



**Regular Meeting of the Planning Commission**

Tuesday, May 28, 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 May 14, 2019 Planning Commission meeting
- \_\_\_\_\_
5. Zoning Case 19-06; Mike Koski – Comp Plan Amend & Rezoning
- \_\_\_\_\_
6. Zoning Case 19-07; Michael Acheson – Comp Plan Amend & Rezoning
- \_\_\_\_\_
7. Commissioner’s Questions/Comments
8. Adjourn

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



**Regular Meeting of the Planning Commission**

Tuesday, May 14, 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: Elizabeth Polling, Terri Lyytinen, Philip Demers, Mark Cline and Uriah Wilkinson; City: Al Cottingham.

**Absent:** Nathaniel Wilkinson and John Sanders.

**Others Present:** Paul D. Johnson, Ryan Arola, Robert Yorkell, Mike Koski. Mike Acheson, Dana Sanders, Joshua Sanders Steve Tomhave, Misty Burggraff, Paul A. Johnson and Diane Johnson.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**April 9, 2019 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:** **Commissioner Cline made a motion to approve the Planning Commission meeting minutes from April 9, 2019, Commissioner Lyytinen seconded. (Motion was approved 5-0).**

**Zoning Case 19-05: Variance for Paul D. Johnson**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 19-05, Variance for Paul D. Johnson, 916 North Road. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated Mr. Johnson is seeking a variance to the minimum front yard setback of 25 feet to construct an addition onto the front of his home. The encroachment would be to allow a 21-foot setback. He noted this is a public hearing and property owners within 350 feet were sent notice of the meeting along with a legal notice being published in the Pine Journal on May 2, 2019. Mr. Johnson was present to address the commission and answer any questions.

Paul Johnson, 916 North Road stated his addition was for a covered porch with no walls just structural supports for the roof over a deck.



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The Commission discussed the variance criteria and the fact that this home was pretty much in line with the other homes in the block along North Road.

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

Chairman Wilkinson looked for a motion.

**Motion: Commissioner Cline made a motion to approve 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, Commissioner Demers seconded. (Motion was approved 3-2 Lyytinen and Polling).**

**Zoning Case 19-04: Conditional Use Permit for AROLA Architecture Studio, LLC**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 19-04, Conditional Use Permit for AROLA Architecture Studio, LLC, 1101 Avenue B. Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that AROLA Architecture Studio, LLC is proposing a conditional use permit to allow 3 apartments on the second floor of the building at 1101 Avenue B. He noted this is a public hearing and property owners within 350 feet were sent notices of the meeting along with a legal notice being published in the Pine Journal on May 2, 2019. Mr. Arola was present to address the commission and answer any questions.

Ryan Arola, 205 W. 1<sup>st</sup> St., Duluth stated he was representing the building owner on the project and was available to answer any questions.

Robert Yorkell, 1005 Avenue B stated he owns the building to the west of this property and had concerns with the disrespect that prior tenants had for others property, specifically and felt this was a bad idea having apartments in the commercial/industrial area. He also had concerns with parking during the day with the county renting space and using a lot of the parking area.

Chairman Wilkinson inquired as to how many apartments were in the downtown area.

Cottingham stated with the exception of Larson Commons he would estimate somewhere around 30.

The Commission discussed the appearance of the building and the parking area. They commented that the city could not regulate the types of tenants that are rented to.

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

Chairman Wilkinson looked for a motion.



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**Motion:** Commissioner Cline made a motion to approve Resolution No. 19-04, A Resolution Recommending the City Council Approve the Conditional Use Permit for AROLA Architecture Studio, LLC for Three Apartments in the City Center District, Commissioner Demers seconded. (Motion was approved 5-0).

Cottingham noted that Planning Commission is only an advisory board and this recommendation would be forwarded to the City Council for action at their meeting on May 21, 2019 at 7:00 pm.

**Zoning Case 19-06: Comprehensive Plan Amendment and Rezoning for Mike Koski**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 19-06, Comprehensive Plan Amendment and Rezoning for Mike Koski, 1001 Avenue B. Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Mr. Koski is proposing a Comprehensive Amendment and Rezoning from Light Industry to Public-Semi Public. The site if approved would be for Northern Lights Academy. He noted this is a public hearing and property owners within 350 feet were sent notice of the meeting along with a legal notice being published in the Pine Journal on May 2, 2019. Mr. Koski was present to answer any questions.

Cottingham noted that he had received a phone call from Doreen Warner, 15 N. 10<sup>th</sup> St who expressed concern with a play area for the kids and possible parking along N. 10<sup>th</sup> between Cloquet Avenue and Avenue B. Currently parking along N. 10<sup>th</sup> can be very congested with customers of the commercial businesses parking there and blocking driveways. These concerns are also shared by a neighbor who both had to work this evening and could not attend the meeting.

Mr. Koski, 1001 Avenue B explained what Northern Lights Academy is. He noted they currently operate from four separate locations and are trying to get them all under one roof. He noted the building housed the Carlton County Treasure and does meet the accessibility requirements. He noted the types of students that were there primarily stayed inside and didn't go outside to play. There is a patio on the north side of the building above the parking lot that they can use.

Robert Yorkell, 1005 Avenue B expressed concerns with the proposal being close to the railroad tracks, explosives and truck traffic. He felt this would be stressful on the kids and was concerned with their safety. He felt this would have a negative impact on his property and they should look at other property that Mr. Koski owns. He felt this would limit the future use of his property.

Chairman Wilkinson inquired as to how many staff would be at the site.

Mr. Koski stated 10 to 12.



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Chairman Wilkinson stated his concern with the safety for the kids with the railroad tracks and the truck traffic along both streets.

Mr. Koski stated they would be installing a fence along the railroad tracks and that all but a couple of students would use the entrance off the parking lot while these couple of students would need to use the handicap entrance.

Commissioner Polling enquired if this facility was regulated by the state.

Mr. Koski stated it was.

Commissioner Polling stated she wondered what the requirements from the state were, the children access to the building and the security from the railroad tracks. She would also like to have someone from Northern Lights Academy present to answer some questions.

Commissioner Lyytinen was concerned with traffic flow and the drop off and pickup of the students.

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

Chairman Wilkinson looked for a motion.

**Motion:** Commissioner Polling made a motion to table this request until May 28, 2009 so the applicant could provide the additional information that was discussed, Commissioner Lyytinen seconded. (Motion was approved 5-0).

**Zoning Case 19-08: Rezoning for Nicholas J. Lind**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 19-08, Rezoning for Nicholas J. Lind, 1197 South Oak Street. Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Nicholas J. Lind is proposing a rezoning from Single-Family Resident to Farm Residential, so he could have chickens. He noted this is a public hearing and property owners within 350 feet were sent notice of the meeting along with a legal notice being published in the Pine Journal on May 2, 2019. He stated Ms. Burggraff was present representing Mr. Lind.

Misty Burggraff, 1197 South Oak Street stated Mr. Lind was out of town so she was there to answer any questions. She noted there was a coop on the property when they purchased it. They didn't know that they couldn't have chickens there so that is why they are looking to rezone the property.

Paul A. Johnson, 1199 South Oak Street stated he did not have a problem with the request and wasn't sure why the property was rezoned from Farm Residential.



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Diane Johnson, 1203 South Oak Street stated that she had lived there for over 30 years and the reason it was rezoned by the city because they did not want a hodge podge of zoning parcels.

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

Chairman Wilkinson looked for a motion.

**Motion: Commissioner Cline made a motion to approve Resolution No. 19-08, A Resolution Recommending the City Council Approve the Rezoning from “R1 – Single-Family Resident” to “FR – Farm Residential” for Nicholas J. Lind, Commissioner Lyytinen seconded. (Motion was approved 5-0).**

Cottingham noted that Planning Commission is only an advisory board and this recommendation would be forwarded to the City Council for action at their meeting on May 21, 2019 at 7:00 pm.

**Zoning Case 19-07: Comprehensive Plan Amendment and Rezoning for Michael J. Acheson**

Chairman Wilkinson reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 19-07, Comprehensive Plan Amendment and Rezoning for Michael J. Acheson. Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Mr. Acheson is proposing a Comprehensive Amendment from Low Density Residential to Highway Commercial and Rezoning from Single-Family Resident to Highway Commercial. The property is located northwest of Sunnyside and Boulder Drives and would be used as a parking lot for his business. He noted this is a public hearing and property owners within 350 feet were sent notice of the meeting along with a legal notice being published in the Pine Journal on May 2, 2019. Mr. Acheson was present to answer any questions.

Mike Acheson, 305 Sunnyside Drive stated he was going to address some of the concerns that have been raised by the neighborhood. The proposed parking lot would not have access onto Boulder Drive and therefore should not increase traffic onto Boulder Drive. He wants to work with the neighbors on the screening options for the lot since this will be reflective of his business and he wants a nice appearance. The buffer would help with vehicle noise and pollution from them. The snowbank that they are referring to was created by MNDOT and not him. He has removed it at times at his cost.

Kisber Mettner, 200 Boulder Drive, stated her and her family have lived at this location for 6 years and at the time were looking for their forever home. This was a quite neighborhood and other families on the block. She is concerned with this changing the neighborhood, obstructing of visibility at Sunnyside Drive and additional traffic into the neighborhood looking for another access to the commercial areas. Her realtor told her in her opinion this would decrease the values at least to the adjacent properties. They were very much opposed to the proposal.



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Dana Sanders, 201 Boulder Drive, stated they moved into this development in 2005 on a dead-end street and a quiet area for the kids to play. They would be losing the buffer to Highway 33. The property owner next to this property tried to purchase this property but was out bid on the sealed bid process. He did sign the petition that was before the Commission stating concerns with the use of the property and the impacts to the neighborhood. She was concerned with the safety and access to and from Boulder Drive and doesn't like the possibility of strangers coming into the neighborhood. She is also concerned with the neighborhood becoming smaller with further encroachment by the commercial businesses.

Steve Tomhave, 212 Boulder Drive, was concerned with the proximity to the home at 221 Boulder Drive and noise. He wondered about other locations for expansion to the parking lot. He also had concerns with site drainage and snow piles blocking visibility.

Joshua Sanders, 201 Boulder Drive, read a statement from his dad. This property used to have a home on it until MNDOT purchased it and removed it for improvements for the highway. In 2010 MNDOT sold the remaining property by sealed bid and Mr. Acheson was the high bid. He was aware of the neighborhood concerns before he bought the property.

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

Commissioner Cline was concerned with encroaching into the residential neighborhood, the impact to the adjacent home and the amount of opposition from the neighborhood.

Chairman Wilkinson was concerned with the site visibility from Boulder Drive.

Commissioner Demer noted this was the same type of situation on Skyline Drive and Sunnyside Drive when it comes to visibility.

Commissioner Polling agreed with Chairman Wilkinson but struggles with reasonable use of the land and the owners request. She did feel it would have an impact on the neighborhood.

The Commission discussed other possible uses of the property along with the concerns of site visibility from Boulder Drive.

Chairman Wilkinson looked for a motion.

**Motion:** Commissioner Cline made a motion to approve Resolution No. 19-07 Comp, A Resolution Recommending the City Council Deny the Comprehensive Plan Amendment (Land Use Plan) from "Low Density Residential" to "Highway Commercial" for Michael J. Acheson, Chairman Wilkinson seconded. (Motion was approved 4-1, Lyytinen).



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**Motion:** Commissioner Polling made a motion to approve Resolution No. 19-07 Rezone, A Resolution Recommending the City Council Deny the Rezoning from “R1 – Single-Family Resident” to “RC – Highway Commercial” for Michael J. Acheson, Commissioner Cline seconded. (Motion was approved 4-1, Lyytinen).

Cottingham noted that Planning Commission is only an advisory board and this recommendation would be forwarded to the City Council for action at their meeting on May 21, 2019 at 7:00 pm.

**Commissioner’s Questions/Comment**

Cottingham let the Commission know that Commissioner Nathaniel Wilkinson was resigning his position due to increased work responsibilities. If they are aware of anyone who would be interested in applying to have them contact him.

**Next Meeting**

May 28, 2019

Meeting adjourned 8:45 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 22, 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 was 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.

The Planning Commission tabled the request for some additional information from the applicant. Attached is a letter from Northern Lights Academy addressing some of the concerns. Representatives from Northern Lights Academy will be at the meeting to answer any questions. Mr. Koski will address the fencing adjacent to the railroad tracks at the meeting.

**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.



## **Community Development Department**

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

### **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.

### **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
- Northern Lights Academy Letter

**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	_____	URIAH WILKINSON	_____

Approved this 28<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 LYTTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____

Passed this 28<sup>th</sup> day of May 2019.

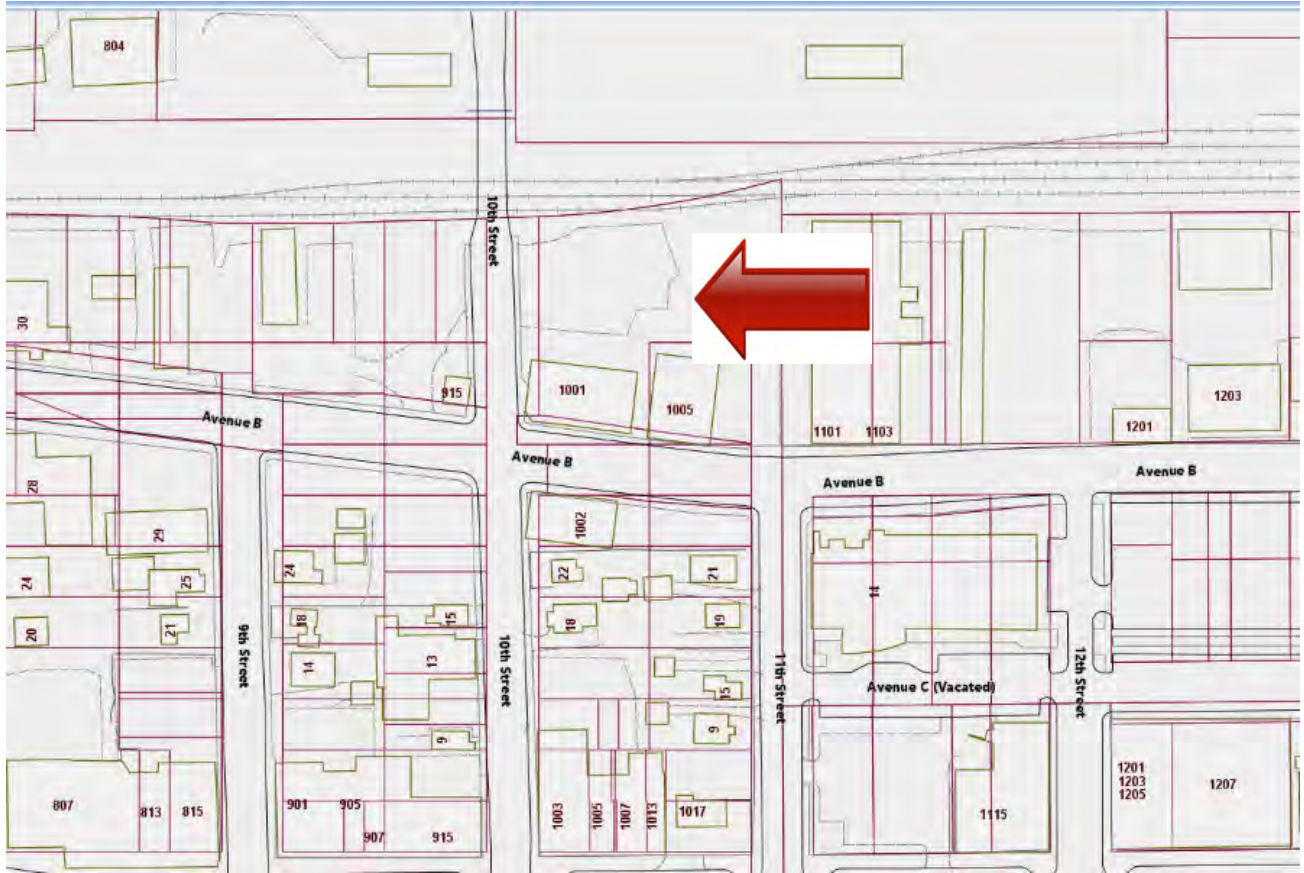
CITY OF CLOQUET

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

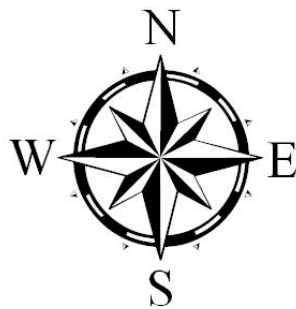
ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

# 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.

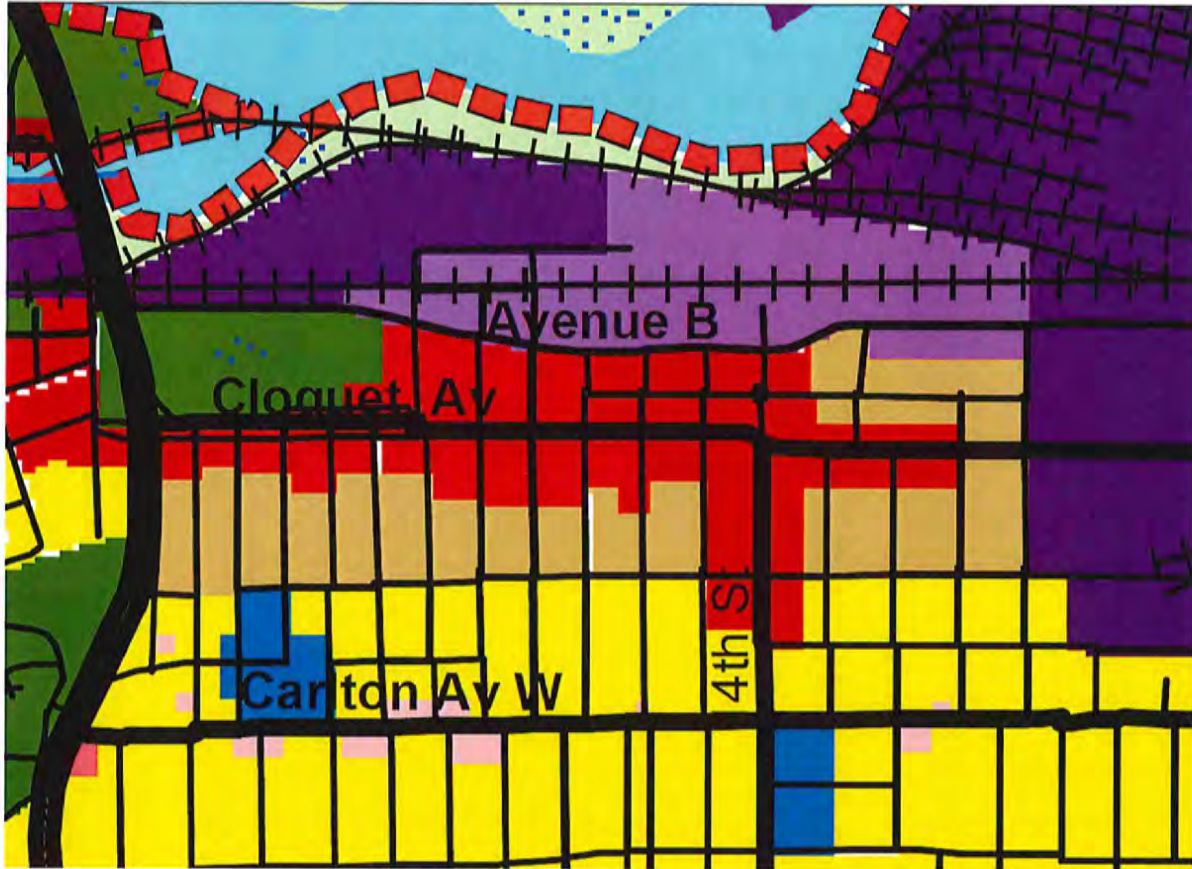
### Fond du Lac Tribal or Allotment Land

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



- 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





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	<u>      </u>	<b>VARIANCE</b> <u>      </u>
COMP PLAN AMEND	<u>      </u>	REZONE <u>  XX  </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:** 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



Northern Lights Academy Cooperative #6096-52  
302 14<sup>th</sup> Street ~ Cloquet MN 55820  
Office Phone ~ 218-878-3060  
Fax ~ 218-878-3061

Barb Mackey, Asst. Special Education Director  
[bmackey@nlacoop.org](mailto:bmackey@nlacoop.org)

May 21, 2019

To Mike Koski:

This letter is in response to your request for information addressing safety concerns and your building.

When we met with Mr. Jerry Jasmer, the state building inspector, he provided a verbal first opinion regarding the building (inside and outside) and the location. He stated that he has no concerns regarding the location of the building we would like to lease for the Northern Lights Academy Cooperative. He also, did not see any concerns with the drop off/pick up of students along the 10th Street side of the building. Northern Lights Academy staff will be located outside each day during drop off and pick up in order to supervise the students as they arrive and depart. During the school day, the NLA students are supervised by staff the entire day. The parking lot is more than adequate for staff and there is minimal parent time at school so parking should not be an issue.

Mr. Jasmer did share some thoughts regarding the inside of the building and we appreciate that you have shared them with the architect in order to find ways to address the areas he noted.

Our desire is to relocate our school into a space which can accommodate all of our classrooms, as opposed to the two spaces we currently lease. We hope to find a place we can settle in for the long term and continue to provide our much needed services to students. The building you have at 1001 Ave B appears to be a good fit, if the zoning issues and the items Mr. Jasmer noted are addressed.

I look forward to hearing from you regarding the above information and please don't hesitate to contact me with any questions.

Sincerely,

Dena Hagen cell #218-349-2749

Teacher  
Ms. Emily Brown  
[ebrown@nlacoop.org](mailto:ebrown@nlacoop.org)

Teacher  
Ms. Amiliya Calverley  
[acalverley@nlacoop.org](mailto:acalverley@nlacoop.org)

Teacher  
Ms. Morgan Warbalow  
[mwarbalow@nlacoop.org](mailto:mwarbalow@nlacoop.org)

Teacher  
Ms. Adriana Leveille  
[aleveille@nlacoop.org](mailto:aleveille@nlacoop.org)

School Social Worker  
Ms. Lesa Dalbec  
[ldalbec@nlacoop.org](mailto:ldalbec@nlacoop.org)



**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 22, 2019

---

**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 was 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.

The City Council referred this back to the Planning Commission for reconsideration since comments were made to City Councilors concerning the site visibility issue and how they would have voted differently after viewing the site and seeing this was not an issue in their opinion. Attached is additional materials from the applicant and the residents that were presented to the City Council.

**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.



## **Community Development Department**

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

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 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





**Community Development Department**

1307 Cloquet Avenue • Cloquet MN 55720

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

- Land Use Plan
- Zoning Map
- Aerial Photo
- Petitioner Info
- New Petition & Neighborhood Letters
- Additional Petitioner Info
- Additional Neighborhood Info

**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	_____	URIAH WILKINSON	_____

Approved this 28<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	_____	URIAH WILKINSON	_____

Passed this 28<sup>th</sup> day of May 2019.

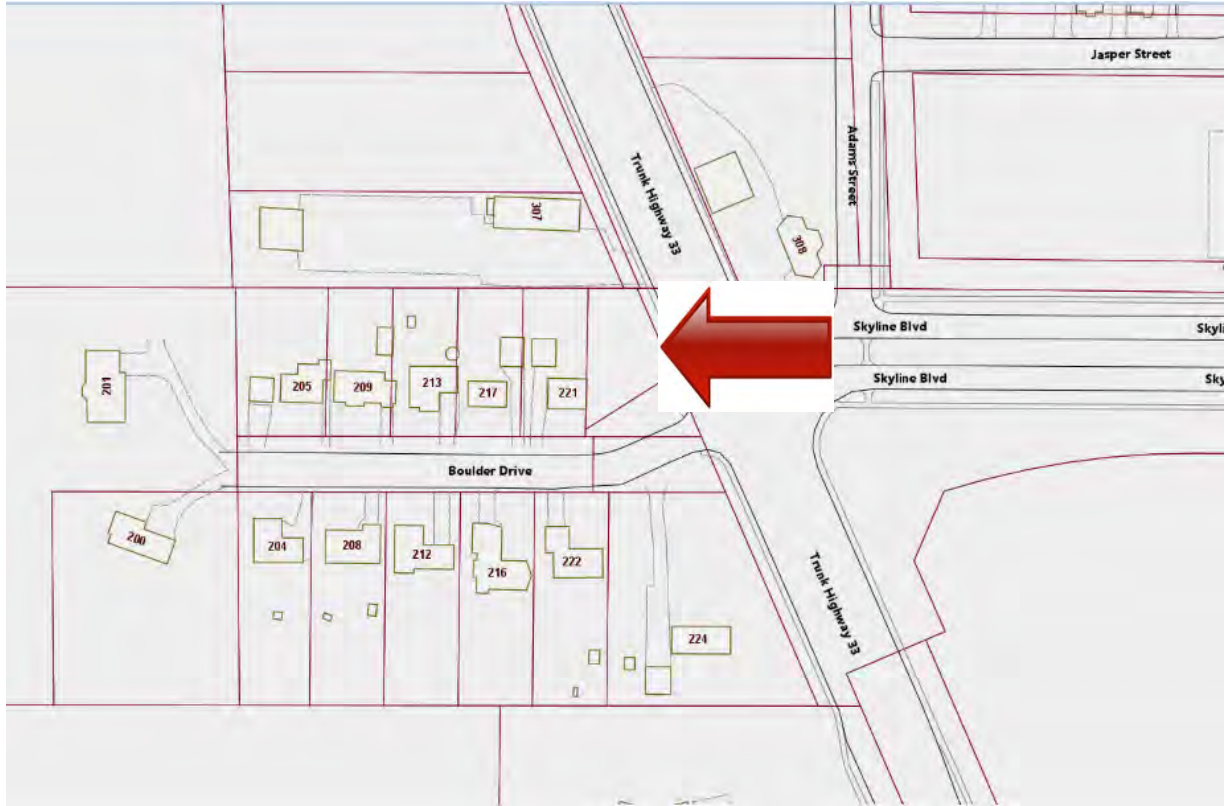
CITY OF CLOQUET

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

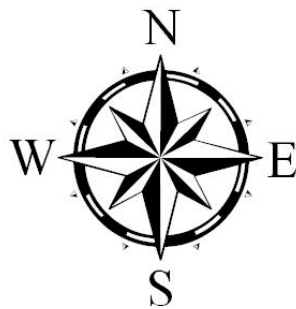
ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

# 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.

---

### **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

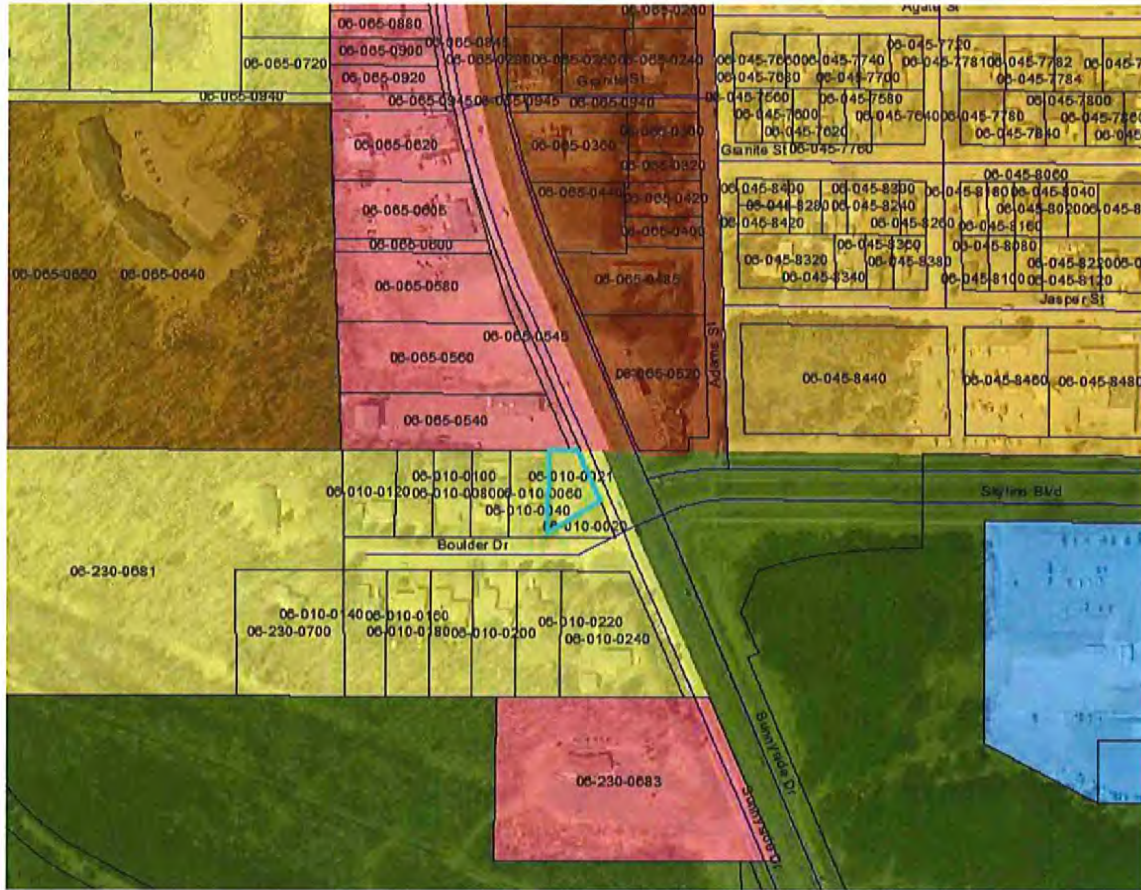


- Rural Residential (1 DU/5 Ac) (or Open Space)
- Suburban Residential (1 DU/Ac Max)
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- Mod. to High Density Residential (5-32 DU Ac)
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- Highway Commercial/Residential Mix
- Commercial-Industrial Reserve
- 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
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- 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.

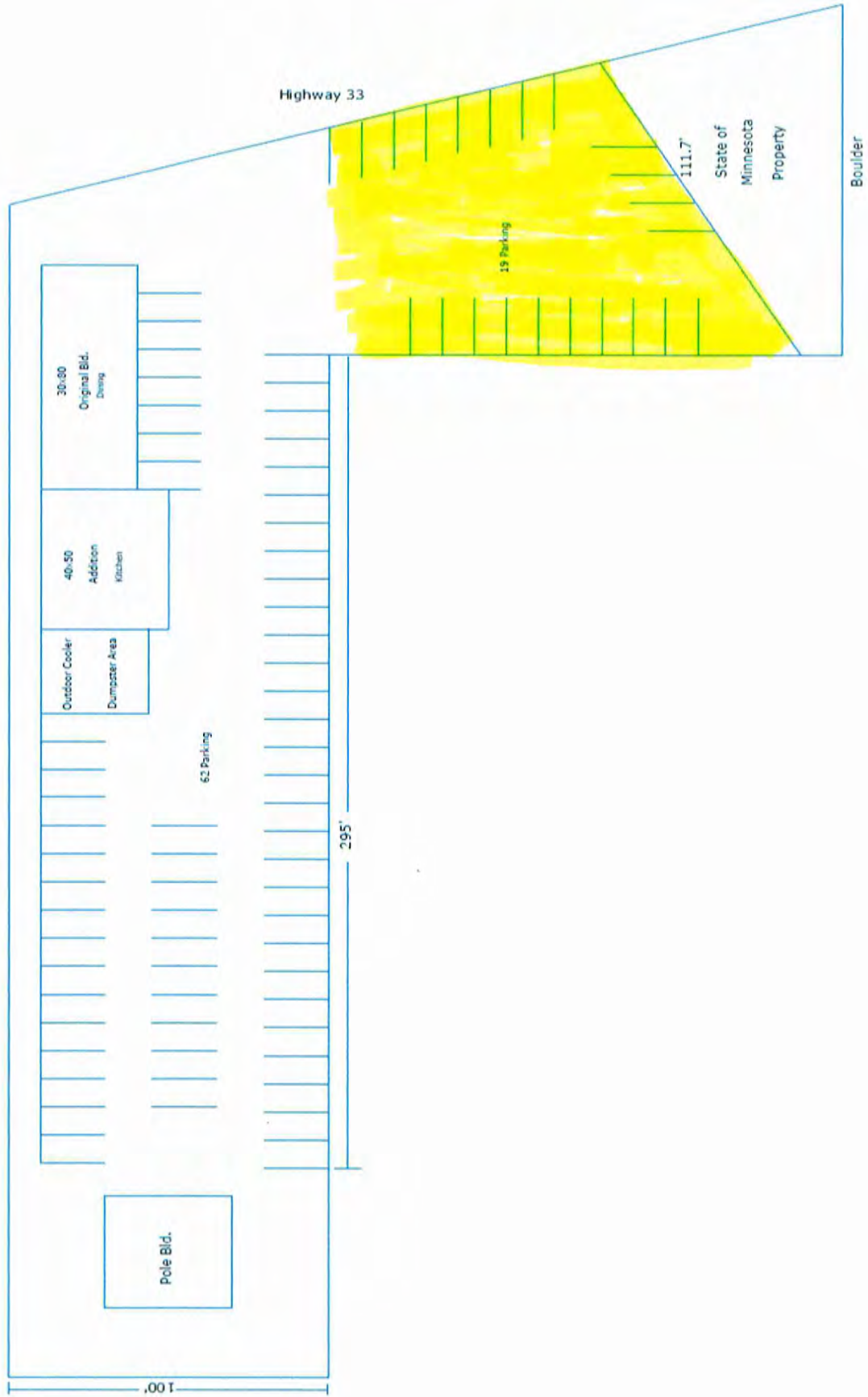
Best Regards,

Mike Acheson



218-590-3705mike@sammypizzacloquet.com

# Exhibit "B"



We, the undersigned, strongly oppose the Comprehensive Plan Amendment for Lot 1, Anderson's Sunnyside Addition, changing this property from Low Density Residential to Highway Commercial. We also strongly oppose rezoning this property from R1 - Single-Family Residence to RC - Highway Commercial.

Name	Address	Date
1. <u>Kara Kitola</u>	<u>222 Boulder Dr</u>	<u>5-6-19</u>
2. <u>Patti Carlberg</u>	<u>216 Boulder Dr</u>	<u>5-6-19</u>
3. <u>RON CARLBERG</u>	<u>216 BOULDER DR</u>	<u>5/6/19</u>
4. <u>Cory Ketola</u>	<u>222- Boulder Dr</u>	<u>5/6/19</u>
5. <u>Mary Carlson</u>	<u>205 Boulder Dr</u>	<u>5/6/19</u>
6. <u>Brenda Danielson</u>	<u>224 Boulder Dr</u>	<u>5/6/19</u>
7. <u>Ross Erickson</u>	<u>204 Boulder Dr.</u>	<u>5-6-19</u>
8. <u>Kirk R. Miller</u>	<u>200 BOULDER DR</u>	<u>5/6/19</u>
9. <u>Andrew Roth</u>	<u>200 BOULDER DR.</u>	<u>5/6/19</u>
10. <u>John Sanders</u>	<u>201 BOWBERG DRIVE</u>	<u>5-6-19</u>
11. <u>Krista Roth</u>	<u>204 Boulder Dr.</u>	<u>5/6/19</u>
12. <u>Dave</u>	<u>222 Boulder Dr.</u>	<u>5/6/19</u>
13. <u>Ranadanceers</u>	<u>201 Boulder Dr.</u>	<u>5/8/19</u>
14. <u>Kenia Milhi</u>	<u>205 Boulder Dr.</u>	<u>5/09/19</u>
15. <u>Jan Osty</u>	<u>209 Boulder Dr</u>	<u>5/09/19</u>
16. <u>CHAD DANIELSON</u>	<u>224 Boulder Dr.</u>	<u>5-9-19</u>
17. <u>THOMAS GILBERT</u>	<u>217 BOWBERG DR</u>	<u>5/6/19</u>
18. <u>Kenny C Tambue</u>	<u>212 Boulder Dr</u>	<u>5/9/19</u>
19. <u>Steve Toustan</u>	<u>212 Boulder Dr.</u>	<u>5-9-19</u>
20. <u>Brandon Conklin</u>	<u>205 Boulder Dr</u>	<u>5-20-19</u>



We, the undersigned, strongly oppose the Comprehensive Plan Amendment for Lot 1, Anderson's Sunnyside Addition, changing this property from Low Density Residential to Highway Commercial. We also strongly oppose rezoning this property from R1 - Single-Family Residence to RC - Highway Commercial.

Name	Address	Date
21. <u>Er Roland Autus</u>		<u>5-13-19</u>
22. <sup>2183901828</sup> <u>Dace Autus Brother</u> <u>Quiff Autus</u>	<u>Saginaw, MI 48106</u> <u>5019 Westlund Rd</u>	<u>5-13-19</u>
23. _____	_____	_____
24. _____	_____	_____
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Boulder Drive Neighborhood, Cloquet

1.



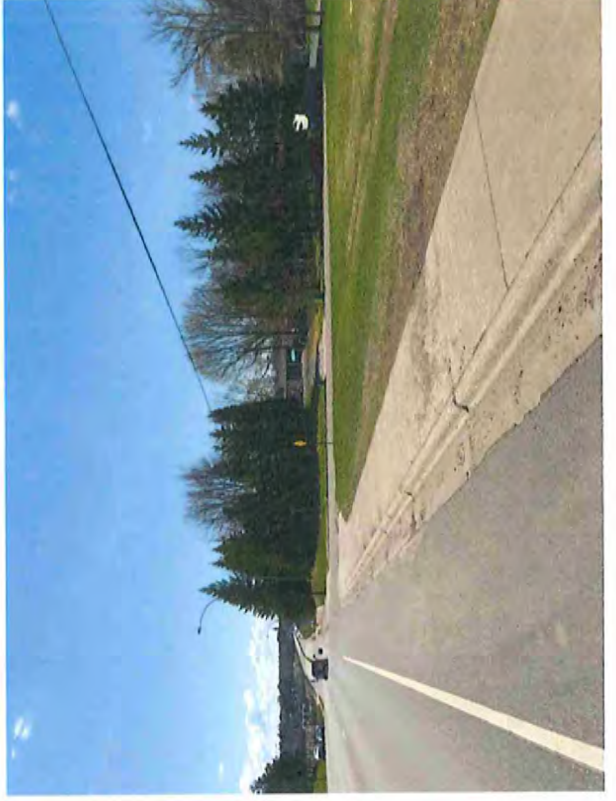
2.



