



Regular Meeting of the Planning Commission

Tuesday, April 9, 2019

7 pm Regular Meeting

1307 Cloquet Ave, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the March 12, 2019 Planning Commission meeting
5. Zoning Case 19-03; 14th Street Apartments, Land Sale
6. Discussion; West End Business District
7. Discussion; Allowed Uses in the CC – City Center District
8. Commissioner’s Questions/Comments
9. Adjourn

**NEXT MEETING:
May 14th @ 7 pm**



Regular Meeting of the Planning Commission

Tuesday, March 12, 2019

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

OATH OF OFFICE

Cottingham administered the Oath of Office to member Cline.

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

Absent: Nathaniel Wilkinson and Elizabeth Polling.

Others Present: Nick Lund and Travis Farleigh.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

February 12, 2019 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Commissioner Sanders noted the Oath of Office should be for Commissioner Demers.

Motion: Commissioner Cline made a motion to approve the Planning Commission meeting minutes with the correction noted from February 12, 2019, Commissioner Lyytinen seconded. (Motion was approved 5-0).

Zoning Case 19-02: Site Plan for The Boldt Company for City Hall

Chairman Wilkinson introduced Zoning Case 19-02, Site Plan for The Boldt Company for City Hall. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted that The Boldt Company is requesting approval of a site plan in order to add a garage onto the south side of the proposed city hall, located at 101 14th Street. He noted the proposed addition meet the Ordinance minimum requirements for building setbacks, landscaping, parking, trash storage, signage and lighting.



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The Commission discussed the landscaping and how it is allowed to deviate from the standard since the property is in the CC – City Center District. Mr. Cottingham noted that the city crews would be adding plantings to the site when the building and grading work is done.

Chairman Wilkinson looked for a motion.

Motion: Commissioner Sanders made a motion to approve Resolution No. 19-02, A Resolution Recommending Approval of a Site Plan in the CC – City Center District for The Boldt Company subject to the conditions in the draft Resolution, Commissioner Lytinen seconded. (Motion was approved 5-0).

Discussion on Chickens

Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham referenced that this was discussed with the Commission approximately seven years ago and a recommendation was made to the City Council and they chose not to take any action on the request. Staff has brought this back up since a resident wants to have chicken on their 7-acre parcel, but it is zoned R1 – Single Family Residence and chickens are not allowed in that district. His property does about FR – Farm Residential but rather than rezone the property he was looking to see if there was any interest in trying to amend the Ordinance.

The Commission discussed the old proposal and felt that there should be a minimum lot size associated with keeping chickens. They did not feel it was appropriate to allow them in the older parts of town where the lots were less than 9,000 square feet in size. They were agreeable to looking at this further provided there was support from the City Council.

Discussion on Emergency Shelters, Single Room Occupancy Housing

Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham referenced that a resident, Travis Farleigh had inquired about providing emergency housing in the community. Emergency housing can be defined as a place where persons who do not have housing live until more permanent arrangements can be made. He referenced material in the packet from the City of Grand Rapids and where they allow this type of accommodations along with requirements of the facility. He noted they do not allow it in an R1 or R2 District unless located within a church or school.

The Commission discussed this with Mr. Farleigh to get his thoughts on this. Mr. Farleigh stated that he works for Carlton County Health and Human Services and has noticed a need in the community for this type of facility. He noted that he is on a coalition that has been meeting to discuss the needs for different types of housing.

The Commission noted that they would like to have some more research done on this. Mr. Cottingham stated he would contact other communities similar in size to Cloquet and see if they have anything like this to help us out.



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Commissioner's Questions/Comment

Commissioner Sanders asked for an overview of the open meeting law. Mr. Cottingham stated that whenever 4 or more Commission members are gathered at a location it could be a violation of the open meeting law if they were to be discussion business that should be handled at a public meeting. This is not to say they cannot be at the same location, but they cannot discuss items related to the business of the Planning Commission. He noted that this would also pertain to phone calls or emails trying to poll members on a topic.

Next Meeting

April 9, 2019

Meeting adjourned 7:44 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: April 3, 2019

ITEM DESCRIPTION: ZONING CASE 19-03: LAND SALE – 14th STREET APARTMENTS, LLC

Background

14th Street Apartments, LLC is looking at purchasing the final phase of the 14th Street apartment project. Attached is a copy of the concept site plan showing the proposed use of the property.

State Statute requires that a municipal land sale and its proposed use conform to the Comprehensive Plan for the City. The Planning Commission needs to determine if this proposal is in conformance with the Comprehensive Plan.

Policy Objectives

The proposed development is for a 36-unit apartment building to be constructed on the property. An 18-unit and 22-unit apartment building have already been constructed on land purchased from the city.

The Comprehensive Plan for this area is a “Planned Mixed Residential (Variable Density)”. The proposal for residential development is consistent with the Comprehensive Plan.

Financial Impacts

None.

Advisory Committee Action Requested

The Planning Commission should review the Development to see that it conforms to the plans for general development of the City. In simpler terms the Commission needs to be sure the plan conforms to the Comprehensive Plan. A formal Final Plat and Site Plan will be reviewed at a future meeting.

Staff Recommendation

Staff recommends approval of the land sale.

Supporting Documents Attachments

- Resolution No. 19-03 Land Sale
- Location Map
- Concept Site Plan
- Comprehensive Plan Map and Narrative

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 19 – 03 Land Sale

A RESOLUTION OF THE CITY OF CLOQUET PLANNING COMMISSION FINDINGS THAT A MULTIPLE FAMILY DEVELOPMENT ON THE EAST SIDE OF 14TH STREET, SOUTH OF INTERSTATE 35 CONFORMS TO THE GENERAL PLANS FOR THE DEVELOPMENT OF THE CITY

WHEREAS, the City of Cloquet (the "City") has received a proposal to purchase one parcel on the east side of 14th Street, south of Interstate 35 and has submitted a plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, and

WHEREAS, the Commission has reviewed the plan to determine their conformity with the general plans for the development of the City as described in the Comprehensive Plan for the City.

WHEREAS, the property of the sale is legally described as follows;

That part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 49 North, Range 17 west of the Fourth Principal Meridian, described as follows:

Commencing at the northwest corner of said Section 36; thence on an assumed bearing of South 00 degrees 01 minutes 27 seconds West, along the west line of said Section 36, a distance of 615.00 feet; thence South 89 degrees 58 minutes 33 seconds East a distance of 321.00 feet to the actual point of beginning of the tract of land herein described; thence North 57 degrees 57 minutes 02 seconds East a distance of 243.74 feet to the southerly line of the right-of-way easement recorded in Document No. A-000419942; thence southeasterly a distance of 39.18 feet, along last said southerly line and along a non-tangential curve concave to the southwest, having a radius of 200.00 feet, a central angle of 11 degrees 13 minutes 25 seconds and a chord bearing of South 19 degrees 17 minutes 31 seconds East; thence South 13 degrees 40 minutes 49 seconds East, along last southerly line and non-tangent to last described curve, a distance of 58.89 feet; thence southeasterly a distance of 48.99 feet, along last said southerly line and along a tangential curve concave to the west, having a radius of 200.00 feet and a central angle of 14 degrees 02 minutes 08 seconds; thence South 00 degrees 21 minutes 20 seconds West a distance of 143.82 feet to the north line of the recorded plat of PINE GROVE TERRACE; thence North 89 degrees 36 minutes 50 seconds West, along last said north line, a distance of 238.30 feet to the intersection with a line bearing South 00 degrees 01 minutes 27 seconds West from the point of beginning; thence North 00 degrees 01 minutes 27 seconds East a distance of 155.55 feet to the point of beginning.

Subject to and together with any pertinent easements contained in Document Number A-000419942.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the plan conforms to the general plans for the development of the City as a whole.

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 9th day of April 2019.

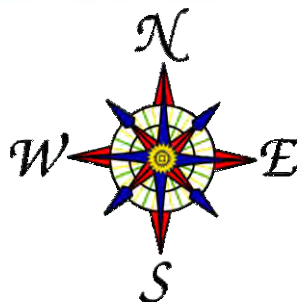
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

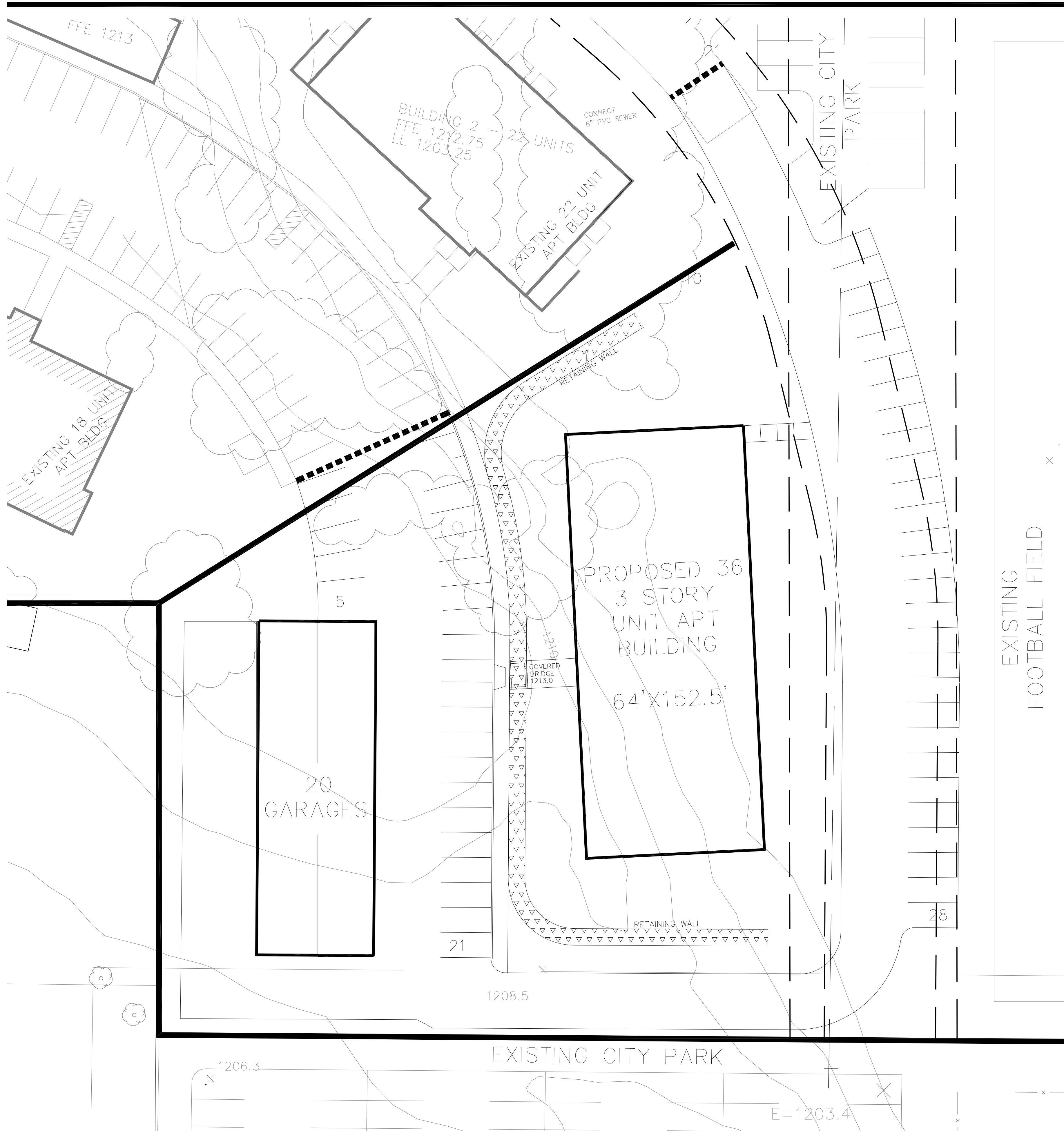
ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

Location Map

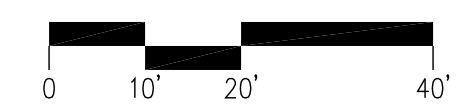
14th Street Apartments



No Scale



BLACKHOOF



CLIENT:
14TH STREET APARTMENTS III

2020 14TH STREET, SUITE A
 CLOQUET, MN 55720

03-11-19 CONCEPT PLAN

| NO | DATE | REVISION |
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PROJECT NAME:
14TH STREET APARTMENTS III





DRAWING TITLE:
CONCEPT PLAN

FILE:
 DRAWN BY: DMC
 CHECKED BY: DMC
 PROJ. NO: -
 DRAWING NO:

CP1

COMPREHENSIVE PLAN MAP & NARRATIVE



-  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
- 

Planned Mixed Residential Next to the Fond du Lac Tribal and Community College. The Comprehensive Plan guides the area directly east of the Fond du Lac Tribal and Community College for planned mixed residential use. Some of this area has been (or is being) mined, but it could be developed into another use at the completion of the mining activities. It is particularly important to have a master plan for this area before allowing significant development that could preclude logical future use of the area.

