



**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.



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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.

**Commissioner's Questions/Comment**

None

**Next Meeting**

July 10, 2018

Meeting adjourned 7:40 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator