



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 14th Street Apartments

Chairman Wilkinson introduced Zoning Case 19-03, Land Sale to 14th 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 14th 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.



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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 14th 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 1st. 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.



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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,

Al Cottingham, City Planner/Zoning Administrator