Chapter 5: Utilities and Community Facilities describes the anticipated growth of the Fond du Lac Tribal and Community College. The Minnesota State Colleges and Universities (MnSCU) system has preliminarily indicated that future growth of the college should occur on the west side of 14th Street. However, the planned mixed residential area (on the east side of 14th Street) could potentially meet some future needs of the college. For example, if MnSCU decides to acquire land for a practice football field, the football field could potentially be located directly adjacent to Hilltop Park, thereby creating a synergy between the two recreation facilities. This area could also provide apartments and other residential uses that could serve the students, faculty, and staff of the college. In addition, it could provide a limited amount of neighborhood commercial use, which is lacking in the area.

Chapter 4: Transportation describes the need to improve access to this area from Interstate Highway 35. Potentially, a secondary access could be provided via a frontage road that would connect 14th Street and Highway 45 to the east. However, (if constructed) this road would cross the planned mixed residential area. Furthermore, the Comprehensive Plan identifies a commercial-industrial reserve in the existing mining area to the east. Consequently, it would be helpful to prepare a conceptual master plan for this planned mixed residential area and the future commercial-industrial area before allowing significant development in the vicinity.



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: April 3, 2019

ITEM DESCRIPTION: Zoning Discussion for the West End Business District

Background

Recently the Planning Commission and City Council processed a zoning case for a conditional use permit to allow a residential apartment on the ground floor on Avenue C in Cloquet's West End Business District in a building zoned Historic Commercial. After the case was completed, the City Attorney noted that the interpretation of language in ordinance relied upon for the case was not the intent of current Zoning Ordinance standards and now must be clarified as this type of conversion is not the intent of current zoning ordinance and conflicts with the city's Downtown Design Standards which do not allow storefront coverups and do not contemplate ground floor residential units, nor is it consistent with the Comprehensive Plan.

The zoning ordinance currently reads "Residential Uses: Apartments, Multiple-family structures existing independently or incorporated with general commercial uses on floors other than the ground floor provided the density does not exceed 20 units per acre." The question that has come up is what the intent of that wording was. In discussion with the Zoning Administrator at the time of the Ordinance being adopted with that wording was to allow apartments on any level of a building similar to Larson Commons in the downtown district. He believed the interpretation by staff was consistent with what the desires of the Planning Commission when the Ordinance was adopted. The City Attorney believes the reference to independent residential in the District is to allow for standalone redevelopment projects in the District that are multiple-family structures that are independent detached buildings with their own yard, parking and set-backs, versus the zero lot-line wall to wall historic building district that is in the West End.

Staff is seeking some feedback from the Planning Commission as to which of the four options below we should be pursuing.

1. Do not allow apartments on the ground floor of a retail building.
2. Allow apartments on the ground floor of the building behind a commercial store front.
3. Allow apartments on the ground floor with the elimination of the commercial store front.
4. Allow apartments on the ground floor designed in a way to retain the commercial store front.

Once direction is provided staff will come back with the specific Ordinance Amendments that would be required.



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To: Cloquet Planning Commission
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Date: April 3, 2019

ITEM DESCRIPTION: Allowed Uses in the CC – City Center District

Background

A building owner in the City Center District has inquired as to the possibility of having a school rent space in his building. The Zoning Ordinance does not specifically mention a school as a permitted or conditional use within the City Center District. One of the items listed under both the permitted and conditional use states “Other uses not specifically listed in this Chapter, but for which the City Planner/Zoning Administrator or Planning Commission of the City has determined that the use is consistent with the intent of permitted/conditional uses in this district.”

Staff is looking for the opinion of the Commission as to whether or not a school would fall under this category.