



**Regular Meeting of the Planning Commission**

Tuesday, May 14, 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 April 9, 2019 Planning Commission meeting  
\_\_\_\_\_
5. Zoning Case 19-05; Paul Johnson - Variance  
\_\_\_\_\_
6. Zoning Case 19-04; AROLA Arch. Studio – Conditional Use Permit  
\_\_\_\_\_
7. Zoning Case 19-06; Mike Koski – Comp Plan Amend & Rezoning  
\_\_\_\_\_
8. Zoning Case 19-07; Michael Acheson – Comp Plan Amend & Rezoning  
\_\_\_\_\_
9. Zoning Case 19-08; Nicholas Lind – Rezoning  
\_\_\_\_\_
10. Commissioner's Questions/Comments
11. Adjourn

**NEXT MEETING:  
June 11<sup>th</sup> @ 7 pm**



**Regular Meeting of the Planning Commission**

Tuesday, April 9, 2019

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

**Absent:** Nathaniel Wilkinson and Elizabeth Polling.

**Others Present:** Jana Peterson.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**March 12, 2019 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

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

**Zoning Case 19-03: Land Sale to 14<sup>th</sup> Street Apartments**

Chairman Wilkinson introduced Zoning Case 19-03, Land Sale to 14<sup>th</sup> Street Apartments. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham noted that the City is selling a piece of property to 14<sup>th</sup> Street Apartments so they can construct the third phase of their apartment complex. They have constructed an 18- and 22-unit buildings on with the first two phases and are looking to construct a 36 unit building for the third and final phase. State Statute requires that the land sale and its proposed use conform to the Comprehensive Plan for the City. The Comprehensive Plan for this area is a Planned Mixed Residential.

The Commission discussed the land sale and felt it was consistent with the Comprehensive Plan.

Chairman Wilkinson looked for a motion.



**Motion:** Commissioner Lyytinen made a motion to approve Resolution No. 19-03, A Resolution Findings that a Multiple Family Development on the East Side of 14<sup>th</sup> Street, South of Interstate 35 Conforms to the General Plans for the Development of the City, Commissioner Demers seconded. (Motion was approved 5-0).

**Discussion on the West End Business District**

Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham noted the Planning Commission and City Council approved a Conditional Use Permit for apartments to be constructed on the first floor of a building in the Historic Commercial District. There have been some concerns raised on the interpretation and intent of the Ordinance pertaining to this. Staff is seeking some direction from the Commission as to what they would like to see in the district regards to uses on the first floor of buildings. He explained different options that might be available.

Commissioner Demers stated he would like to keep the commercial storefronts but would be Ok with apartments behind the storefront area.

Commissioner Cline agreed with Commissioner Demers and noted he did not want to see the district lost.

Commissioner Sanders stated he had spoken with a business owner who wants to see the commercial storefronts maintained.

Cottingham noted the EDA had been discussing this since they have a few programs available to assist businesses in this district. They would be having a walking tour of the area as part of their next meeting on May 1<sup>st</sup>. He referenced the City Council thought a joint meeting between the Commission and the EDA could be held to discuss the district and how it might develop.

Commissioner members were open to a joint meeting and wondered about attending the next EDA meeting to take part in the tour. Cottingham stated this was possible and he would post it as a possible quorum of the Planning Commission attending the EDA meeting.

**Discussion on Allowed Uses in the City Center District**

Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham stated a building owner in the City Center District had inquired as to the possibility of having an Educational Facility in the District. The Zoning Ordinance does not specifically identify use as either a permitted or conditional use within the district. The Ordinance does provide a catchall phrase noting other uses not specifically listed, but for which the Planning Commission has determined that the use is consistent with the intent of permitted/conditional uses in the district. He is looking for some discussion as to the proposed use within the district.



**Regular Meeting of the Planning Commission**

Tuesday, April 9, 2019

7:00 p.m.

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The Commission discussed the proposed use and the district. They felt that some areas of the district they didn't see a problem with the use but other areas they did. They had concerns with students being around the large volumes of traffic both cars and trucks. Since a use listed would be allowed anywhere in the district they were inclined to say no to this type of use.

**Commissioner's Questions/Comment**

None.

**Next Meeting**

My 14, 2019

Meeting adjourned 7:43 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator



**Community Development Department**

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

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: May 8, 2019

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**ITEM DESCRIPTION: ZONING CASE 19-05: VARIANCE FOR PAUL D. JOHNSON, 916 NORTH ROAD**

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**Background**

Paul D. Johnson has submitted a Variance application. The site is located at 916 North Road.

The Variance is to the minimum front yard setback of 25 feet in order to add an 8 ft. by 10 ft. entry addition onto the front of his home.

A public hearing will be held on Tuesday, May 14, 2019 to consider a variance to the minimum front yard setback of 25 feet in order to add an 8 ft. by 10 ft. entry addition onto the front of his home, the encroachment would be 4 feet into the required setback. A legal notice was published in the Pine Journal on May 2, 2019 and property owners within 350 feet were sent notices of the public hearing.

**Policy Objectives**

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** of 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 Variance fee is \$350. The applicant has paid this fee to cover the cost associated with the application process.



**Community Development Department**

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**Advisory Committee Action Requested**

The Commission should review the Variance and take into account any comments pertaining to it. Following this review the Planning Commission can approve the request, deny the request or table the request for some additional information.

**Staff Recommendation**

Staff would recommend denial of the Variance as submitted. Staff is concerned with other properties in the area that have similar situations and a precedent that may be set.

**Supporting Documents Attachments**

- Resolution No. 19-05
- Location Map
- Site Plan
- Aerial Photo

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 19-05**

**A RESOLUTION DENYING A VARIANCE TO THE MINIMUM FRONT YARD SETBACK IN THE R1 – SINGLE-FAMILY RESIDENCE DISTRICT FOR PAUL D. JOHNSON**

**WHEREAS**, Paul D. Johnson is proposing a Variance to the minimum front yard setback in the R1 – Single-Family Residence District; and

**WHEREAS**, the property of the proposed Variance is located at 916 North Road and is legally described as follows:

Lots 8, Block 4, 1958 Rearrangement of Johnson Addition, Carlton County, Minnesota. And,

**WHEREAS**, the Planning Commission reviewed the staff report and denies the Variance.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, that the Planning Commission denies Zoning Case 19-05 for a Variance for Paul D. Johnson to allow a four-foot encroachment into the front yard setback of 25 feet.

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 14<sup>th</sup> day of May 2019.

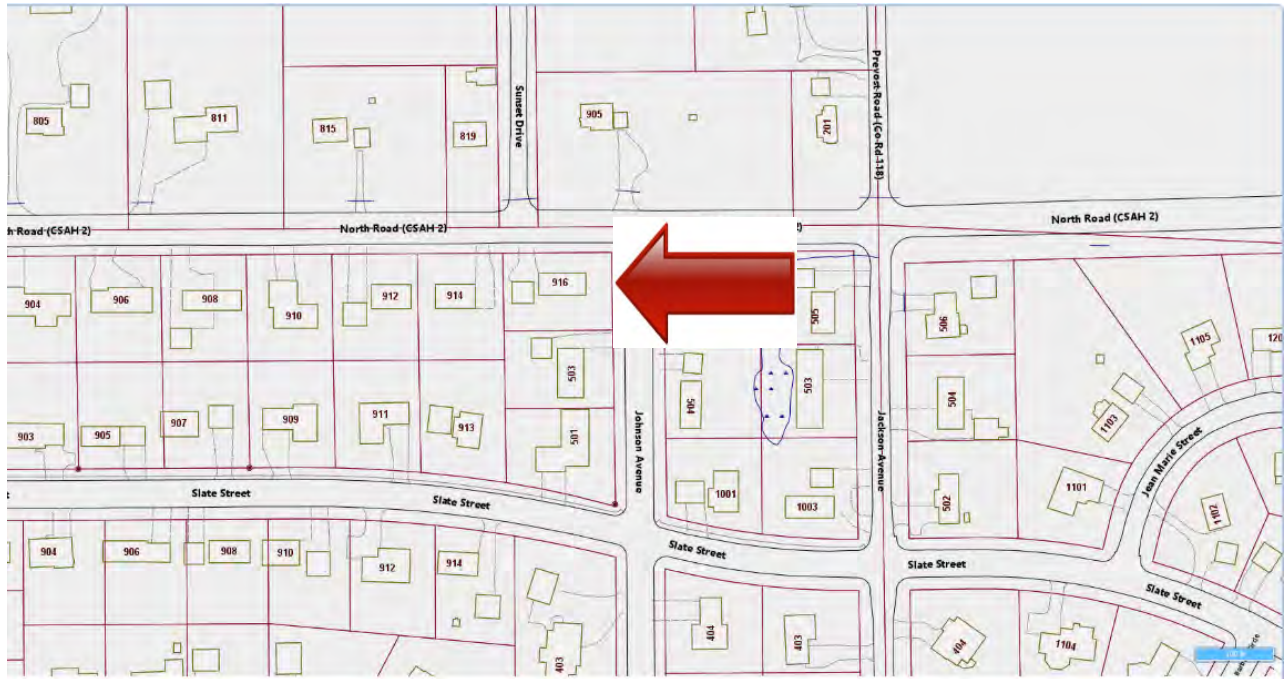
CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

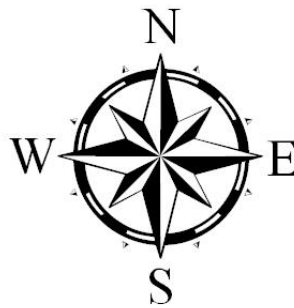
ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

# LOCATION MAP

Paul D. Johnson

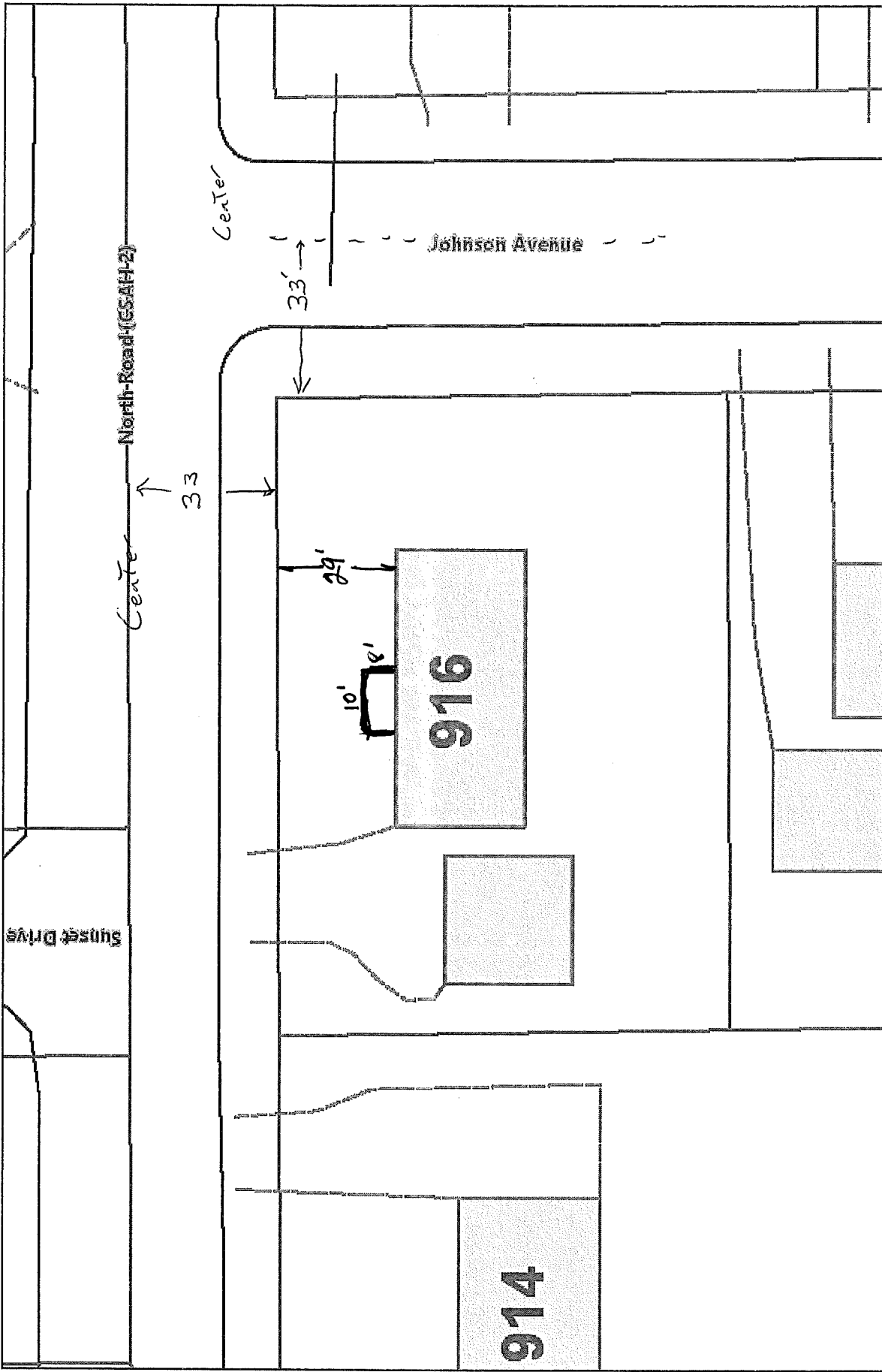


NO SCALE

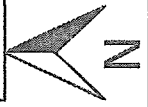
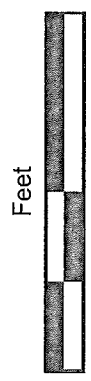




# GIS Mapping



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.





COMMUNITY DEVELOPMENT DEPARTMENT  
 1307 Cloquet Avenue • Cloquet MN 55720  
 Phone: 218-879-2507 • Fax: 218-879-6555  
[www.ci.cloquet.mn.us](http://www.ci.cloquet.mn.us)

**APPLICATION FORM**

PROPERTY OWNER: PAUL D. JOHNSON  
 ADDRESS: 916 NORTH RD  
 CITY, STATE ZIP CODE: CLOQUET, MN 55720  
 PHONE NUMBER: 218-481-4575

APPLICANT NAME: PAUL D. JOHNSON  
 ADDRESS: 916 NORTH RD  
 CITY, STATE ZIP CODE: CLOQUET, MN 55720  
 PHONE NUMBER: 218-481-4575

SITE LOCATION/ADDRESS: 916 NORTH ROAD

LEGAL DESCRIPTION: BLOCK 4 LOT 8 of 1958 REARRANGEMENT OF JOHNSON ADDITION

APPLICATION TYPE:		
CONDITIONAL USE	<u>      </u>	VARIANCE <u>  ✓  </u>
COMP PLAN AMEND	<u>      </u>	REZONE <u>      </u>
PRELIMINARY PLAT	<u>      </u>	FINAL PLAT <u>      </u>
PLANNED UNIT DEV	<u>      </u>	SITE PLAN <u>      </u>
ZONING AMEND	<u>      </u>	WETLAND CERT/MIT <u>      </u>

DESCRIPTION OF PROPOSAL: I'd like to add a covered porch (10'x8') to the front of my house which would extend 3' to 4' beyond the 25' setback.

OWNER SIGNATURE: Paul D. Johnson DATE: 6/18/19

APPLICANT SIGNATURE: Paul D. Johnson DATE: 6/18/19

**OFFICE USE:**

FILING FEE: \$350  
 DATE: 4-18-19  
 CASE NUMBER: 19-05

# Untitled Map

916 North Road

Legend



Google Earth

© 2018 Google



200 ft



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**PLANNING COMMISSION MEMO**

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: May 8, 2019

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**ITEM DESCRIPTION: ZONING CASE 19-04: CONDITIONAL USE PERMIT –  
AROLA ARCHITECTURE STUDIO, LLC, APARTMENTS  
IN THE CC – CITY CENTER DISTRICT**

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**Background**

AROLA Architecture Studio, LLC is proposing a conditional use permit to allow three apartments in the CC – City Center District. The property involved is located at 1101 Avenue B. AROLA Architecture Studio, LLC would like to remodel a portion of the second floor of this building to create 3 apartments. The main floor of the building will remain commercial.

A public hearing will be held on Tuesday, May 14, 2019 to consider a conditional use permit for apartments in the City Center District. A legal notice was published in the Pine Journal on May 2, 2019 and property owners within 350 feet were sent notices of the public hearing.

**Policy Objectives**

The Zoning Ordinance states Conditional Use Permits may be granted when they comply with the following approval criteria: (*Staff comments in italic*)

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as City Center. For the purposes of the Comprehensive Plan, it does reference housing (particularly housing above commercial uses) is also a desirable use in the city center. This structure has two stories.*
2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site is primarily commercial and industrial. There were concerns from some of the surrounding property owners regarding noise from their properties and the residential use so close. The railroad is located on the north side of this property with a number of trains traveling on it each day.*



## Community Development Department

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3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for certain locations, if any, and without undue inconvenience to the developer, and the availability of alternative locations equally suitable. *There is a need for rental housing within the community.*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently occupied by a commercial building. They are not proposing any changes in the access to the site or the site layout. The tenants will need to be aware of the existing conditions surrounding the unit they may rent.*

5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance. There is adequate off-street parking to the east of the building and there will be no expansions to the building.*

6. Other factor. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Planning Commission or the City Council feels are necessary for review in order to make an informed and just decision.

### **Financial Impacts**

The Conditional Use Permit fee is \$400. The applicant has paid this fee to cover the cost associated with the application process.

### **Advisory Committee Action Requested**

The Planning Commission should listen to the testimony that is presented at the public hearing for the conditional use permit. Following this testimony the Planning Commission should review the approval criteria and either recommend approval, approval with conditions or denial of the conditional use permit. The Planning Commission may impose conditions in the granting of conditional uses.

### **Staff Recommendation**

Staff has reviewed the conditional use permit approval criteria requirements and would recommend approval of the conditional use permit subject to at least the conditions in the draft Resolution.

### **Supporting Documents Attachments**

- Resolution No. 19-04
- Location Map
- Floor Layout
- Aerial Photo

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 19-04**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE  
THE CONDITIONAL USE PERMIT FOR AROLA ARCHITECTURE STUDIO, LLC  
FOR THREE APARTMENTS IN THE CITY CENTER DISTRICT**

**WHEREAS**, AROLA Architecture Studio, LLC is proposing a Conditional Use Permit for three apartments in the City Center District; and

**WHEREAS**, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on May 14, 2019 at which time Zoning Case / Development Review No. 19-04 was heard and discussed; and

**WHEREAS**, the property of the proposed Conditional Use Permit is located 1101 Avenue B and is legally described as follows:

The West 14 feet of Lot 2, Block 3, Subdivision of Outlots 41 and 42. And,

Lot 3, Block 3, Subdivision of Outlots 41 and 42, Except Railway Right-of-Way. And

Lot 4, Block 3, Subdivision of Outlots 41 and 42, and that part of adjacent vacated 11<sup>th</sup> Street, Except Railway Right-of-Way. And

Lot 5, Block 3, Subdivision of Outlots 41 and 42, and that part of adjacent vacated 11<sup>th</sup> Street, Except Railroad Right-of-Way. And

Lot 6, Block 3, Subdivision of Outlots 41 and 42, Except Railway Right-of-Way, And

The West 14 feet of Lot 7, Block 3, Subdivision of Outlots 41 and 42. and

**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA,** that the Planning Commission recommends approval of Zoning Case 19-04 to the Cloquet City Council for three apartments in the City Center District subject to the following condition:

1. A Building Permit be issued prior to beginning any work.
2. The six separate tax parcels must be consolidated into one parcel prior to the issuance of a building permit.

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	_____		

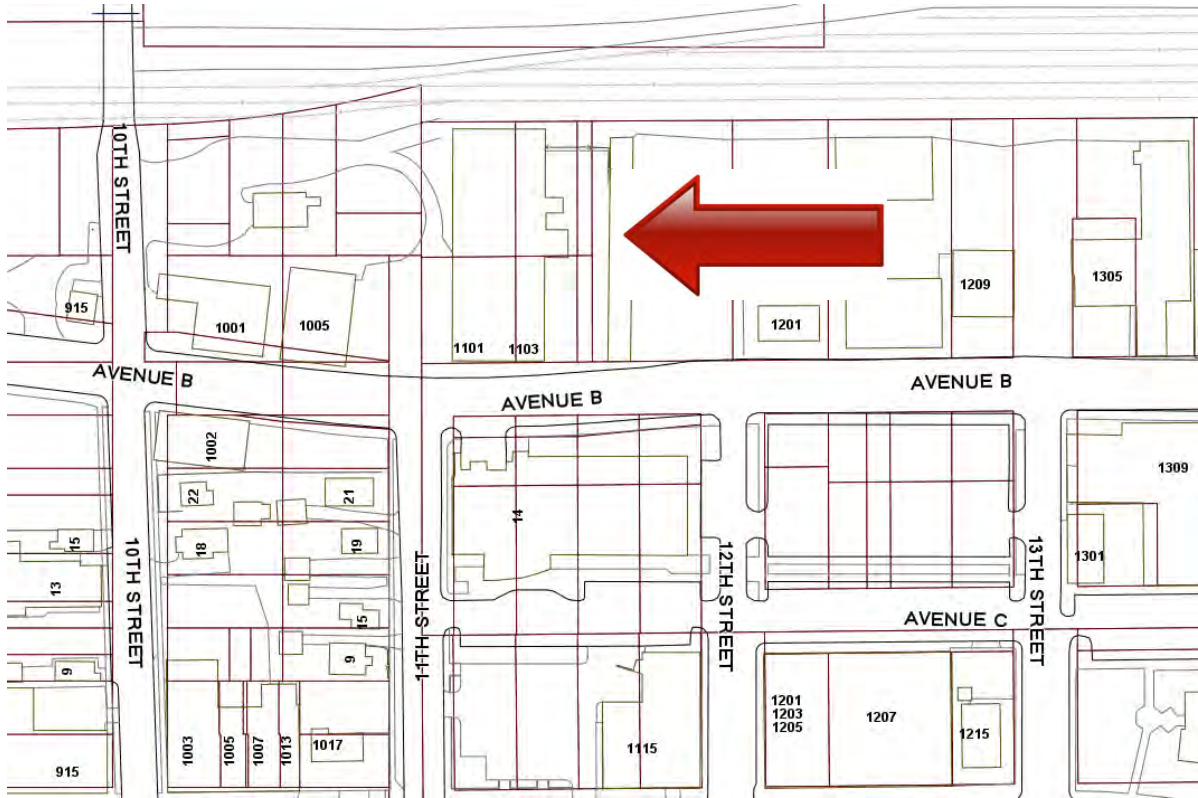
Passed and adopted this 14<sup>th</sup> day of May 2019.

CITY OF CLOQUET

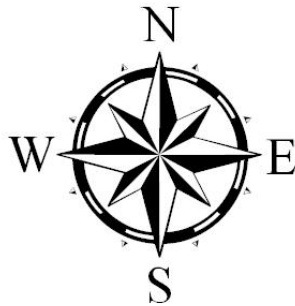
\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

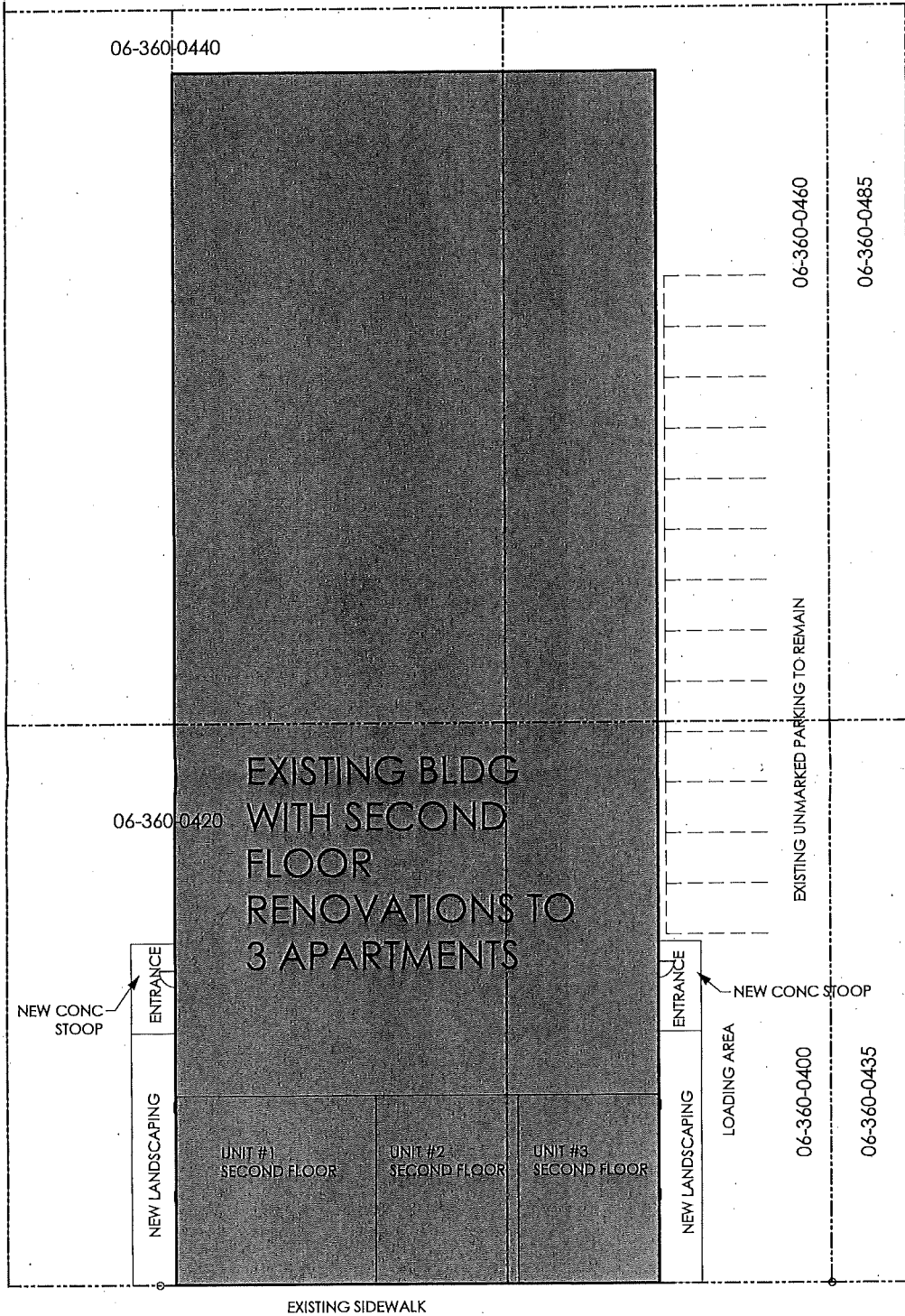
# LOCATION MAP



**NO SCALE**







AVENUE B

1101 Avenue B

Legend

10th St N

Avenue B E

12th St N

11th St N

Ave C



Google Earth

© 2018 Google

200 ft





**Community Development Department**

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: May 8, 2019

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**ITEM DESCRIPTION: ZONING CASE 19-06: COMPREHENSIVE PLAN  
AMENDMENT (LAND USE PLAN) AND REZONING FOR  
MIKE KOSKI AT 1001 AVENUE B**

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**Background**

Mike Koski is proposing a Comprehensive Plan Amendment (Land Use Plan) and Rezoning at 1001 Avenue B, former Friends of Animals building. The property is guided and zoned Light Industrial and is proposed to be guided Public-Semi Public and zoned Public/Institutional. The proposed use of the site would be for Northern Lights Academy.

A public hearing will be held on Tuesday, May 14, 2019 to consider a possible amendment to the Comprehensive Plan (Land Use Plan) and Rezoning. A legal notice was published in the Pine Journal on May 2, 2019 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 property was guided on the Land Use Plan as Light Industry. Subsequently the property was zoned LI – Light Industry. In both of these cases legal notices were published in the official newspaper 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 “Light Industry” and “Public/Semi-Public”. The Light Industry guided properties were setup to represent the scattered industrial uses along Cloquet Avenue, Avenue B, Avenue C and Washington Avenue. The Public/Semi Public guided properties were for existing government facilities, schools, cemeteries, and medical facilities for continued public and semi-public use. In general, public and semi-public uses can be developed anywhere in the city where they can be sensitively integrated into their surroundings.

**Policy Objectives**

The Land Use Plan portion of the Comprehensive Plan discusses the “Light Industry” on page 3-22 and the “Public/Semi-Public” on page 3-23. The plan does not have any specific locational criteria for where certain districts should be located. The Rezoning of the property is to be consistent with the Comprehensive Plan.



## **Community Development Department**

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### **Financial Impacts**

The Comprehensive Plan Amendment and Rezoning 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 “Light Industry” and “Public/Semi-Public”. 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.

### **Staff Recommendation**

Staff is concerned as to whether the use can be sensitively integrated into the surroundings. Avenue B carries a fair amount of truck traffic and is this an appropriate location for a school.

### **Supporting Documents Attachments**

- Resolution No. 19-06 Comp
- Resolution No. 19-06 Rezone
- Location Map
- Comprehensive Plan Pages
- Land Use Plan
- Zoning Map
- Aerial Photo
- Petitioner Narrative

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 19-06 Comp**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET \_\_\_\_\_  
THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM “LIGHT  
INDUSTRY” TO “PUBLIC/SEMI-PUBLIC”**

**WHEREAS**, Mike Koski is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Light Industry” to “Public/Semi-Public”; 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 May 14, 2019 at which time Zoning Case / Development Review No. 19-06 was heard and discussed; and

**WHEREAS**, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located at 1001 Avenue B and is legally described as follows:

Those portions of Lots 1, 2, 3, and the Northerly 15 feet of Lot 4 of Block 6, Nelson's Subdivision of Outlots thirty-five (35), thirty -six (36) and forty (40), in the Village of Cloquet, Carlton County; Minnesota according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Carlton County, Minnesota, which lie Southerly of a line parallel with and distant 9.0 feet Southerly from, measured at right angles and/or radially to the **BNSF** Railway Company's (Formerly Great Northern Railway Company) most southerly Spur Track centerline as now located and constructed. **EXCEPTING THEREFROM**, the Southerly 40 feet of said Lot 1; **AND** All of Lot 5, Block 6, Nelson's Subdivision of Outlets 35, 36, and 40 of the City of Cloquet, Carlton County, Minnesota; **AND** All that part of Lot 6, Block 6, Nelson's Subdivision of Outlets 35, 36, and 40 of the City of Cloquet, Carlton County, Minnesota, lying North of the following described line: Commencing at the Northwest corner of said Lot 6; thence South along the West line of said Lot 6, a distance of 22 feet to the point of beginning; thence in a Southeasterly direction to a point on the East line of said Lot 6, a distance of 36.2 feet from the Northeast corner thereof; **AND** All that part of Lot 4, Block 6, Nelson's

Subdivision of Outlots 35, 36, and 40 of in the Village of Cloquet, now City, according to the plat thereof on file and of record in the office of the County Recorder in and for Carlton county, Minnesota, except the North 15 feet thereof; **AND TOGETHER WITH** that portion of 10th Street heretofore vacated, which adjoins the premises herein described on the West Boundary, as described in Warranty Deed dated February 22, 1990, recorded March 2, 1990 as Document No. 270445.

**WHEREAS**, the Planning Commission reviewed the staff report and recommends \_\_\_\_\_ 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 \_\_\_\_\_ of Zoning Case 19-06 to the Cloquet City Council.

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	_____		

Approved this 14<sup>th</sup> day of May 2019.

CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 19-06 Rezone**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET \_\_\_\_\_  
THE REZONING FROM “LI – LIGHT INDUSTRY” TO “PI –  
PUBLIC/INSTITUTIONAL”**

**WHEREAS**, Mike Koski is proposing a Rezoning from “LI – Light Industry” to “PI – Public/Institutional”; 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 May 14, 2019 at which time Zoning Case / Development Review No. 19-06 was heard and discussed; and

**WHEREAS**, the property of the proposed Rezoning is located at 1001 Avenue B and is legally described as follows:

Those portions of Lots 1, 2, 3, and the Northerly 15 feet of Lot 4 of Block 6, Nelson's Subdivision of Outlots thirty-five (35), thirty -six (36) and forty (40), in the Village of Cloquet, Carlton County; Minnesota according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Carlton County, Minnesota, which lie Southerly of a line parallel with and distant 9.0 feet Southerly from, measured at right angles and/or radially to the **BNSF** Railway Company's (Formerly Great Northern Railway Company) most southerly Spur Track centerline as now located and constructed. **EXCEPTING THEREFROM**, the Southerly 40 feet of said Lot 1; **AND** All of Lot 5, Block 6, Nelson's Subdivision of Outlets 35, 36, and 40 of the City of Cloquet, Carlton County, Minnesota; **AND** All that part of Lot 6, Block 6, Nelson's Subdivision of Outlets 35, 36, and 40 of the City of Cloquet, Carlton County, Minnesota, lying

North of the following described line: Commencing at the Northwest corner of said Lot 6; thence South along the West line of said Lot 6, a distance of 22 feet to the point of beginning; thence in a Southeasterly direction to a point on the East line of said Lot 6, a distance of 36.2 feet from the Northeast corner thereof; **AND** All that part of Lot 4, Block 6, Nelson's Subdivision of Outlots 35, 36, and 40 of in the Village of Cloquet, now City, according to the plat thereof on file and of record in the office of the County Recorder in and for Carlton county, Minnesota, except the North 15 feet thereof; **AND TOGETHER WITH** that portion of 10th Street heretofore vacated, which adjoins the premises herein described on the West Boundary, as described in Warranty Deed dated February 22, 1990, recorded March 2, 1990 as Document No. 270445.

**WHEREAS**, the Planning Commission reviewed the staff report and recommends \_\_\_\_\_ of the Rezoning.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, that the Planning Commission recommends \_\_\_\_\_ of Zoning Case 19-06 to the Cloquet City Council.

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 this 14<sup>th</sup> day of May 2019.

CITY OF CLOQUET

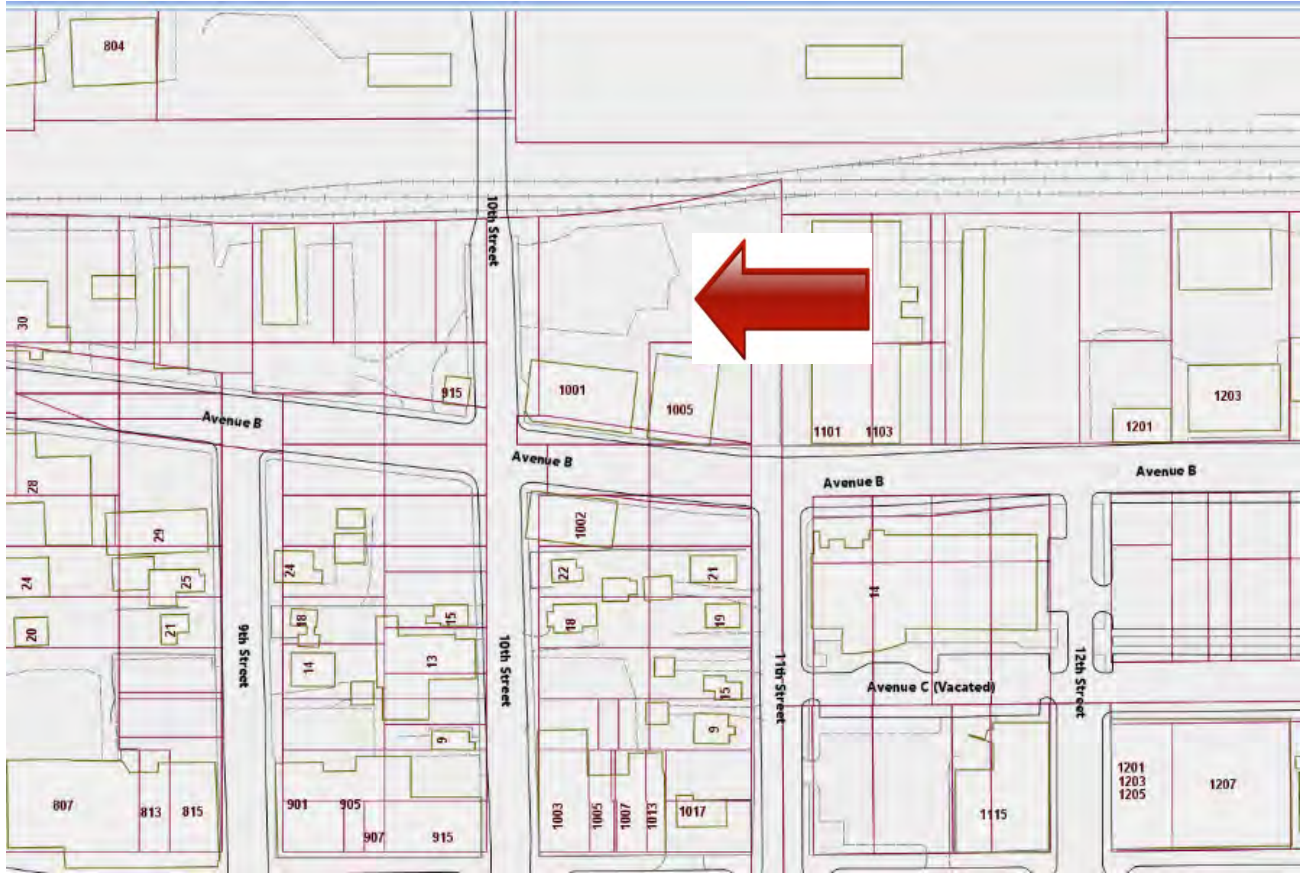
\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator



# LOCATION MAP

## Koski



**NO SCALE**



specialty shops that would be an extension of the West End area. If preliminary discussions between the City and Sappi yield reasonable possibilities for relocating the repair facilities, then the City should revisit or update the 1986 Redevelopment Study as needed or desired.

### **Commercial-Industrial Reserve**

The Comprehensive Plan identifies three commercial-industrial reserves in the city. The reserve status indicates that these areas may be suitable for future commercial and/or industrial development should conditions warrant. In the meantime, these areas would continue to be used for interim mining, open space, or rural residential use.

Commercial-Industrial Reserve South of Interstate Highway 35. The Comprehensive Plan shows a commercial-industrial reserve south of Interstate Highway 35. This area is currently being mined, but at the completion of mining activities, it may provide an excellent opportunity to develop a commercial and/or industrial park that would have convenient access to the railroad and Interstate Highway 35. Some future uses could potentially have a synergistic relationship with the Fond du Lac Tribal and Community College. Consequently, it would be helpful to prepare a conceptual master plan for the area before allowing significant development in the vicinity.

Commercial-Industrial Reserve North of Interstate Highway 35. The Comprehensive Plan identifies a commercial-industrial reserve on the north side of Interstate Highway 35. Although wetlands may cover much of this area, the proximity of this area to Highway 35 makes it attractive to potential commercial and industrial development. In guiding this area as a commercial-industrial reserve, the City acknowledges that if conditions warrant (and if wetland, access, and other issues can be adequately addressed) then this area may be suitable for certain commercial or industrial development in the future.

Airport Commercial-Industrial Reserve. The Comprehensive Plan identifies an area west of the airport as a commercial-industrial reserve. Pending a market analysis and detailed studies, the Plan suggests this area could be suitable for industrial and/or commercial uses that would benefit by their relationship to the airport and/or Fond du Lac Tribal Center.

### **Light Industry**

The Comprehensive Plan guides several areas in the city for light industrial use. For the purpose of this Comprehensive Plan, light industries differ from heavy industries in that they are smaller operations that generally do not create excessive noise, smells, or traffic concerns.

Existing Light Industry. There are several areas of existing light industrial uses in Cloquet, including the Tall Pine Industrial Park, and scattered industrial uses along Cloquet Avenue, Avenue B, Avenue C, and Washington Avenue. With the exception of the existing industrial uses south of Avenue B and adjacent to the city center, the Comprehensive Plan continues to guide existing light industrial use for future light industrial use. The Plan promotes working cooperatively with existing industrial uses south of Avenue B to relocate to the Cloquet Industrial Park on Stark Road as may be desirable.

Cloquet Industrial Park on Stark Road. The Cloquet Industrial Park on Stark Road was constructed in 2006-2007 and provides roughly 55 acres of land for industrial development. The City will continue to promote this area for future industrial development. Before the industrial park nears capacity, the City will consider other opportunities for additional industrial development in the city, including potential future industrial parks south of Interstate Highway 35, north of Interstate Highway 35, and adjacent to the airport industrial park as described earlier.

### 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.

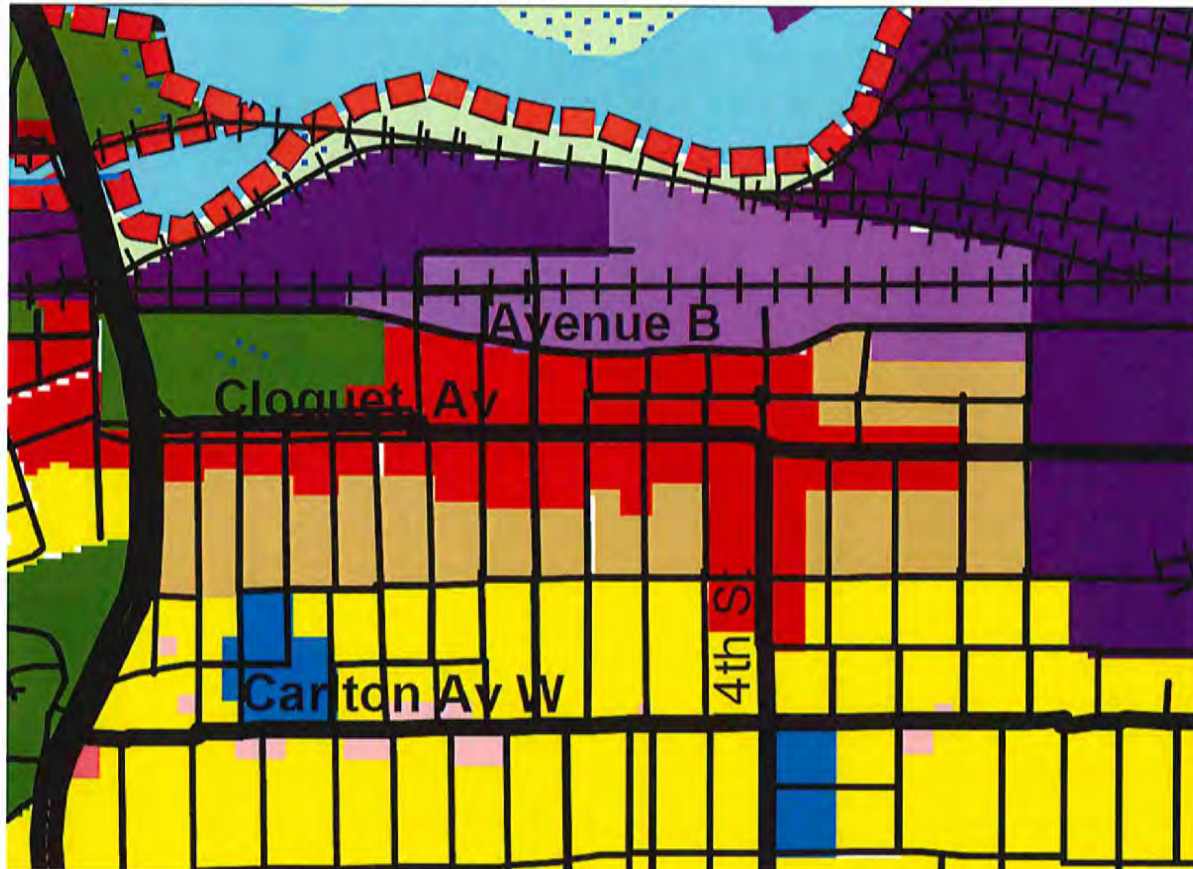
### Fond du Lac Tribal or Allotment Land

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

# Comprehensive Plan Land Use Plan



## LAND USE PLAN



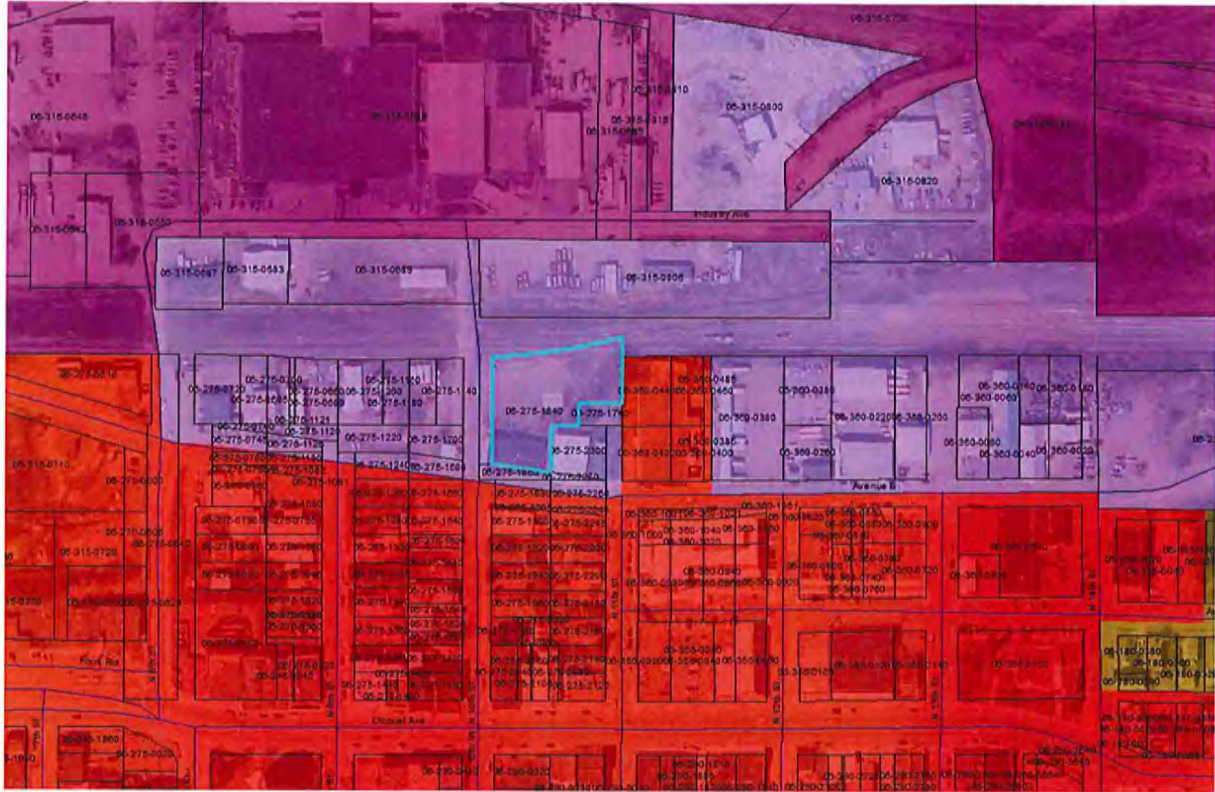
Crozier  
Thomson Township

- 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
- Heavy Industry
- Public - Semi Public
- Park or Recreation \*\*
- Cloquet Forestry Research Center
- NWI Welland



No Scale

# Zoning Map



- Zoning\_2010
- < all other values >
- ZONECODE**
- PP
- FM
- FR
- SR
- RE
- R-1
- R-2
- R-3
- MHC
- MRC
- NC
- RC
- HC
- CC
- LI
- HI
- O/M
- PI
- AIR
- MNCARL007033.sid
- RGB



No Scale

Koski

1001 Avenue B

Legend



Google Earth

© 2018 Google

200 ft



Ave



COMMUNITY DEVELOPMENT DEPARTMENT  
 1307 Cloquet Avenue • Cloquet MN 55720  
 Phone: 218-879-2507 • Fax: 218-879-6555  
[www.ci.cloquet.mn.us](http://www.ci.cloquet.mn.us)

**APPLICATION FORM**

**PROPERTY OWNER:** WKK, Inc.  
**ADDRESS:** PO Box 16570  
**CITY, STATE ZIP CODE:** Duluth, MN 55816  
**PHONE NUMBER:** 218-348-1110

**APPLICANT NAME:** Mike Koski  
**ADDRESS:** 1001 Ave B  
**CITY, STATE ZIP CODE:** Cloquet, MN 55720  
**PHONE NUMBER:** 218-348-1110

**SITE LOCATION/ADDRESS:** 1001 Ave B, Lots 1-6

**LEGAL DESCRIPTION:** See attached Exhibit A

<b>APPLICATION TYPE:</b>		
CONDITIONAL USE	_____	<b>VARIANCE</b> _____
COMP PLAN AMEND	_____	<b>REZONE</b> <u>XX</u>
PRELIMINARY PLAT	_____	<b>FINAL PLAT</b> _____
PLANNED UNIT DEV	_____	<b>SITE PLAN</b> _____
ZONING AMEND	_____	<b>WETLAND CERT/MIT</b> _____

**DESCRIPTION OF PROPOSAL:** Northern Lights Academy is looking to service administration personnel with K-8 children with emotional and behavioral needs. They are currently in multiple spaces and this location will allow them to relocate current students under one roof with the possibility of expanding passed their current population of 30 children. They hope to remain in the Cloquet area under one roof and settle in for the long term. Then continue to provide their much needed services to the students in Cloquet and surrounding areas. This is definitely added value for the City of Cloquet.

**OWNER SIGNATURE:** Mike Koski **DATE:** 4-18-2019

**APPLICANT SIGNATURE:** Mike Koski **DATE:** 4-18-2019

**OFFICE USE:**

**FILING FEE:** \$400  
**DATE:** 4-19-19  
**CASE NUMBER:** 19-06



**Community Development Department**

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

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: May 8, 2019

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**ITEM DESCRIPTION: ZONING CASE 19-07: COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) AND REZONING FOR MICHAEL J. ACHESON NORTHWEST OF SUNNYSIDE AND BOULDER DRIVES**

---

**Background**

Michael J. Acheson is proposing a Comprehensive Plan Amendment (Land Use Plan) and Rezoning located northwest of Sunnyside and Boulder Drives. The property is guided Low Density Residential and zoned R1 – Single-Family Residence and is proposed to be guided Highway Commercial and zoned RC – Highway Commercial. The proposed use of the site would be for a parking lot expansion of the Sammy’s Pizza parking lot.

In 2010 the City received a petition from the property owners on Boulder Drive in opposition to converting the existing green space into a parking lot. A copy of the petition is attached. The petition represented 11 of the 13 properties on Boulder Drive of which 8 of those owners still reside there.

A public hearing will be held on Tuesday, May 14, 2019 to consider a possible amendment to the Comprehensive Plan (Land Use Plan) and Rezoning. A legal notice was published in the Pine Journal on May 2, 2019 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 property was guided on the Land Use Plan as Low-Density Residential. Subsequently the property was zoned R1 – Single-Family Residence. In both of these cases legal notices were published in the official newspaper 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 “Low-Density Residential” and “Highway Commercial”. The Low-Density Residential was set up in most of the city that was existing residential. The Highway Commercial guided properties were in two primary areas: 1) an area along Highway 33 south of the St. Louis River, and 2) an area along





## **Community Development Department**

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

Highway 33 north of the St. Louis River. This particular property was platted in 1953 for residential development at that time.

### **Policy Objectives**

The Land Use Plan portion of the Comprehensive Plan discusses the “Low-Density Residential” on page 3-13 and 3-14 and the “Highway Commercial” on page 3-20 and 3-21. The plan does not have any specific locational criteria for where certain districts should be located. The Rezoning of the property is to be consistent with the Comprehensive Plan.

### **Financial Impacts**

The Comprehensive Plan Amendment and Rezoning 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 “Low-Density Residential” and “Highway Commercial”. 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.

If these changes are approved, then an application for a Conditional Use Permit would be in order for the parking lot to be created. Specific details of the site circulation, grading and drainage and screening will need to be submitted as part of this application. The plan submitted with the application shows the potential for 19 parking stalls on the parcel. Staff believes by the time you take setbacks into account and the size requirements for the parking stalls and drive aisle this number would be more like 8 stalls. The exact number will be determined if a conditional use permit application is submitted.

### **Staff Recommendation**

Staff recommends approval of the Comprehensive Plan Amendment and the Rezoning. The site is too small to construct a house on and it is not allowed access onto Sunnyside Drive. A reasonable use of the property would be a parking lot for the business to the north with appropriate setbacks and screening.

### **Supporting Documents Attachments**

- Resolution No. 19-07 Comp
- Resolution No. 19-07 Rezone
- Location Map
- Comprehensive Plan Pages
- Land Use Plan
- Zoning Map
- Aerial Photo
- Petitioner Info
- 2010 Petition

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 19-07 Comp**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE  
THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM  
“LOW-DENSITY RESIDENTIAL” TO “HIGHWAY COMMERCIAL”**

**WHEREAS**, Michael J. Acheson is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Low-Density Residential” to “Highway Commercial”; 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 May 14, 2019 at which time Zoning Case / Development Review No. 19-07 was heard and discussed; and

**WHEREAS**, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located northwest of Sunnyside and Boulder Drives and is legally described as follows:

Lot 1, Anderson’s Sunnyside Addition to the City of Cloquet, according to the plat thereof on file and of record in the office of the County Recorder, in and for Carlton County, Minnesota; which lies Westerly and Northerly of Line 1 described below: Line 1 – Commencing at Right-of-Way Boundary Corner B31 as shown on Minnesota Department of Transportation Right-of-Way Plat No. 09-12, as the same is on file and of record in the office of said County Recorder; thence Southeasterly on an azimuth of 156 degrees 22 minutes 00 seconds along the boundary of said plat for 295.80 feet to Right-of-Way Boundary Corner B30 and the point of beginning of Line 1 to be described; thence continue on an azimuth of 156 degrees 22 minutes 00 seconds for 100.00 feet; thence on an azimuth of 237 degrees 35 minutes 08 seconds for 89.90 feet, more or less, to the Westerly line of Said Lot 1 and there terminating.

**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 19-07 to the Cloquet City Council.

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	_____		

Approved this 14<sup>th</sup> day of May 2019.

CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 19-07 Rezone**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE  
THE REZONING FROM “R1 – SINGLE-FAMILY RESIDENT” TO “RC – HIGHWAY  
COMMERCIAL”**

**WHEREAS**, Michael J. Acheson is proposing a Rezoning from “R1 – Single-Family Resident” to “RC – Highway Commercial”; 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 May 14, 2019 at which time Zoning Case / Development Review No. 19-07 was heard and discussed; and

**WHEREAS**, the property of the proposed Rezoning is located northwest of Sunnyside and Boulder Drives and is legally described as follows:

Lot 1, Anderson’s Sunnyside Addition to the City of Cloquet, according to the plat thereof on file and of record in the office of the County Recorder, in and for Carlton County, Minnesota; which lies Westerly and Northerly of Line 1 described below: Line 1 – Commencing at Right-of-Way Boundary Corner B31 as shown on Minnesota Department of Transportation Right-of-Way Plat No. 09-12, as the same is on file and of record in the office of said County Recorder; thence Southeasterly on an azimuth of 156 degrees 22 minutes 00 seconds along the boundary of said plat for 295.80 feet to Right-of-Way Boundary Corner B30 and the point of beginning of Line 1 to be described; thence continue on an azimuth of 156 degrees 22 minutes 00 seconds for 100.00 feet; thence on an azimuth of 237 degrees 35 minutes 08 seconds for 89.90 feet, more or less, to the Westerly line of Said Lot 1 and there terminating.

**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 19-07 to the Cloquet City Council.

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 this 14<sup>th</sup> day of May 2019.

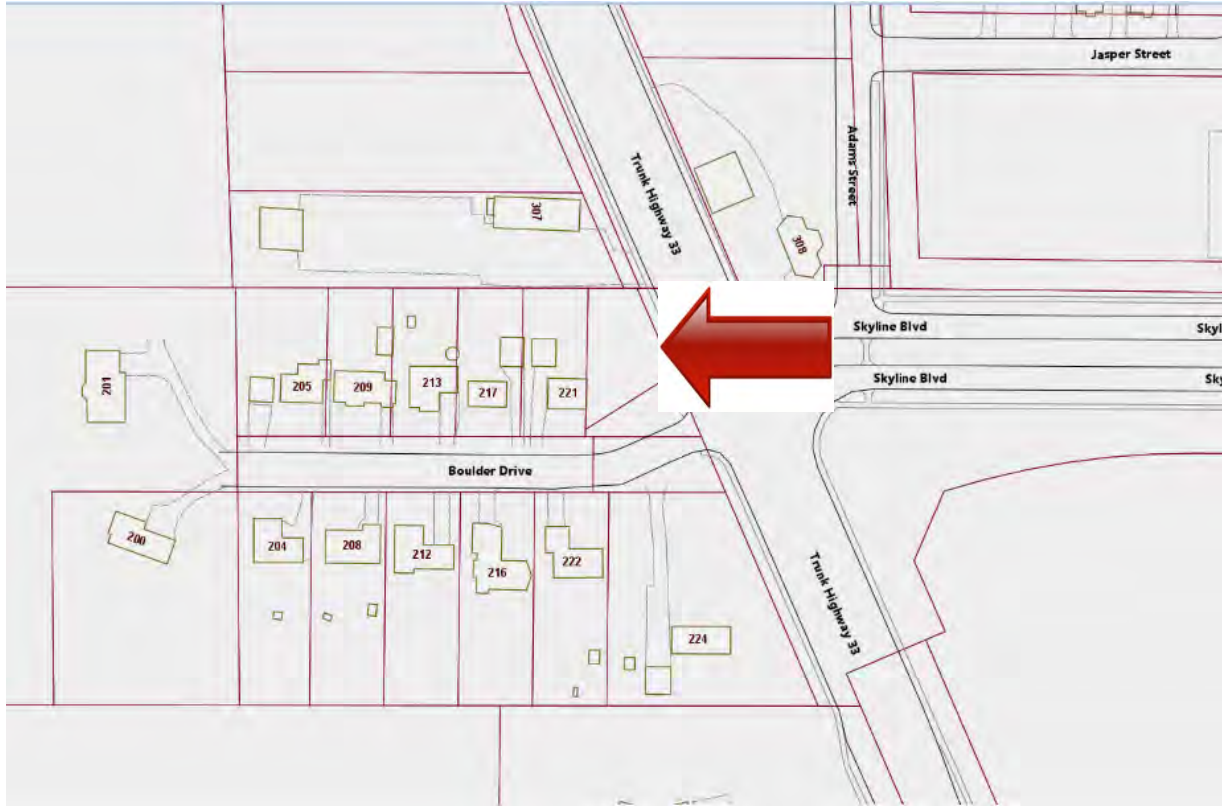
CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

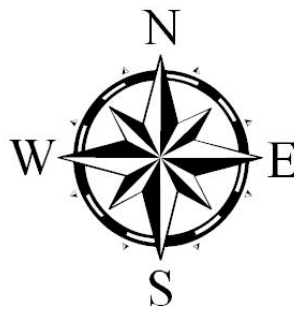
ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

# LOCATION MAP

## Acheson



**NO SCALE**



## LAND USE PLAN

This section summarizes and expands on the concepts and actions discussed in the inventory and analysis section, and the goals, objectives, and policies section of this chapter.

### OVERVIEW OF FUTURE LAND USES

The following provides an overview of the future land uses designated on the Land Use Plan (see Figure 3-3: Land Use Plan). Detailed parcel data was not available when the Land Use Plan was prepared. Therefore, refer to the Land Use Plan as a general guide. The actual boundaries of the various land uses should generally correspond with lot lines and street centerlines.

#### Rural Residential

The Comprehensive Plan guides most rural areas in the city (not served by City sewer and water) for rural residential use not to exceed a density of one dwelling unit per five acres. Acceptable land uses in this area include single-family residences; agriculture, parks, open spaces, and essential services such as water towers. Historically, the City required one or two-acre minimum lots for rural residential or agricultural uses not served by public sewer and water. By guiding rural residential uses for five-acre minimum lots, the Comprehensive Plan encourages development in areas of the city that are (or can reasonably be) served by public sewer and water. Five-acre minimum lots also help preserve the rural character of Cloquet, while still allowing reasonable rural residential development.

The Comprehensive Plan envisions that public sewer and water will eventually serve those rural residential areas that are within the anticipated 2027 public sewer and water service boundary (see Figure 3-3: Land Use Plan and Figure 3-4: Phased Sewer and Water Extension and Staged Growth Plan). Consequently, the City encourages new development in areas guided for rural residential use to employ cluster development or conservation subdivision techniques where appropriate. These techniques not only help protect significant natural areas and rural character, but they also can help facilitate cost-effective future extensions of urban services to clusters of development as opposed to scattered development. The City may consider offering density bonuses for development that incorporates these techniques. Refer to the Staged Growth Plan discussed later in this chapter for additional information.

#### Suburban Residential

The suburban residential land use classification recognizes existing or planned areas for single-family residential use on lots between one and five acres in areas that the City does not anticipate serving with sewer and water before 2027. This area includes existing and planned phases of the Otter Creek Subdivision in south central Cloquet. The Otter Creek Subdivision is bounded on the north and east by Otter Creek, the west by Fond du Lac tribal or allotment land, and the south by Twin Lakes Township. Unlike the rural residential development to the north, the Otter Creek subdivision is outside Cloquet's Drinking Water Supply Management Area (refer to Chapter 5: Utilities and Community Facilities for additional information). Therefore, the Otter Creek Subdivision is a unique subdivision that the City does not anticipate serving with sewer and water before 2027.

#### Low-Density Residential

The Comprehensive Plan guides most of the area within the anticipated 2027 public sewer and water service boundary for low-density residential use. Acceptable land uses in this area include single-family detached residences, duplexes, twinhomes, religious institutions, parks, essential services, 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 or 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.



The commercial/residential mix on the east side of the highway is intended to allow a mixture of residential uses and complimentary commercial uses. Possible land uses in this area could include moderate to high-density residential uses, convenience stores, restaurants, motels, and other limited commercial uses that may serve surrounding residences and/or highway travelers.

The City, in coordination with the Minnesota Department of Transportation, affected property owners, and other interested parties, should consider developing a conceptual master plan for this area that addresses access issues, future roads (that may include a "backage" road that would run parallel to Highway 33), and a market analysis to determine viable uses for the area.

### Highway Commercial

The Comprehensive Plan guides two primary areas for highway commercial use: 1) an area along State Highway 33 south of the St. Louis River, and 2) an area along Highway 33 north of the St. Louis River. The Comprehensive Plan also guides existing scattered highway commercial use on Cloquet Avenue, Washington Avenue, and Big Lake Road for continued highway commercial use. The following provides an overview of the two primary areas for highway commercial use.

Highway Commercial South of the St. Louis River. Most existing highway commercial use in Cloquet is along Highway 33 south of the St. Louis River. This area includes a large discount department store, a grocery store/shopping center, a variety of restaurants and retail shops, motels, a car dealership, and a movie theater. The Comprehensive Plan supports and integrates the recommendations of Cloquet's 1998 Community Revitalization Plan to improve the existing highway commercial uses in this area. Those recommendations include improving vehicular and pedestrian circulation, integrating the natural landscape into the built environment, redeveloping distressed areas and areas with conflicting uses, and applying design guidelines or standards to existing and proposed development.

Specific recommendations for this area include the following:

- Work with developers and landowners to study the feasibility of relocating the existing concrete block plant and Minnesota Department of Natural Resources facility to more suitable locations in the city. Explore opportunities for commercial redevelopment of the sites.
- Work with the Minnesota Department of Transportation to improve vehicular and pedestrian circulation in the area, particularly at the intersection of Doddridge Avenue and State Highway 33.

Highway Commercial North of the St. Louis River. The Sunnyside area near the intersection of State Highway 33 and North Road (North Cloquet Road) contains several existing highway commercial uses. The Comprehensive Plan supports and integrates the recommendations of Cloquet's 1998 Community Revitalization Plan to improve the existing highway commercial uses in this area. In addition, the Comprehensive Plan guides a largely undeveloped area on the west side of State Highway 33 north of the existing Sunnyside development for future highway commercial use. The City, in coordination with the Minnesota Department of Transportation, affected property owners, and other interested parties, should consider developing a conceptual master plan for this area that addresses access issues, future roads (that may include a "backage" road that would run parallel to Highway 33), and a market analysis to determine viable uses for the area.

The Comprehensive Plan guides a roughly 1,200-foot deep area on the west side of Highway 33 for future highway commercial use that could accommodate "big box" highway commercial use if desired and feasible. Other smaller highway commercial uses could be integrated around a big box anchor.

The Comprehensive Plan also guides the Cloquet Business Park north of Stark Road for highway commercial use. The business park and the future highway commercial use south of the Stark Road should compliment each other. Potentially, the business park could accommodate primarily office/showroom/warehouse uses, whereas the future highway commercial use to the south could accommodate primarily retail, restaurants, car dealerships, and motels.

An overarching goal of the Comprehensive Plan is to strengthen the downtown area. Consequently, commercial uses that are more suited for the downtown area should be encouraged to locate in the downtown area, whereas true highway commercial uses should be encouraged to locate along the highway.

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### **City Center**

The Comprehensive Plan promotes the city center areas shown on the Land Use Plan (see Figure 3-3) as the heart (or center) of the city. These areas provide shopping, entertainment, offices, services, and government facilities. The boundaries and uses of the city center land use generally correspond with the City's C-2, General Commercial zoning district. The Comprehensive Plan supports and integrates the recommendations of Cloquet's 1998 Community Revitalization Plan relating to the city center area. Those recommendations include promoting redevelopment of distressed properties and promoting enhancements to existing buildings, sites, and streets. The city center has three general areas. The following provides an overview of each.

Cloquet Avenue. The Cloquet Avenue area includes City Hall, Carlton County offices, and various commercial and light industrial uses. Existing commercial uses are concentrated along Cloquet Avenue, but 14<sup>th</sup> Street south of Cloquet Avenue also has some commercial uses. City Hall is located at a prominent location at the intersection of 14<sup>th</sup> Street and Cloquet Avenue, but the existing Carlton County offices are located in two separate buildings on Avenue B and Avenue C. A scattering of light industrial uses are located between Avenue B and Cloquet Avenue.

The Comprehensive Plan promotes working cooperatively with existing industrial uses south of Avenue B to relocate those uses to the Cloquet Business Park on Stark Road. This would allow redevelopment of those sites for uses that are more compatible with the city center. Some light industry that provides high employment without adversely affecting surrounding commercial uses may be appropriate along Avenue B and Avenue C. Carlton County may explore opportunities for enhancing or expanding County offices in the city center. Although the Comprehensive Plan promotes commercial and civic uses along Cloquet Avenue, housing (particularly housing above commercial uses) is also a desirable use in the city center.

West End. The West End area is Cloquet's historic downtown. It has a unique mixture of uses and architecture that reflect a traditional downtown character. The Comprehensive Plan promotes continued mixed use of this area with an emphasis on small specialty shops and residential uses above commercial uses. It also promotes enhancing the connections between Cloquet Avenue, West End, and Dunlap Island.

Dunlap Island. Voyageur's Park and Spafford Campground occupy most of Dunlap Island, but commercial, industrial, and residential uses also exist on the island. Consistent with the 1986 Dunlap Island Redevelopment Study, the Comprehensive Plan recommends working cooperatively with the Cloquet Terminal Railroad Company and Sappi to explore the possibility of relocating the existing railroad repair facility on the island to a location closer to the Sappi plant. If the repair facility could be relocated, it would free an area for possible redevelopment that could include historical exhibits (as recommended by the 1986 Redevelopment Study) or it could include a mixture of public space and

# Comprehensive Plan Land Use Plan



## LAND USE PLAN

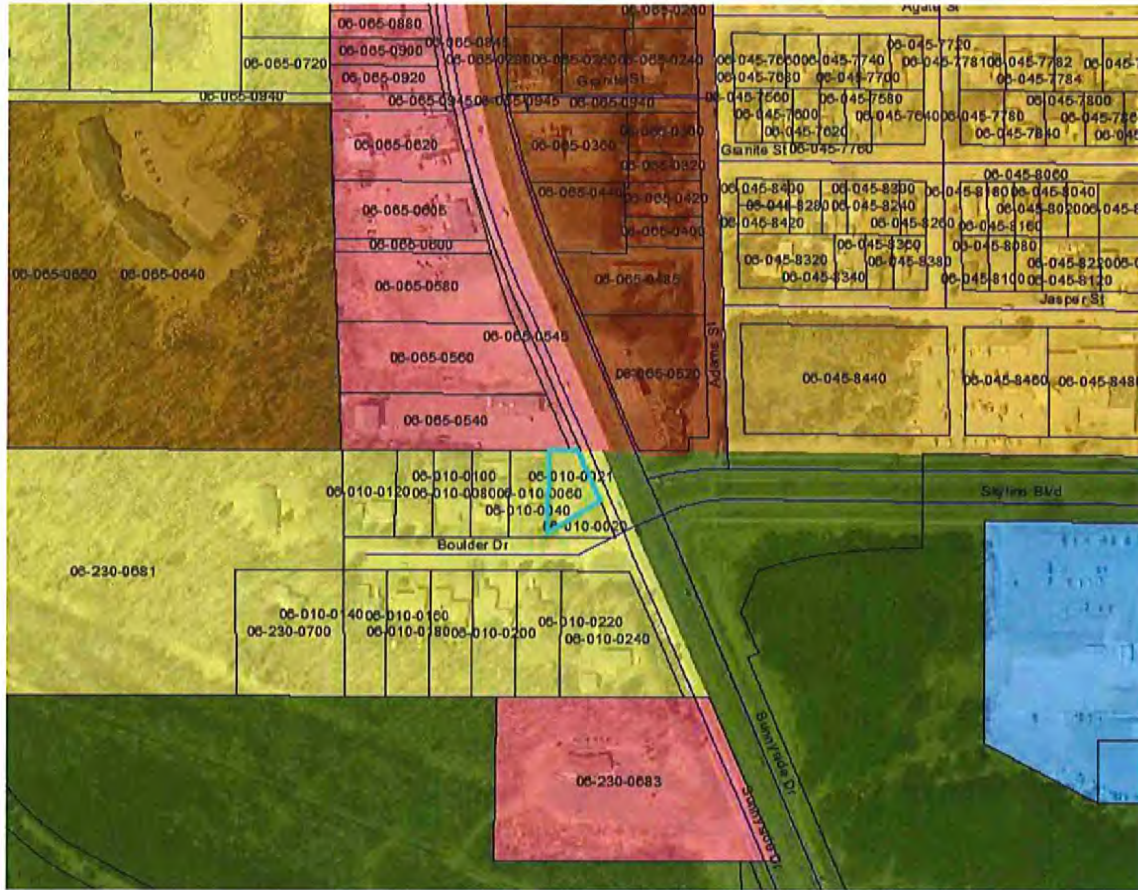


- Rural Residential (1 DU/5 Ac) (or Open Space)
- Suburban Residential (1 DU/Ac Max)
- Low Density Residential (1-5 DU/Ac)
- Mod. to High Density Residential (5-32 DU Ac)
- Planned Mixed Residential (Variable Density)
- Neighborhood Commercial
- Highway Commercial
- City Center
- Highway Commercial/Residential Mix
- Commercial-Industrial Reserve
- Light Industry
- Heavy Industry
- Public - Semi Public
- Park or Recreation
- Cloquet Forestry Research Center
- NWI Wetland



**No Scale**

# Zoning Map



- Zoning\_2010
- < all other values >
- ZONECODE**
- PP
- FM
- FR
- SR
- RE
- R-1
- R-2
- R-3
- MHC
- MRC
- NC
- RC
- HC
- CC
- LI
- HI
- O/M
- PI
- AIR
- MNCARL007033.sld
- RGB



No Scale

Acheson



Google Earth

© 2018 Google

200 ft



4-23-2019

Gentlepersons;

I am approaching you at this time with a request to approve the rezoning of a particular piece of property located along the Highway 33 corridor that would appear to fit well within the City's Highway 33 Corridor Comprehensive Plan.

The specific piece of property that I am referring to lies to the south of the lot where my current place of business, Sammy's Pizza, is located. The lot is unique as it fronts both Highway 33 and Boulder Drive but can only be accessed through the Sammy's Pizza parking lot, to the north. The lot is also unique as it would appear to be a commercial lot as all other lots to the north of it have been zoned/rezoned as such.

I would like to put a 40' X 50' addition on my building, which would allow me to increase both the size of my kitchen and dining areas. To do this and remain compliant with city requirements, I would need 80 parking spaces. In order to accomplish that, I would need that lot, which I already own, to expand my parking area.

The lot does and would share with other commercial lots in the area access from the Highway 33 corridor, even if only through the Sammy's Parking lot access. Nonetheless, by having only Highway 33 access, as I currently have now, this would not increase traffic on Boulder Drive, which I'm sure would be a concern of my residential neighbors.

Although there is a residential area in close proximity to this particular lot, the majority of homes in this area already abut a commercial lot, Sammy's Pizza to the north & the Cloquet Area Chamber to the south.

Rezoning this lot as commercial, I feel, would follow the intent of the City's Comprehensive Plan while maintaining a safe passage to the public allowing access to parking.

Attached for your review is the lot in question, shown as Exhibit A.

Also attached as Exhibit B is a conceptual drawing of the developed lot. Of course proper screening from the adjacent property owners would be a must.

I thank you for your consideration on this matter.

If I can be of further assistance to you, please feel free to contact me.

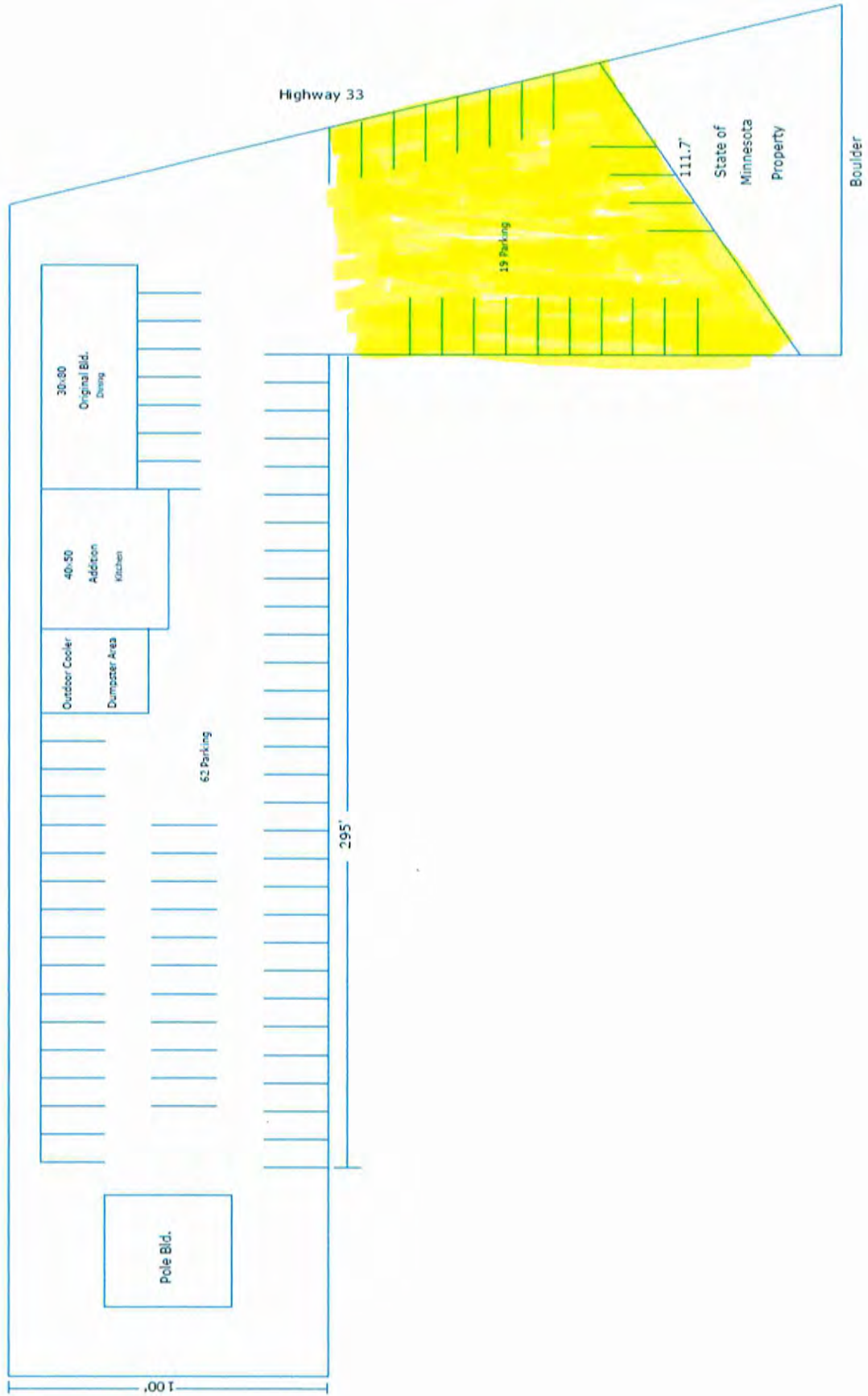
Best Regards,

Mike Acheson



218-590-3705mike@sammypizzacloquet.com

# Exhibit "B"



November 3, 2010

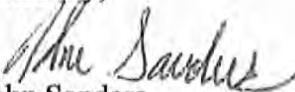
Ms. Holly L. Butcher, AICP  
Community Development Director  
1307 Cloquet Avenue  
Cloquet, MN 55720

Ms. Butcher,

Please find attached a petition that was circulated on Boulder Drive regarding the recent property transaction just east of 221 Boulder Drive. As can be seen, there is considerable opposition to converting this existing green space into a parking lot. We would ask that you place this correspondence and petition in this property's file and notify all of the residents on Boulder Drive if any modifications are proposed to this property zoned single-family residential.

This petition was hand-delivered to Mike Acheson on Monday, October 25, 2010. We would appreciate if you would copy this correspondence and petition to Mayor Bruce Ahlgren and Ward 5 Councilor Deb Hill.

Sincerely,

  
John Sanders  
201 Boulder Drive  
879-6630



We have been informed that Mike Acheson, owner of Sammy's Pizza, has purchased the property directly east of 221 Boulder Drive. In previous conversations, Mr. Acheson has stated that he would like to extend his parking lot onto that property. We, the undersigned, strongly oppose a parking lot for a commercial property in our neighborhood.

Name	Address
1. <i>Anna Sanders</i>	201 Boulder Dr.
2. <i>John Sanders</i>	201 BOWDER DRIVE
3. <i>Kelly Smith</i>	208 BOWDER DRIVE
4. <i>James Danielson</i>	200 Boulder Dr.
5. <i>James C. Daniels</i>	200 Boulder Dr.
6. <i>Orlie V. Ferguson</i>	209 Boulder Dr.
7. <i>Roland J. Ostus</i>	221 Boulder
8. <i>Amelia Gilbert</i>	217 Boulder Dr.
9. <i>Steve Tomhave</i>	212 Boulder Drive
10. <i>Kelly C. Tomhave</i>	212 Boulder Drive
11. <i>Rita M. Lesto</i>	204 Boulder Drive
12. <i>Von DeHill</i>	208 Boulder Dr.
13. <i>Patti Coulberg</i>	216 Boulder Dr.
14. <i>Ray Lito</i>	212 Boulder Dr.
15. <i>LON CARLZEM</i>	216 BOULDER DR.
16. <i>Kelly Cochran</i>	216 Boulder Dr.
17. <i>Kina Kotola</i>	222 Boulder Dr.
18. <i>Brenda Baker</i>	234 BOWDER DR.
19. <i>Janice</i>	234 BOWDER DR.
20.	
21.	
22.	



**Community Development Department**

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

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: May 8, 2019

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**ITEM DESCRIPTION: ZONING CASE 19-08: REZONING FOR NICHOLAS J. LIND AT 1197 SOUTH OAK STREET**

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**Background**

Nicholas J. Lind is proposing a Rezoning at 1197 South Oak Street. The property is zoned R1 – Single-Family Residence and is proposed to be zoned FR – Farm Residential.

A public hearing will be held on Tuesday, May 14, 2019 to consider the Rezoning. A legal notice was published in the Pine Journal on May 2, 2019 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 property was guided on the Land Use Plan as Low Density Residential. Subsequently the property was zoned R1 – Single-Family Residence. In both of these cases legal notices were published in the official newspaper 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 the “Low Density Residential”. The Comprehensive Plan guides a significant amount of existing agricultural or rural residential land for future low-density residential use. Particularly areas without city sewer, water or both. This property does not currently have either city sewer or water and probably shouldn’t be zoned R1- Single-Family Residence.

**Policy Objectives**

The Land Use Plan portion of the Comprehensive Plan discusses the “Low-Density Residence” on page 3-13 and 3-14. The Rezoning of the property is to be consistent with the Comprehensive Plan. The Comprehensive Plan has numerous properties guided Low-Density Residence and zoned FR – Farm Residential, such as the property to the south of this property.

**Financial Impacts**

The Rezoning fee was paid.



**Community Development Department**

1307 Cloquet Avenue • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

**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 “Low-Density Residence”. 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 rezoning since the property does not have either city sewer or water.

**Supporting Documents Attachments**

- Resolution No. 19-08
- Location Map
- Comprehensive Plan Narrative
- Zoning Map
- Aerial Photo
- Petitioner Narrative

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 19-08**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE  
THE REZONING FROM “R1 – SINGLE-FAMILY RESIDENT” TO “FR – FARM  
RESIDENTIAL”**

**WHEREAS**, Nicholas J. Lind is proposing a Rezoning from “R1 – Single-Family Resident” to “FR – Farm 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 May 14, 2019 at which time Zoning Case / Development Review No. 19-08 was heard and discussed; and

**WHEREAS**, the property of the proposed Rezoning is located at 1197 South Oak Street and is legally described as follows:

Part of the Southeast Quarter of the Southeast Quarter described as commencing at the southeast corner thence north 630 feet, thence North 86 degrees 20 minutes West 450.72 feet to the point of beginning, thence south 426.98 feet thence North 85 degrees 57 minutes West 330.14 feet, thence north 339.77 feet, thence South 86 degrees 20 minutes East 300 feet, thence north 85 feet, thence South 86 degrees 20 minutes East 30 feet to point of beginning and part of the South Half of the Southeast Quarter commencing at the southeast corner thence north along east line of 40 630 feet, thence North 88 degrees 54 minutes 28 seconds West 780.04 feet, thence South 0 degrees 46 minutes 19 seconds East 85 feet to the point of beginning, thence continue on last line 340 feet to a point being 200 feet north of south line of Quarter, thence North 88 degrees 32 minutes 35 seconds West 50 feet, thence North 0 degrees 46 minutes 19 seconds West 339.70 feet, thence South 88 degrees 54 minutes 28 seconds east 50 feet to the point of beginning, Section 22, Township 49, Range 17, Carlton County, Minnesota. AND. Part of the Southeast Quarter of the Southeast

Quarter described as commencing at the southeast corner as point of beginning, thence north 200 feet, thence west 207.8 feet, thence north 250 feet, thence west 242 feet, thence south 418.15 feet, thence South 85 degrees 57 minutes East 450.93 feet to point of beginning. Docket 226088 except commencing at the southeast corner thereof, thence along section line 200 feet, thence at right angle west 207.8 feet to point of beginning, thence return east 207.8 feet to east section line, thence south along said east section line 200 feet to southeast corner of said South Half of Southeast Quarter of Southeast Quarter, thence west along south section line 450.93 feet, thence north parallel to east section line 200 feet, thence southeasterly to point of beginning, subject to easement over south 30 feet, Section 22, Township 49, Range 17, Carlton County, Minnesota. Docket 226088 & 244169. AND. Part of the Southeast Quarter of the Southeast Quarter described as commencing at the southeast corner thence North 85 degrees 57 minutes West 450.93 feet to point of beginning, thence continue west 604.87 feet, thence north 200 feet, thence South 85 degrees 57 minutes East 605.41 feet, thence south 200 feet to beginning, Section 22, Township 49, Range 17, Carlton County, Minnesota.

**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 19-08 to the Cloquet City Council.

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 this 14<sup>th</sup> day of May 2019.

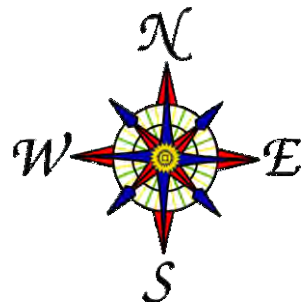
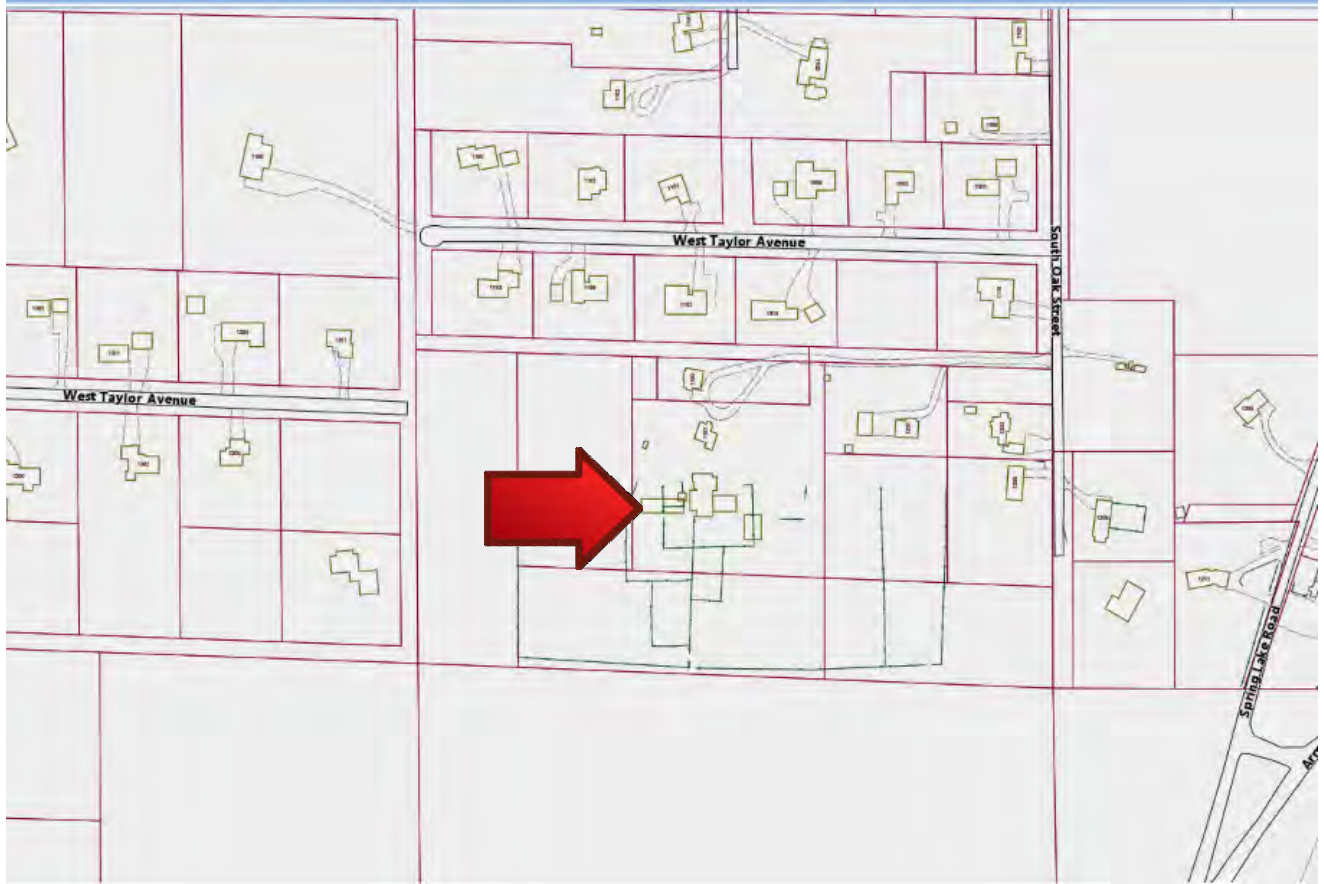
CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

# Location Map

## Lind



No Scale

## LAND USE PLAN

This section summarizes and expands on the concepts and actions discussed in the inventory and analysis section, and the goals, objectives, and policies section of this chapter.

### OVERVIEW OF FUTURE LAND USES

The following provides an overview of the future land uses designated on the Land Use Plan (see Figure 3-3: Land Use Plan). Detailed parcel data was not available when the Land Use Plan was prepared. Therefore, refer to the Land Use Plan as a general guide. The actual boundaries of the various land uses should generally correspond with lot lines and street centerlines.

#### Rural Residential

The Comprehensive Plan guides most rural areas in the city (not served by City sewer and water) for rural residential use not to exceed a density of one dwelling unit per five acres. Acceptable land uses in this area include single-family residences; agriculture, parks, open spaces, and essential services such as water towers. Historically, the City required one or two-acre minimum lots for rural residential or agricultural uses not served by public sewer and water. By guiding rural residential uses for five-acre minimum lots, the Comprehensive Plan encourages development in areas of the city that are (or can reasonably be) served by public sewer and water. Five-acre minimum lots also help preserve the rural character of Cloquet, while still allowing reasonable rural residential development.

The Comprehensive Plan envisions that public sewer and water will eventually serve those rural residential areas that are within the anticipated 2027 public sewer and water service boundary (see Figure 3-3: Land Use Plan and Figure 3-4: Phased Sewer and Water Extension and Staged Growth Plan). Consequently, the City encourages new development in areas guided for rural residential use to employ cluster development or conservation subdivision techniques where appropriate. These techniques not only help protect significant natural areas and rural character, but they also can help facilitate cost-effective future extensions of urban services to clusters of development as opposed to scattered development. The City may consider offering density bonuses for development that incorporates these techniques. Refer to the Staged Growth Plan discussed later in this chapter for additional information.

#### Suburban Residential

The suburban residential land use classification recognizes existing or planned areas for single-family residential use on lots between one and five acres in areas that the City does not anticipate serving with sewer and water before 2027. This area includes existing and planned phases of the Otter Creek Subdivision in south central Cloquet. The Otter Creek Subdivision is bounded on the north and east by Otter Creek, the west by Fond du Lac tribal or allotment land, and the south by Twin Lakes Township. Unlike the rural residential development to the north, the Otter Creek subdivision is outside Cloquet's Drinking Water Supply Management Area (refer to Chapter 5: Utilities and Community Facilities for additional information). Therefore, the Otter Creek Subdivision is a unique subdivision that the City does not anticipate serving with sewer and water before 2027.



#### Low-Density Residential

The Comprehensive Plan guides most of the area within the anticipated 2027 public sewer and water service boundary for low-density residential use. Acceptable land uses in this area include single-family detached residences, duplexes, twinhomes, religious institutions, parks, essential services, 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**

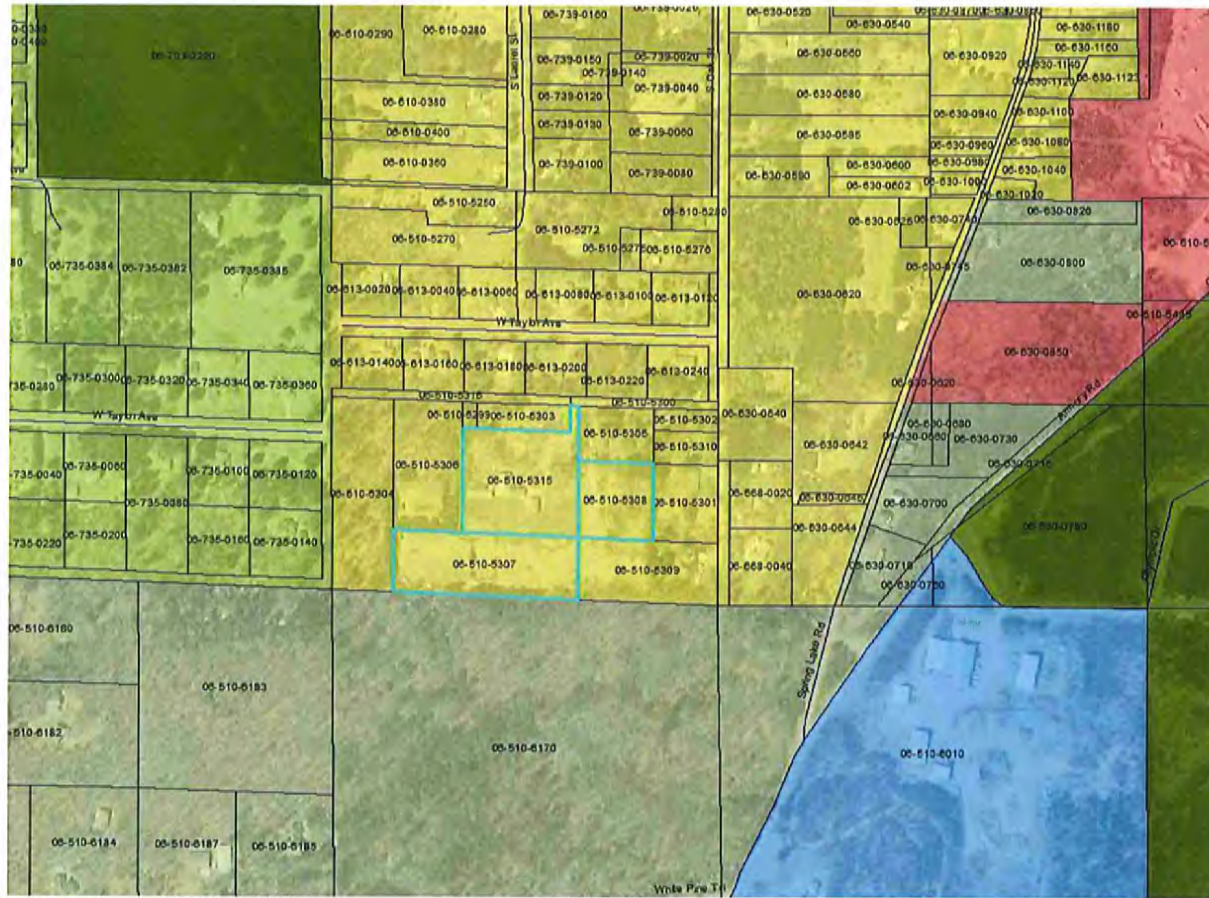
The Comprehensive Plan guides several areas in the city for planned mixed residential uses. This land use designation provides opportunities to develop a mixture of housing types and densities within a planned development. Planned mixed residential uses may include single-family detached housing, moderate-density single-family attached housing, and high-density apartments or 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.



# Zoning Map



- Zoning\_2010
- <all other values>
  - ZONECODE**
  - PP
  - FM
  - FR
  - SR
  - RE
  - R-1
  - R-2
  - R-3
  - MHC
  - MRC
  - NC
  - RC
  - HC
  - CC
  - LI
  - HI
  - O/M
  - PI
  - AIR
- MNCARL007033.sid
- RGB



No Scale

Nicholas Lind

1197 S. Oak St

W Taylor Ave

Google Earth

© 2018 Google



300 ft





COMMUNITY DEVELOPMENT DEPARTMENT  
 1307 Cloquet Avenue • Cloquet MN 55720  
 Phone: 218-879-2507 • Fax: 218-879-6555  
[www.ci.cloquet.mn.us](http://www.ci.cloquet.mn.us)

**APPLICATION FORM**

**PROPERTY OWNER:** Nicholas J. Lind \_\_\_\_\_  
**ADDRESS:** 1197 S Oak St. \_\_\_\_\_  
**CITY, STATE ZIP CODE:** Cloquet, MN 55720-1495 \_\_\_\_\_  
**PHONE NUMBER:** 218-390-3982 \_\_\_\_\_

**APPLICANT NAME:** Nicholas J. Lind \_\_\_\_\_  
**ADDRESS:** 1197 S Oak St. \_\_\_\_\_  
**CITY, STATE ZIP CODE:** Cloquet, MN 55720-1495 \_\_\_\_\_  
**PHONE NUMBER:** 218-390-3982 \_\_\_\_\_

**SITE LOCATION/ADDRESS:** 1197 S Oak St. \_\_\_\_\_

**LEGAL DESCRIPTION:** Parcel ID's: 06-510-5307, 06-510-5308, and 06-510-5315 \_\_\_\_\_

<b>APPLICATION TYPE:</b>	
CONDITIONAL USE	_____
COMP PLAN AMEND	_____
PRELIMINARY PLAT	_____
PLANNED UNIT DEV	_____
ZONING AMEND	_____
VARIANCE	_____
REZONE	_____ X _____
FINAL PLAT	_____
SITE PLAN	_____
WETLAND CERT/MIT	_____

**DESCRIPTION OF PROPOSAL:** \_\_\_\_\_  
 Currently have chickens on-site and was not aware this is not allowed within current zoning (R1), so I would like to change 3 of my 4 parcels to farm residential so that I am compliant. \_\_\_\_\_

**OWNER SIGNATURE:** Nick Lind \_\_\_\_\_ **DATE:** 2/15/19 \_\_\_\_\_  
**APPLICANT SIGNATURE:** Nick Lind \_\_\_\_\_ **DATE:** 2/15/19 \_\_\_\_\_

**OFFICE USE:**  
**FILING FEE:** \$400  
**DATE:** 4-25-19  
**CASE NUMBER:** 19-08