



Regular Meeting of the Planning Commission

Tuesday, February 12, 2019

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

OATH OF OFFICE

Cottingham administered the Oath of Office to members Demers.

CALL TO ORDER

Chairman Wilkinson called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: John Sanders, Terri Lyytinen, Elizabeth Polling, Nathaniel Wilkinson, Philip Demers and Uriah Wilkinson; City: Al Cottingham.

Absent: None.

Others Present: Ryan Lindstrom and Gary Dahl.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

January 8, 2019 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from January 8, 2019, Commissioner N. Wilkinson seconded. (Motion was approved 6-0).

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

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



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

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

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

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

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

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

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

Chairman Wilkinson looked for a motion.

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

Commissioner’s Questions/Comment

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

Next Meeting

March 12, 2019

Meeting adjourned 7:27 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator