney Helwig stated he did the title work for the school district on this site and the legal description does include those vacated right of ways. He noted that the legal description on the counties web site are sometimes abbreviated.

Father Fish, 102 4<sup>th</sup> Street, Queen of Peace stated that he was neutral on the project. If they were to build the church today they would build it in the country because of the lack of parking. He has had a good relationship with the school district and wants to have an open communication with the new owners.

Tom Kloskowski, 123 7<sup>th</sup> Street inquired if the parking on the west side of 6<sup>th</sup> street would impact the driving lanes, a sidewalk between those parking spaces and the building and a play area for the kids.

Mr. Cottingham stated the parking stalls would not interfere with the driving lanes on 6<sup>th</sup> Street and that there would be a sidewalk in front of the parking spaces.

Mr. Keenan stated there is the gym within the building, 2 city parks within a quarter mile of the site. They will have some greenspace on the site.

Christ Medich, 47 6<sup>th</sup> Street inquired how the traffic will leave the site. He was concerned with traffic around the playground and school at Queen of Peace and the inconvenience for church goers and parking around the church.

Jana Peterson, Cloquet Active Transportation Committee inquired as to the possibility of having the parking along 6<sup>th</sup> Street as a back in diagonal for safety purposes having doors open towards the curb rather than the street.

Gary Gatewood, 310 4<sup>th</sup> Street felt that 57 units was too many and it should be 45 units.



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Leigh Deppa, 115 6<sup>th</sup> Street lives directly to the north of the site and wondered about snow removal and the lights from the cars shining in their windows.

Mr. Cottingham noted that the ordinance required screening with parking located adjacent to property lines.

Dave Johnson, 615 Chestnut Street stated he developed the Laurel Street apartments and was allowed to rezone to R2 and 24 units on the 2-acres that he had and this developer should be held to those standards.

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

Commissioner Sanders inquired as to the office parking and a conditional use permit for non-institutional office and the 5,000-square foot limit.

Mr. Cottingham stated that looked at a shared facility like this with parking being opened up when tenants left for work making room for the office employees to park. He noted that the developer is aware of the office limit and the conditional use permit requirement for non-institutional uses.

Commissioner Sanders stated this was a good use of the building but he was concerned with the number of units.

Chairman Wilkinson looked for a motion.

**Motion:** Commissioner Sanders made a motion to approve Resolution No. 18-08 Comp, A Resolution Recommending the City Council Approve the Comprehensive Plan Amendment (Land Use Plan) from “Public/Semi-Public” to “Moderate-Density to High-Density Residential” for Cloquet Housing Limited Partnership, Commissioner N. Wilkinson seconded. (Motion was approved 5-0).

**Motion:** Commissioner Polling made a motion to approve Resolution No. 18-08 Rezone, A Resolution Recommending the City Council Approve the Rezoning from “Public/Institutional” to “Multiple-Family Residence” for Cloquet Housing Limited Partnership, Commissioner Lyytinen seconded. (Motion was approved 5-0).

**Motion:** Commissioner Polling made a motion to approve Resolution No. 18-08 Parking, A Resolution Approving a Variance for Parking Backing onto a Street in the R3 – Multiple-Family Residence District for Cloquet Housing Limited Partnership, Commissioner Lyytinen seconded. (Motion was approved 5-0).



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**Motion:** Commissioner Sanders made a motion to approve Resolution No. 18-08 Density, A Resolution Denying a Variance to Exceed the Allowed Density of 20 Units per Acre in the R3 – Multiple-Family Residence District for Cloquet Housing Limited Partnership. Motion died for lack of second.

**Motion:** Commissioner N. Wilkinson made a motion to approve Resolution No. 18-08 Density, A Resolution Approving a Variance to Exceed the Allowed Density of 20 Units per Acre in the R3 – Multiple-Family Residence District for Cloquet Housing Limited Partnership, Commissioner Polling seconded. (Motion was approved 4-1, Sanders)

Mr. Cottingham noted the Comprehensive Plan Amendment and Rezoning would be forwarded to the City Council for the meeting on Tuesday, July 17<sup>th</sup> at 7:00 pm.

**Commissioner's Questions/Comment**

The Commission noted for the public that they currently have two vacancies on the board if there was anyone interested in applying they can pick up an application at City Hall.

The discussed the need to review the Highway 33 Design Standards along with the requirements of irrigation.

**Next Meeting**

August 14, 2018

Meeting adjourned 8:33 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator