



Regular Meeting of the Planning Commission

Tuesday, March 12, 2019

7 pm Regular Meeting

1307 Cloquet Ave, Cloquet, MN 55720

AGENDA

**Oath of Office
Mark Cline**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the February 12, 2019 Planning Commission meeting
5. Zoning Case 19-02; City of Cloquet, Site Plan
6. Discussions; Chickens
7. Discussions; Emergency Shelters, Single Room Occupancy Housing
8. Commissioner's Questions/Comments
9. Adjourn

**NEXT MEETING:
April 9th @ 7 pm**



Regular Meeting of the Planning Commission

Tuesday, February 12, 2019

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

OATH OF OFFICE

Cottingham administered the Oath of Office to members Polling and Sanders.

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, Philip Demers and Uriah Wilkinson; City: Al Cottingham.

Absent: None.

Others Present: Ryan Lindstrom and Gary Dahl.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

January 8, 2019 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from November 13, 2018, Commissioner N. Wilkinson seconded. (Motion was approved 6-0).

Zoning Case 19-01: Variance for Ryan & Zach, LLC

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 19-01, Variance for Ryan & Zach, LLC. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted that Ryan & Zach, LLC is requesting a variance from the maximum density of 20 units per acre in order to add two apartments to the ground floor of their building, located at 120 Avenue C. The proposed density would be 24.89 units per acre. A legal notice was published in the Pine Journal on January 31, 2019 and property owners within 350 feet were sent notice of the public hearing. Mr. Cottingham further noted that he had failed to verify the density of the project and that with four units they would exceed the allowed density of 20 units per acre. He noted the email from Jana Peterson, Pine Knot and her concerns with the exterior appearance of the building. Mr. Lindstrom was present to address the Commission.



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Commissioner Demers noted this is a Historic District with a historical façade and concerns with losing the historic appearance.

Mr. Lindstrom stated they will be keeping the appearance. The front needs some structural work around the entrance but want it to match the existing appearance and the buildings around it.

Mr. Gary Dahl, VFW stated he was there on behalf of the VFW to find out what they were proposing. He apologized for being late and missing the overview of the proposal.

Chairman Wilkinson explained the proposal with the density variance so that they could add 2 apartments to the main floor of the building with parking in the rear.

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

Commissioner Sanders was concerned with the work on the front of the building being delayed and wondered if a condition could be added to be sure this work was completed in a timely manner.

Mr. Cottingham noted that the work could be tied to the certificate of occupancy for the units.

Chairman Wilkinson looked for a motion.

Motion: Commissioner Sanders made a motion to approve Resolution No. 19-01 Variance, A Resolution Approving the Variance for Ryan & Zach, LLC for a Density of 24.89 Units Per Acre in the HC – Historic Commercial District with the addition of a condition regarding the building façade being completed as discussed earlier, Commissioner Lyytinen seconded. (Motion was approved 6-0).

Commissioner's Questions/Comment

The Commission discussed the Historic District, the views of the Commission on topics and not to take things personal. They agreed that they don't always see eye to eye on all request.

Next Meeting

March 12, 2019

Meeting adjourned 7:27 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: March 6, 2019

**ITEM DESCRIPTION: ZONING CASE 19-02: SITE PLAN FOR CITY HALL 101
14TH STREET**

Background

The Boldt Company has submitted a Site Plan application for City Hall. The site is located at 101 14th Street (old Members Cooperative Credit Union).

The Site Plan is for a garage addition onto the south side of the existing building, generally where the drive-thru is located.

Site Plan

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

- Site Plan
- Grading and Drainage Plan
- Utility Plan
- Floor Layout
- Building Elevations

Building Setbacks: (Section 17.6.13, Subd. 5. C and D)

The ordinance allows the principal building to be placed on the property line with the exception of when the property abuts a residential district in which a 10 setback must be provided. The proposed building addition is approximately 36 feet from the residential district to the south.

Landscaping: (Section 17.6.13 Subd. 6 C.)

The plan shows 5 existing plantings will be removed and the new areas that will not be hard surfaced will be seeded.

Parking: (Section 17.6.13 Subd. 6 B.)

There is existing parking on the west side of the building and on the north side of Avenue F for the building. These two lots contain 66 parking stalls.

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.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
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Signage: (Section 17.5.13 Subd. 14.)

Proposed signage will be replacing the faces on the existing signs.

Lighting: (Section 17.5.12 Subd. 5. B)

There is no new lighting proposed for the site.

Other Site Plan Items:

The southerly existing drive onto 14th street will need to be removed and the sidewalk and curb will need to be replaced. The exterior of the addition will not be brick as the existing building is but will match the color of the existing building as close as possible.

Policy Objectives

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

Financial Impacts

The Site Plan fee of \$300 was waived since this is a city project.

Advisory Committee Action Requested

The Commission should review the Site Plan and take into account 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.

Staff Recommendation

Staff would recommend approval of the Site Plan subject to at least the conditions in the attached resolution.

Supporting Documents Attachments

- Resolution No. 19-02
- Location Map
- Engineer's Memo
- Site Plan Maps

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 19-02

A RESOLUTION RECOMMENDING APPROVAL OF A SITE PLAN IN THE CC – CITY CENTER DISTRICT FOR THE BOLDT COMPANY

WHEREAS, the Boldt Company is proposing a Site Plan in the CC – City Center District for Cloquet City Hall; and

WHEREAS, the property of the proposed Site Plan is located at 101 14th Street and is legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 21 and 22, Block 16, Northern Lumber Company’s Eastern Division of Cloquet, Minn., and the adjoining portion of the vacated alley, according to the plat there of on file and of record in the office of the Register of Deeds, in and for 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 19-02 for a site plan for the Boldt Company for Cloquet City Hall subject to the following conditions:

1. Compliance with the Assistant City Engineer’s Memo dated February 26, 2019.
2. Signage shall comply with the Ordinance requirements.
3. The southerly driveway entrance onto 14th Street shall be removed.
4. Approval from Carlton County for the 14th Street work.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 12th day of March 2019.

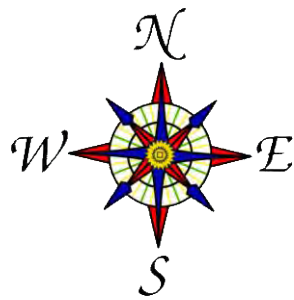
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

Location Map

City Hall



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: February 26, 2019

SUBJECT: MCCU remodel for New City Hall - Site Plan Review

I have reviewed the plans for the remodel of the MCCU site at 101 14th Street prepared by HTG Architects, plans were signed and dated 1-18-19. The plan set contained 56 plan sheets. Also reviewed were addendums 1 thru 5

Sheet C3.0

1. The existing driveway cut in the sidewalk at the south east corner of the drive thru area will be eliminated and should be shown to be removed and replaced with sidewalk with no driveway cut
2. The landscaping along the south side of the driveway connection to 14th Street may need to be modified if the site is regraded.
3. The south building wall of the garage will have up to 4 feet of fill on it. there should be drain tile placed along the south wall connecting to the storm sewer on the east side of the garage.
4. A permit from Carlton County will be required to connect the new sanitary service to the sewer main in 14th Street

Sheet A3.2

1. The south exterior elevation should show the correct ground grade matching the grading plan. This shows up to 4.28' of wall buried. The brick veneer should not extend below finished grade. The wall section needs to be designed to retain 4 feet of soil.

Addendum 1

1. The following note is in the addendum, but no revised plan sheet is attached

Sheet A3.2 / A3.3

1. See revised exterior elevations to show grading

SURVEY DATA WAS TAKEN FROM ALTA LAND SURVEY COMPANY DOCUMENT FILE 19-224 CERT. DATE 12-04-19 BY DAVID R. EVANSON REG. #44905. HTG ARCHITECTS IS NOT RESPONSIBLE FOR ACCURACY OR OMISSIONS. IF ANY CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.

SITE PLAN KEYED NOTES:

- ① ACCESSIBLE PARKING SPACE SIGN SHALL BE LOCATED CENTERED AT HEAD OF AISLE MOUNTED ON A 2" SQ. ALUM. PIPE STD. 4' 40" 60" ABOVE ADJACENT PARKING SURFACE, MAX. 8'-0" FROM CURB. SEE 9/11.
- ② VAN ACCESSIBLE AISLE SHALL BE SIMILARLY SIGNED AT LOCATION NOTED.

GENERAL NOTES:

- ALL SITE GRADING TO BE DONE PER CIVIL DRAWINGS.
- VERIFY & LOCATE ALL UNDERGROUND PHONE & UTILITY LINES PRIOR TO ANY EXCAVATION.
- SEE CIVIL & MECH/ELEC. DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE UTILITIES.
- BARRICADE OFF CONSTRUCTION AREA AS REQUIRED KEEP CONSTRUCTION AREA TO MINIMUM.
- SLOPE SIDEWALKS & GRADE AWAY FROM BUILDING TYPICAL 1:20 MAX. SLOPE.
- MATCH NEW CONSTRUCTION WITH EXISTING WHEREVER NECESSARY (e.g. CONC., CURBS, CONC. WALKS, PAVING, etc.).
- MATCH/NEW GRADING INTO EXISTING GRADING.
- CUT & PATCH EXISTING BITUMINOUS PAVING, CONC., CURBS & SIDEWALKS TO MATCH EXISTING.
- ALL MECHANICAL & ELECTRICAL EXPOSED PIPING, GRILLES, CONDUITS, etc. TO BE PAINTED.
- PARKING STRIPES TO BE PAINTED 4" WIDE
- FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQUIRED BY STATE CODE.
- CONC. SIDEWALK WIDTHS TO BE 5'-0" WIDE w/ CONTROLS JOINTS @ 5'-0" SIM.
- INSTALL CONDUIT PRIOR TO GEOFABRIC/GRAVEL COORDINATE WITH G.C. & EARTHWORK SUBCONTRACTOR.



www.htg-architects.com
 Minneapolis Tampa Bismark

9300 Hennepin Town Road
 Minneapolis, MN 55347
 Tel: 952.278.8880
 Fax: 952.278.8822

PROJECT

**CITY OF CLOQUET
 CITY HALL**

ADDITION / REMODELING

**101 4TH STREET
 CLOQUET, MINNESOTA**

ISSUED SET	01-18-19
REVISIONS	
DATE	NO.

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

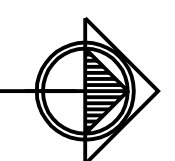
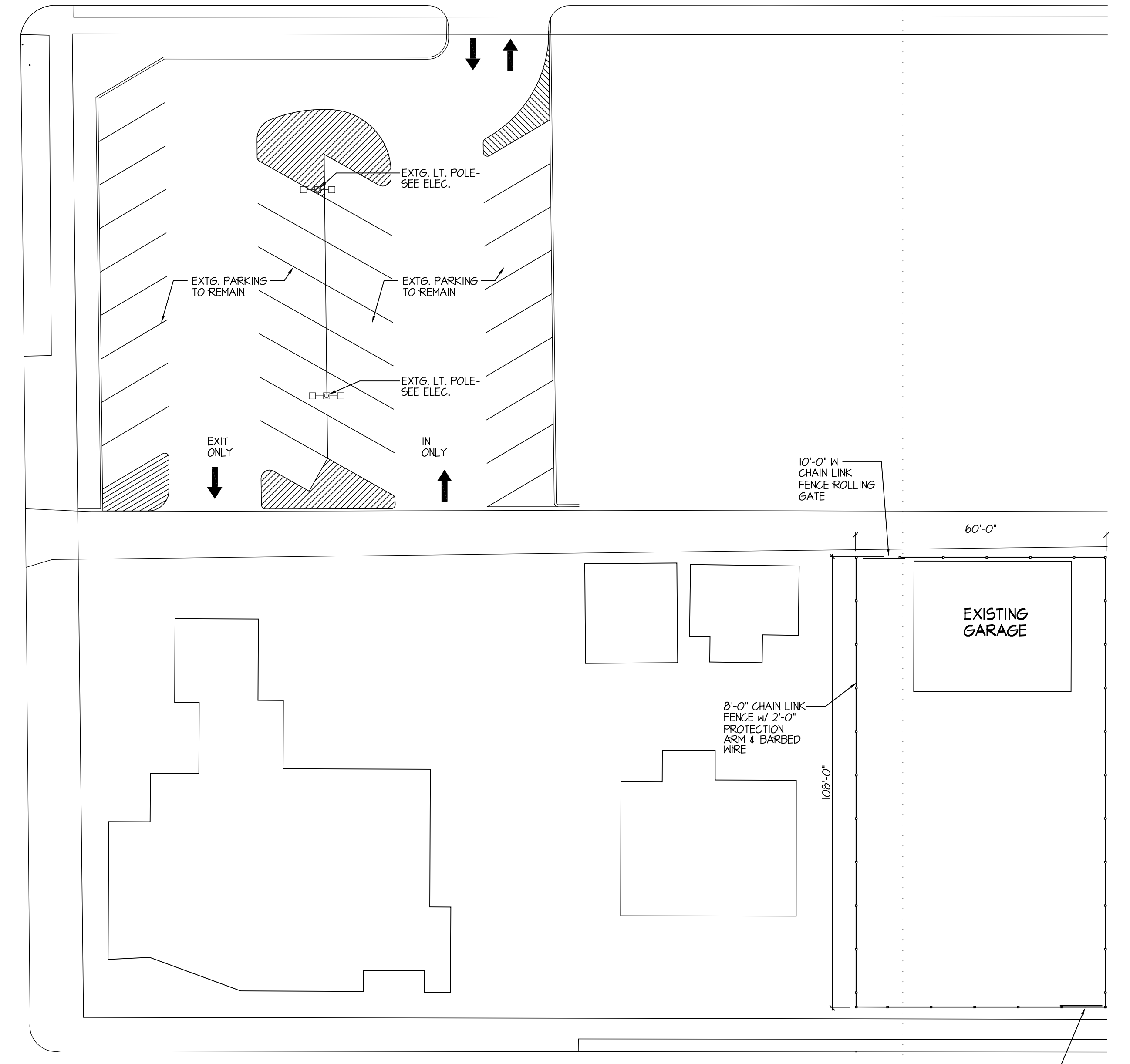
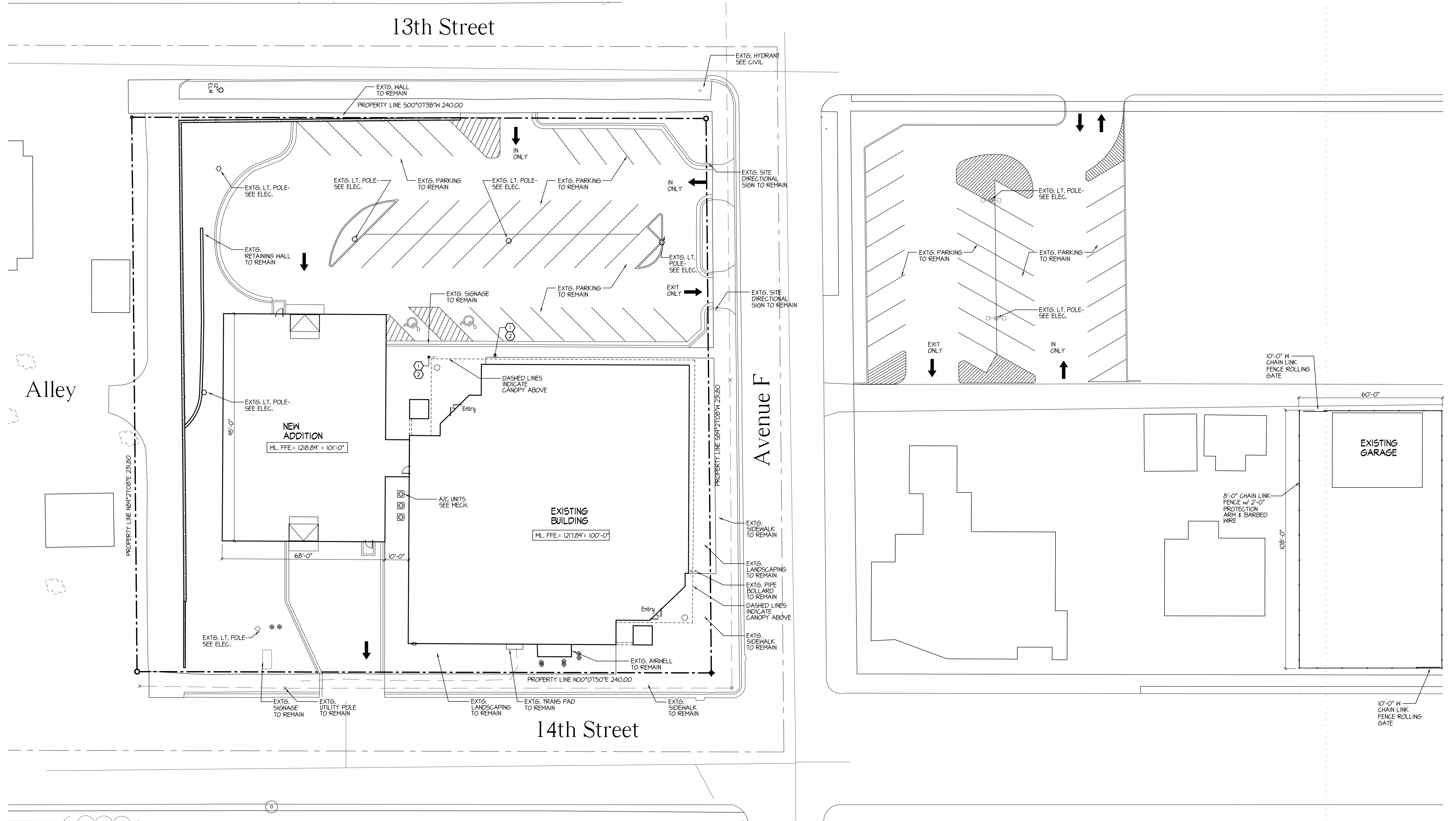
Sean C. Raboin
SEAN C. RABOIN

#47337 REG. NO. 01-18-19 DATE

**SITE PLAN
 SITE DETAILS**

DRAWN BY: AAT. CHECKED BY: RES.

A1.1
 181183 9-181183
 COPYRIGHT © BY HTG ARCHITECTS



11/18/2019 11:46am

PROJECT

**CITY OF CLOQUET
CITY HALL**

ADDITION/REMODELING

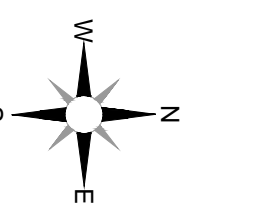
**101 4TH STREET
CLOQUET, MINNESOTA**

ISSUED SET 18 JANUARY 2019

REVISIONS	DATE	NO.

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 Engineer under the laws of the State of Minnesota

Thomas P. Desmarais
THOMAS P. DESMARAIS, P.E.
53121 REG. NO. 01/18/2019 DATE

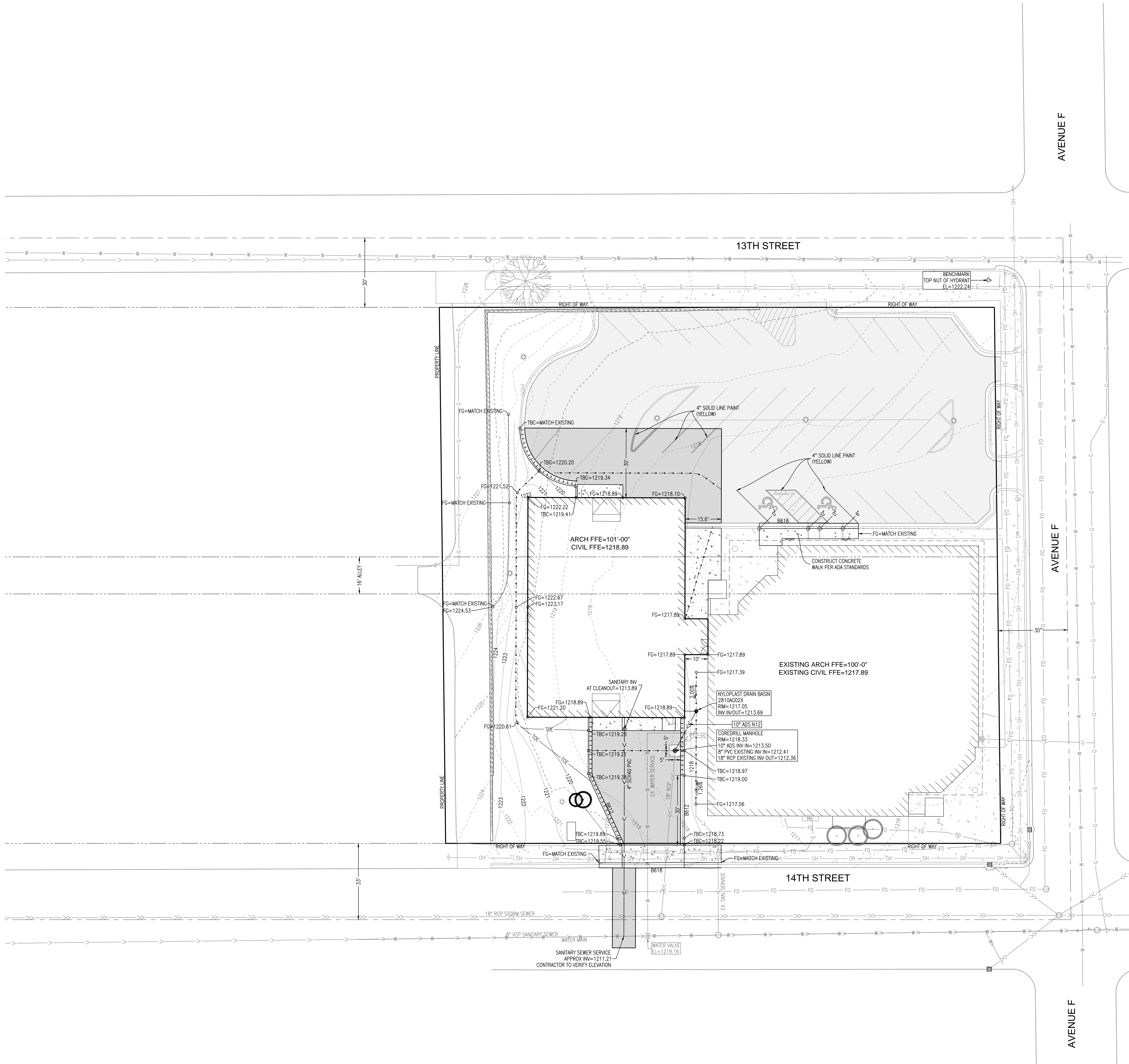


0' 10' 20' 40'

SITE GRADING & UTILITIES

DRAWN BY: JDO CHECKED BY: TPD

C3.0



GENERAL NOTES:

- INTERIOR PARTITION SHALL BE 3-5/8" STL. STUDS @ 16" O.C. w/ 5/8" GYP. BD. ON EA. SIDE EXTENDED 4" ABOVE CEILING. UNLESS NOTED OTHERWISE, SEE WALL TYPES ON SHEET A2.1.
- MOUNT FIRE EXTINGUISHER CABINETS @ 5'-0" A.F.F. TO TOP OF CABINET.
- G.C. TO PROVIDE ALL NECESSARY WOOD BLOCKING IN WALLS FOR WALL-HUNG ITEMS (CABINETS, SHELVING, COUNTERTOPS, ... etc.)
- INTERIOR COLUMNS TO BE FINISHED w/ 5/8" GYP. BD. ON 1/8" STL. FURRING CHANNELS w/ MTL. J-BEADS @ EACH CORNER- SEE ENLARGED DETAILS. REFER TO STRUCTURAL DRAWINGS FOR STEEL COLUMN SIZES.



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PROJECT

**CITY OF CLOQUET
 CITY HALL**

ADDITION / REMODELING

**101 4TH STREET
 CLOQUET, MINNESOTA**

ISSUED SET 01-18-19
 REVISIONS
 DATE NO.

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Sean C. Raboin
 SEAN C. RABOIN

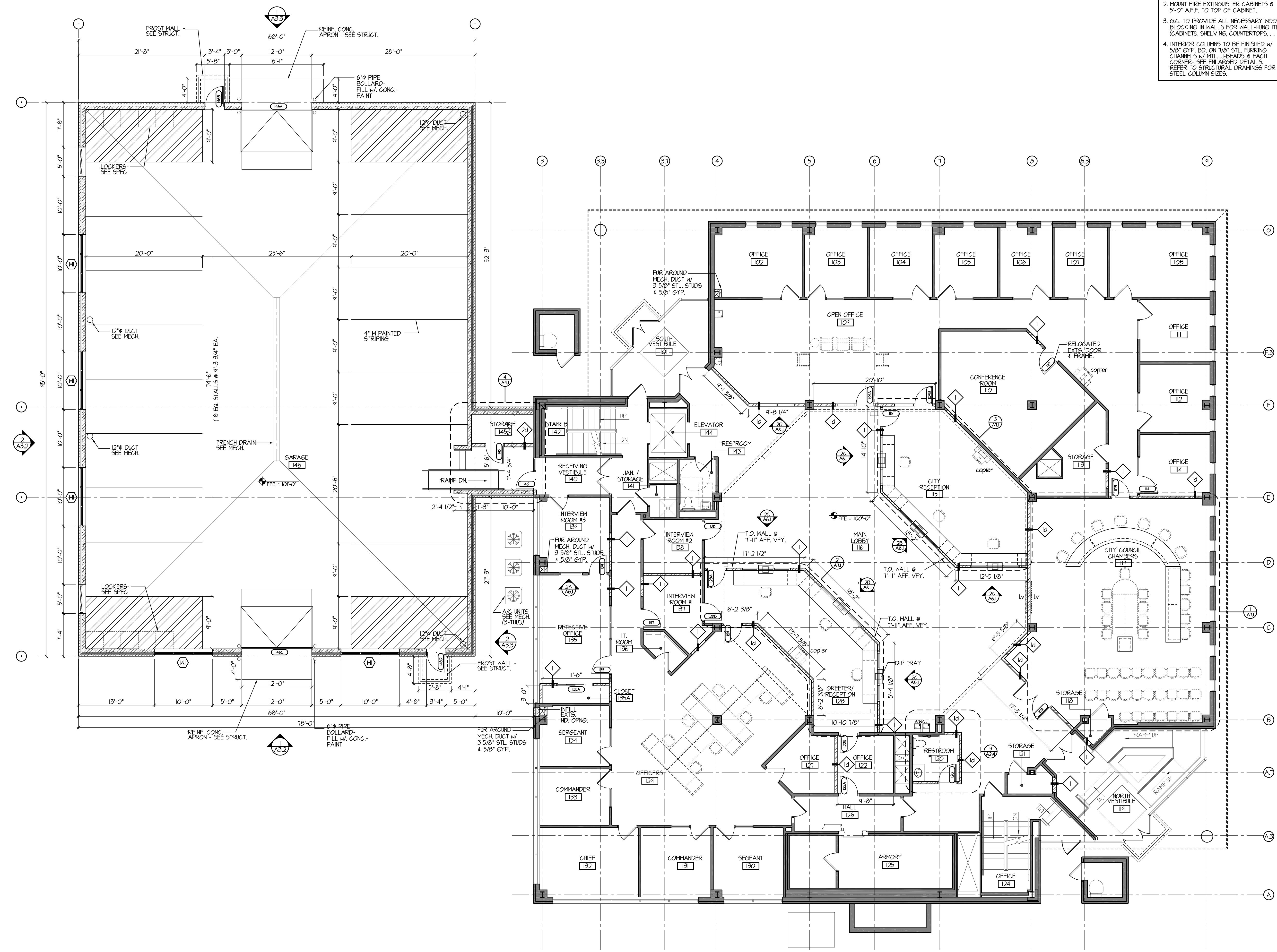
47337 REG. NO. 01-18-19 DATE

MAIN LEVEL FLOOR PLAN

DRAWN BY: AAT. CHECKED BY: RES.

A2.2

181183 ML-181183
 COPYRIGHT © BY HTG ARCHITECTS



1 MAIN LEVEL PLAN
 1/8"=1'-0"

ml-181183.dwg Jan 18, 2019 - 4:52pm

PROJECT

**CITY OF CLOQUET
 CITY HALL**

ADDITION / REMODELING

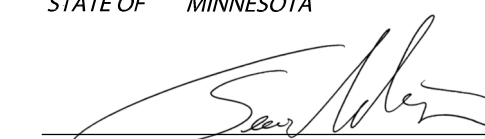
**101 4TH STREET
 CLOQUET, MINNESOTA**

ISSUED SET 01-18-19

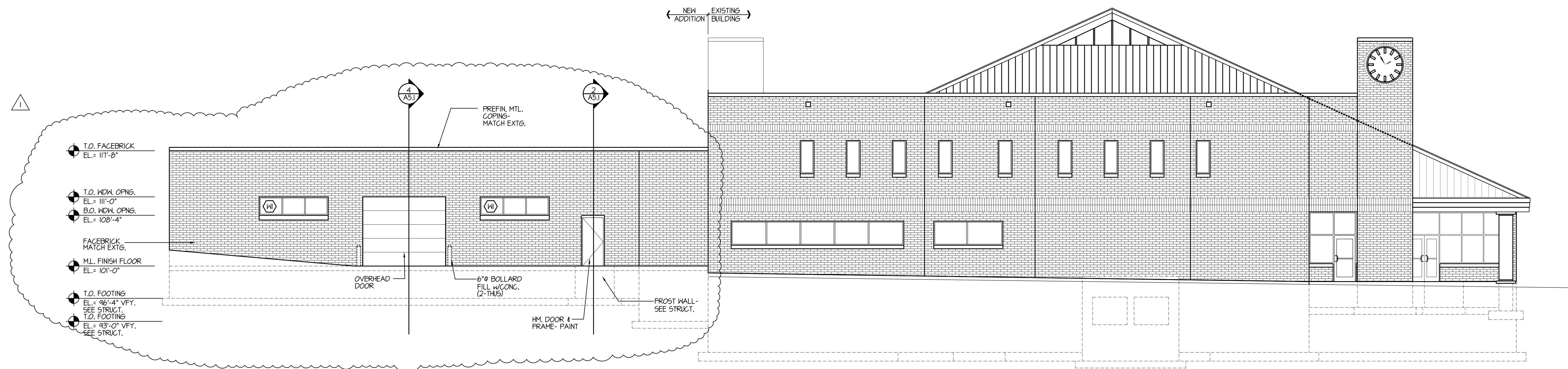
REVISIONS

DATE	NO.	DESCRIPTION
02.04.19	1	ADDENDUM #1

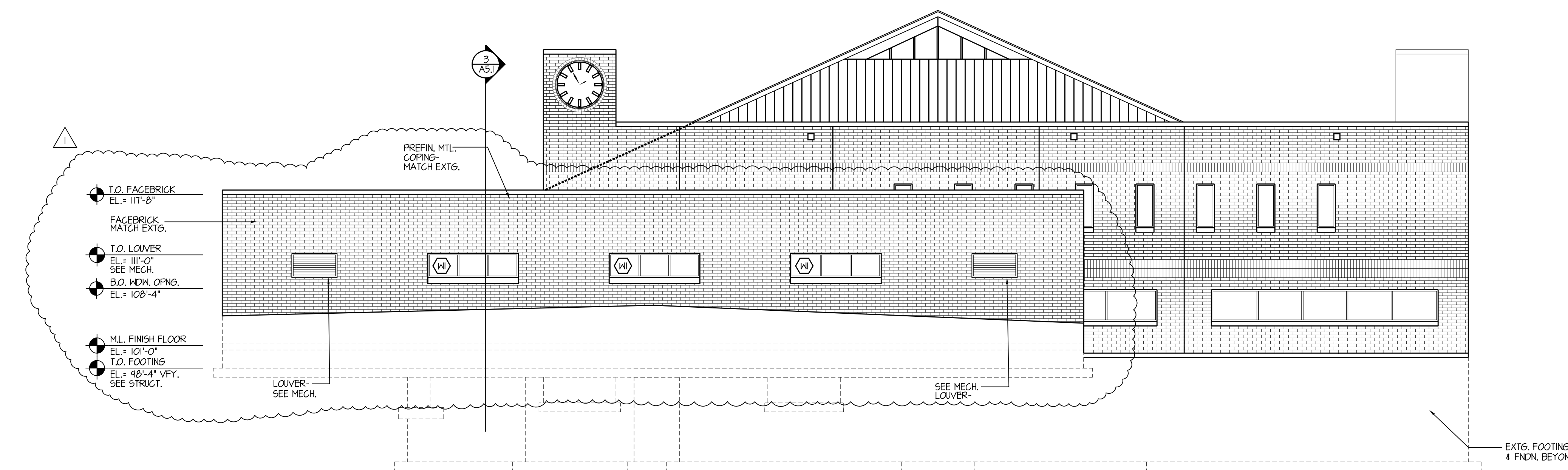
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 SEAN C. RABOIN

#47337 REG. NO. 01-18-19 DATE



1 EAST EXTERIOR ELEVATION
 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
 1/8" = 1'-0"

EXTERIOR ELEVATIONS

DRAWN BY: AAT. CHECKED BY: RES.

A3.2

PROJECT

CITY OF CLOQUET
CITY HALL

ADDITION / REMODELING

101 4TH STREET
CLOQUET, MINNESOTA

ISSUED SET 01-18-19

REVISIONS

DATE NO. ADDENDUM #1
02.04.19 1

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



SEAN C. RABOIN

#47337
REG. NO.

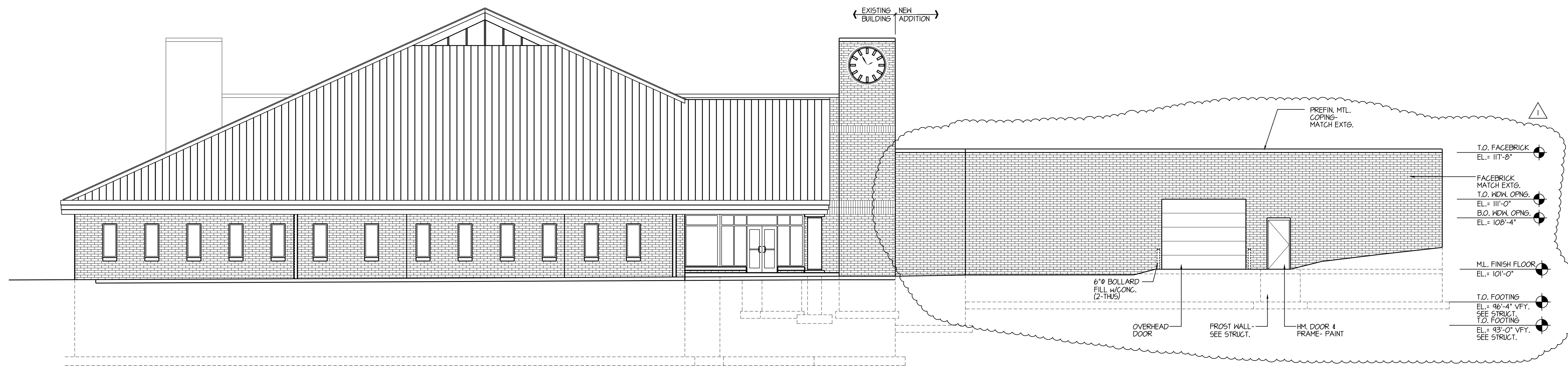
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DATE

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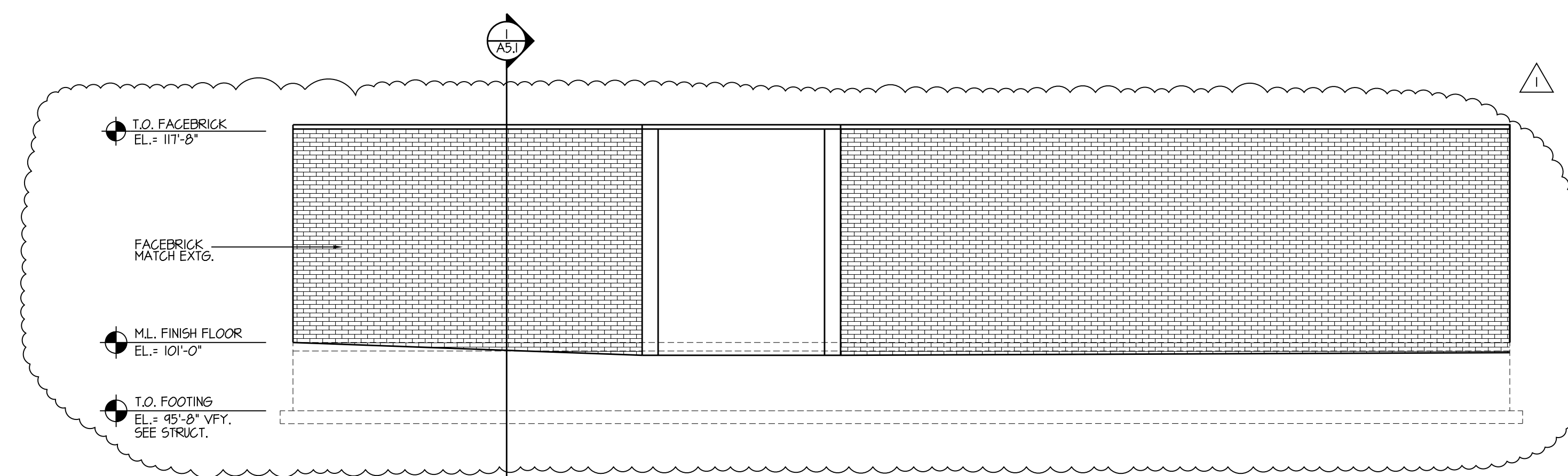
EXTERIOR ELEVATIONS

DRAWN BY: AAT. CHECKED BY: RES.

A3.3



1 WEST EXTERIOR ELEVATION
A3.3 1/8"=1'-0"



2 NORTH EXTERIOR ELEVATION
A3.3 1/8"=1'-0"



Community Development Department
1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Cloquet Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: March 6, 2019

**ITEM DESCRIPTION: CHICKENS: POSSIBLE ORDINANCE AMENDMENTS
PERTAINING TO THE KEEPING OF CHICKENS**

Background

In 2012 the Planning Commission discussed and recommended an Ordinance Amendment to the City Council to allow chickens in the residential districts as noted below. The City Council did not act on the proposed changes one way or another. This issue has come up again with a property owner looking to rezone their property, which is approximately 7 acres in size to FR – Farm Residential from R1 – Single-Family Residential. Their property abuts existing FR, so this would be an expansion of that area. However, Chapter 8 of the City Code states that “Farm Animals” shall only be kept in the agricultural district of the City, or on a residential lot of at least 10 acres in size. Depending on interpretation they may or may not be able to have chickens on their property. Thus, the start of new discussions on this topic.

The following were the recommended changes from 2012.

CHAPTER 8

Section 8.4.02 Farm Animals. Farm animals shall only be kept in an agricultural district of the City, or on a residential lot of at least ten (10) acres in size provided that no animal shelter shall be within three hundred (300) feet of adjoining piece of property. An exception shall be made for animals brought into the city as part of an operating zoo, veterinarian clinic, scientific research laboratory, or licensed show or exhibition. **Another exception is the keeping of not more than five (5) chickens (laying hens) as an accessory use in all residential districts.**

CHAPTER 17

Section 17.4.01 Subd. 12 Animals other than Domestic (House) Pets.

- A. No animals, other than domestic (house) pets, as defined in *Section 17.1.06*, shall be permitted in any zoning district other than the FR Farm Residential District. **Chickens (laying hens) may be kept in all residential districts as an accessory use. See each specific district for the requirements.**



- B. No Structure (excluding a doghouse, chicken coop and pen area) or uses of land intended for the care and grooming of animals other than domestic pets, as defined in *Section 17.1.06*, shall be permitted in any zoning district except the FR – Farm Residential District.

Section 17.6.03 FR – Farm Residential District, Subd 4. Accessory Uses.

L. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens for lots less than one acre. Lots larger than one acre no license is needed.

Staff would like to discuss the FR – Farm Residential District with the Commission to get a better feeling for things in this district.

Section 17.6.04 SR – Suburban Residential District, Subd 4. Accessory Uses.

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens.

Section 17.6.05 R-1 – Single-Family Residence District, Subd 4. Accessory Uses.

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens.

Section 17.6.06 R-2 – One- to Two-Family Residence Districts, Subd 4. Accessory Uses.

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens.

Section 17.6.07 R-3 – Multiple-Family Residence District, Subd 4. Accessory Uses.

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens. The property is limited to a maximum of a 3 unit building.

The License to Keep Chickens is attached to this report.

Attachments

- License to Keep Chickens
- Proposed Ordinance from 2012
- Chapter 8 Excerpt

OBTAINING A LICENSE TO KEEP CHICKENS

- A. Any person who keeps chickens in the Residential zones of the City of Cloquet shall obtain an annual license prior to getting chickens. There will be a one-time fee for the inspection of the Chicken facility. The license will run from January 1 to December 31 each year. Applications will be made to the City Planner/Zoning Administrator.**
- B. All licenses shall be conditioned upon passing a mandatory inspection by the City Planner/Zoning Administrator, Building Official or their designated agent.**
- C. The inspector may refuse to grant or revoke a license if the chickens become a nuisance, as evidenced by three admitted or judicially determined violations of the Chicken Ordinance within a 12 month period. Inspections will be conducted to investigate the nuisance.**
- D. The inspector may refuse to grant or may revoke a license to a person convicted of cruelty to animals under a code, ordinance, or statute of Minnesota or other state.**
- E. All reports of such inspections and reviews shall be in writing and maintained by the City of Cloquet.**
- F. A site plan must be submitted and approved before a license to keep chickens will be granted.**

CHICKEN LICENSE REGULATIONS

Each person holding a license to keep chickens within the City of Cloquet residential zones shall comply with the following:

1. The principle use of the property where the chickens are kept is a single family dwelling.
2. No resident shall keep more than five (5) chickens (laying hens). No roosters are allowed. No chickens shall be raised for meat and slaughtered within the City.
3. No person shall slaughter a chicken in a residential zone.
4. No person shall keep chickens inside a residential dwelling.
5. Chickens shall be kept in a secure and well ventilated roofed enclosed structure. The roofed structure shall be fully enclosed, wind proof, have one square foot of window to 15 square feet of floor space. The floors and walls of the structure shall be kept clean and sanitary with all droppings and body excrements collected and disposed of properly.
6. A fenced enclosure may be attached to the coop to allow an outside area. The enclosure shall be secure so the chickens cannot get out and roam. These areas shall be kept clean and sanitary.
7. A floor area or combination of the floor and fenced yard area for keeping chickens shall not be less than 10 square feet of floor space per chicken.
8. Chickens are not allowed to roam the area freely.
9. No coop and enclosed fenced yard shall be located closer than 25 feet to a residential dwelling on adjacent lots.
10. Building permits are not required for structures less than 120 square feet. An electrical permit is required for branch wiring to an accessory building.
11. Coops and enclosed fenced yards cannot be located in the front yard and must meet all minimum setbacks from property lines and structures.
12. Written consent of at least 75% of the property owners or occupants within one hundred (100) feet of the property must be submitted with the initial application.

CHICKEN LICENSE APPLICATION

NAME: _____

ADDRESS: _____

PHONE: _____

A detailed site plan must accompany this application. It shall include a drawing of the coop and fenced yard area.

I HEREBY STATE THAT ALL THE INFORMATION HERE IS TRUE AND CORRECT AND THAT I SHALL COMPLY WITH ALL PROVISIONS OF THE ORDINANCES OF THE CITY OF CLOQUET AND THE LAWS OF MINNESOTA TND THEIR AMENDMENTS.

Signature

Date

Initial Fee \$35

Renewal Fee \$10

For office use only

Date _____

License # _____

Fees paid _____

Site Plan approved _____

Coop Inspected _____

ORDINANCE NO. 414A

AN ORDINANCE TO AMEND CHAPTER 8 AND CHAPTER 17 OF THE MUNICIPAL CODE TO ALLOW CHICKENS IN RESIDENTIAL DISTRICTS

The City Council of the City of Cloquet does hereby ordain as follows:

Section 1. Section 8.4.02 Farm Animals is amended to read:

Farm animals shall only be kept in an agricultural district of the City, or on a residential lot of at least ten (10) acres in size provided that no animal shelter shall be within three hundred (300) feet of adjoining piece of property. An exception shall be made for animals brought into the city as part of an operating zoo, veterinarian clinic, scientific research laboratory, or licensed show or exhibition. Another exception is the keeping of not more than five (5) chickens (laying hens) as an accessory use in all residential districts, see Chapter 17 for restrictions.

Section 2. Section 17.4.01 Subd. 12 Animals other than Domestic (House) Pets is amended to read:

- A. No animals, other than domestic (house) pets, as defined in *Section 17.1.06*, shall be permitted in any zoning district other than the FR Farm Residential District. Chickens (laying hens) may be kept in all residential districts as an accessory use. See each specific district for the requirements.
- B. No Structure (excluding a doghouse, chicken coop and pen area) or uses of land intended for the care and grooming of animals other than domestic pets, as defined in *Section 17.1.06*, shall be permitted in any zoning district except the FR – Farm Residential District.

Section 3. Section 17.6.03 FR – Farm Residential District, Subd 4. Accessory Uses is hereby amended to read:

L. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens for lots less than one acre. Lots larger than one acre no license is needed.

Section 4. Section 17.6.04 SR – Suburban Residential District, Subd 4. Accessory Uses is hereby amended to read:

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens.

Section 5. Section 17.6.05 R-1 – Single-Family Residence District, Subd 4. Accessory Uses is hereby amended to read:

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens.

Section 6. Section 17.6.06 R-2 – One- to Two-Family Residence Districts, Subd 4. Accessory Uses is hereby amended to read:

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens.

Section 7. Section 17.6.07 R-3 – Multiple-Family Residence District, Subd 4. Accessory Uses is hereby amended to read:

K. Chickens – The keeping of not more than 5 chickens (laying hens) subject to obtaining a license to keep chickens. The property is limited to a single family dwelling.

Section 8. Fees and Charges. The City’s 2012 Fee Schedule be amended to include an initial chicken license fee of \$35.00 and a renewal fee of \$10.00.

Section 9. Effective Date. This ordinance shall take effect and be in force from and after its passage and publication in accordance with law.

Passed this 7th day of August, 2012.

CITY OF CLOQUET

By: _____
Its Mayor

ATTEST:

By: _____
Its City Administrator

Published this _____ day of _____, 2012.

SECTION 8.4: DANGEROUS, NON-DOMESTIC AND FARM ANIMALS

8.4.01 Non-Domestic Animals. It shall be illegal for any person to own, possess, harbor, or offer for sale any non-domesticated animal (as that term is defined herein) with the City limits. Any owner of such an animal at the time of the adoption of this Code shall have thirty (30) days in which to remove the animal from the City after which time the City may impound the animal as provided herein and charge the owner all costs. An exception shall be made to this prohibition for animals specifically trained for and actually providing assistance to the handicapped or disabled, and for those animals brought into the City as part of an operating zoo, veterinarian clinic, scientific research laboratory, or a licensed show or exhibition.

8.4.02 Farm Animals. Farm animals shall only be kept in an agricultural district of the City, or on a residential lot of at least ten (10) acres in size provided that no animal shelter shall be within three hundred (300) feet of adjoining piece of property. An exception shall be made for animals brought into the City as part of an operating zoo, veterinarian clinic, scientific research laboratory, or a licensed show or exhibition

8.4.03 Reporting Escape of Dangerous Animals Required.

Subd. 1. The owner or keeper of any member of a species of the animal kingdom that escapes from his or her custody or control and that is not indigenous to this state or presents a risk of serious physical harm to persons or property, or both, shall within one hour after he or she discovers or reasonably should have discovered the escape, report it to a law enforcement officer of the City, the County Sheriff either directly or by dialing 911 and providing a report and the City Administrator.

Subd. 2. If the office of the City Administrator is closed to the public at the time a report is required, then it is sufficient compliance to notify law enforcement by calling 911 if the owner or keeper makes the report within one hour after becoming aware of the fact that the City office is not open to the public.

8.4.04 Possession, Sale of Wild, Potentially Dangerous Animals; Prohibitions.

Subd. 1. No person shall keep, own, harbor, have charge of, maintain or have control of within the City of a wild, non-native or potentially dangerous animal.

Subd. 2. No person shall possess with intent to sell, offer for sale or buy or attempt to buy within the City a wild, non-native or potentially dangerous animal.

Subd. 3. For the purpose of this section, the phrase "wild, non-native or potentially dangerous animal" means an animal which is wild by nature and not customarily domesticated in the city and which because of its size, disposition or other characteristics inherently constitutes a danger to human life or property. A wild and potentially dangerous animal shall include, but not be limited to:

- A. Apes: chimpanzees (*Pan*); gibbons (*Hylobates*); gorillas (*Gorilla*); orangutans (*Pongo*); and siamangs (*Symphalangus*);
- B. Baboons (*Papoi, Mandrillus*);
- C. Bears (*Ursidae*);
- D. Cheetahs (*Acinonyx jubatus*);
- E. Coyotes (*Canis latrans*) and coyote-dog hybrids;
- F. Elephants (*Elephas* and *Loxodonta*);
- G. Hyenas (*Hyaenidae*);
- H. Jaguars (*Panthera onca*);
- I. Leopards (*Panthera pardus*);
- J. Lions (*Panthera leo*);



Community Development Department
1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Cloquet Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: March 6, 2019

**ITEM DESCRIPTION: EMERGENCY SHELTERS: POSSIBLE ORDINANCE
AMENDMENTS PERTAINING TO EMERGENCY
SHELTERS**

Background

Staff has had an inquiry about “Emergency Shelters/Housing” within the City. Currently the Ordinance does not address this type of housing and where it could be located. The Department of Housing and Urban Development defines an Emergency Shelter as “Provides a place to stay or bed to sleep in overnight if you become homeless or otherwise experience a housing crisis and have no place to go.”

I checked with a couple communities similar in size to Cloquet on this topic and have heard back from the City of Grand Rapids. They define “Emergency housing facility means a building or portion thereof where persons who do not have housing live until more permanent arrangements can be made.” It is a permitted use with additional restrictions, see the attached.

I would like to begin some discussions on this topic to gauge if there is any interest in pursuing this.

Attachments

- Grand Rapids Code

- (19) Emergency housing facility (within R-1, R-2, R-3, SR-3, R-4, SR-4, LB, SLB, GB, PU, SGB, CBD, MU, SMU, AG zone): Provided as follows:
 - a. Facility shall provide detailed program information including goals, policies, site plan, building plan, staffing pattern, target capacity, security measures, and emergency management plan.
 - b. The facility shall not be located in a two-family or multifamily dwelling unless it occupies the entire structure.
 - c. The facility shall be limited to no more than 16 residents in residential zoning districts or 32 residents in nonresidential districts without a conditional use permit.
 - d. Existing residential structures used for an emergency housing facility shall not be externally altered so that the original residential character of the structure is compromised unless approved by the city council.
 - e. No on-street parking shall be allowed. Adequate off-street parking shall be required by the city based on the staff and resident needs of the specific facility. Private driveways shall be of adequate width to accommodate effective vehicle circulation. Emergency vehicle access shall be available at all times.
 - f. Landscaping and buffering shall be provided consistent with the requirements contained in section 30-594.
 - g. Signage of the emergency housing facility shall be limited to the provisions of division 10 based on the zoning district in which it is located.
 - h. Emergency housing within the R-1 and R-2 districts shall be as accessory uses to the principle use.
- (20) Equipment and/or tool rental (within the GB, SGB zone): All outdoor storage of equipment, except automobiles and trucks up to two ton, and materials/supplies shall be screened from public view as per the requirements of section 30-594(h).
- (21) Essential services (within all zones): Provided as follows:
 - a. Prior to the installation, the owner files with the city engineer/zoning administrator all maps, sketches or diagrams and other pertinent information as deemed necessary by the city engineer/zoning administrator for review of the proposed project.
 - b. Radio transmitters and receivers accessory to an essential service may be located on existing utility poles or light standards within the public right-of-way provided the radio transmitters and receivers comply with the following standards:
 - 1. Radio transmitters and receiver devices located on a utility pole/tower or light standard shall be at least 15 feet above grade.
 - 2. Radio transmitters and receiver devices shall not exceed 18 inches in length or width or extend more than 18 inches from the pole.