3.



4.



**Al Cottingham**

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**From:** Ron Carlberg <ron.carlberg@enbridge.com>  
**Sent:** Wednesday, May 8, 2019 4:48 PM  
**To:** Al Cottingham; Steven Langley  
**Subject:** Sammy's Pizza Request

Mr. Cottingham & Mr. Langley,

As a longtime resident of Boulder Drive (in excess of 30 years) I have seen some changes to the street. There used to be a residence where the proposed parking lot is to be located, this residence was torn down to accommodate Hwy 33 reconstruction. This residence provided a little more insulation between Boulder Drive residents and the Hwy. Now with the proposed parking lot it just seems like the we are getting less like a neighborhood street and all the commotion from the Hwy and business keeps getting a little closer and closer. I did speak with a local realtor and he stated a parking lot within 15' of 221 Boulder Drive will certainly lessen the value of that property. I am not sure if it would affect other property values of Boulder Drive residents.

With parking spaces required to be 9'x20' and requiring a 24' width entrance to a single entrance parking lot the best I could figure was being able to add eight parking stalls at the proposed site. Considering Sammy's would lose three parking stalls when making a 24' entrance/exit into the proposed lot this would only be a net gain of five parking spaces. This seems like it would hardly be worth the effort.

For the reasons stated above I am opposed to the project and hope that the city would not approve the rezoning request.

Sincerely, Ron Carlberg  
216 Boulder Drive  
715 817 8103

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\*\*\*\*\* IMPORTANT NOTICE\*\*\*\*\*

Unless otherwise indicated or obvious from the nature of the transmittal, the information contained in this email message is CONFIDENTIAL information intended for the use of the individual or entity named herein. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender using the above contact information or by return email and delete this message and any copies from your computer system. Thank you.

May 8, 2019

Dear Members of Cloquet's Planning Commission:

I'd like to express my strong opposition to the rezoning of the vacant residential lot on the corner of Boulder Drive and Highway 33. Although there are commercial properties behind our dead-end street, the entire street is currently residential. This provides a buffer from the nearby commercial properties.

My husband, son and I live across from the proposed parking lot at 222 Boulder Drive. Our home sits fairly close to the street itself. The introduction of a commercial property would diminish the integrity of our residential area for many reasons:

1. Unsightliness: Even though there could be a fence surrounding most of the lot, a high commercial fence is different than a decorative residential fence surrounding the front of a home. Idling vehicles in the parking lot will also emit exhaust, noise and light pollution.
2. Safety/Visibility: Exiting Boulder Drive can be tricky with the heavy traffic on Highway 33. The lot could further impede visibility. Snow banks are often an issue on that corner and a parking lot will decrease the area for plows to deposit excess snow.
3. Increased Traffic: Although there won't be access to the parking lot from Boulder Drive or Highway 33, there will inevitably be people that think they can enter the lot from Boulder Drive, causing increased and unnecessary traffic. We already have unnecessary traffic from people that don't realize Boulder Drive is a dead-end street. An additional increase in traffic is a risk for children in the neighborhood.
4. Decreased home values and/or marketability: This isn't a trendy café or boutique coming to the neighborhood which may increase property values. The first thing home buyers will see when entering Boulder Drive is a parking lot. No matter how nice you make a parking lot look, it's still a parking lot and it's not a desirable neighbor.
5. Setting a precedence for future commercial expansion: If this property is rezoned to commercial, it would set a precedence for the street. What's to stop additional properties from being rezoned? Mr. Antus lives adjacent to the subject lot. Will his property then become desirable for future commercial expansion? And then the next home? Where does it end?

Thank you for taking time to review our concerns,

Kara Ketola (and family)

May 8<sup>th</sup>, 2019

Dear Planning Commission Members:

I would like to say that my husband and I oppose the parking lots on the corner of Hwy 33 and Boulder Dr.

We live across from the proposed parking lot at 224 Boulder Dr. We feel that having a commercial parking lot across the street will affect our neighborhood greatly for many reasons:

1. People will think they can go into the parking from our road which will increase the traffic in our neighborhood and increase the risk for the (our) children in our neighborhood who ride their bikes up and down the street.
2. A fence would be commercial and would make an unpleasant view in our neighborhood and then, the lights, car fumes, and other noise pollution adding to our neighborhood.
4. We already have obstructed views in the winter with the snow being put on the corners with additional obstruction will make it more dangerous just leaving our street.
3. The neighborhood home value would likely decrease due to when you are turning on to Boulder Drive there is a parking lot sitting in our neighborhood which is undesirable.
4. Where would it end? Would the house next door to the parking lot be zoned commercially, and then the house next door to that.

Thank you for your time.

Sincerely,

The Danielson Family  
224 Boulder Dr.  
Cloquet, MN 55720

Re; Planning Committee's Denial Recommendation Per My Application To Rezone

City of Cloquet Council Member's,

I am writing you to formally ask you to not accept the Planning Committee's findings to deny my request to rezone the piece of property to the south of Sammy's Pizza abutting Highway 33 and Boulder Drive.

After talking with Al Cottingham, who recommended to the Committee to grant the request, and Uriah Wilkinson, committee chairperson, who's vote was to deny, we believe the only reason the committee's decision to deny my request was that of a public safety concern regarding possibly obstructing the view of vehicles attempting to enter the Highway 33 corridor from Boulder Drive.

I spoke with Uriah this morning and he stated that had he known on Tuesday that there was no issue with sight lines he would have voted in favor of the rezoning of the parcel. He said he plans to speak to each of you prior to Tuesday's council meeting.

I obviously overlooked this concern at the time of the meeting. From my perspective of not believing it was an issue, I overlooked the fact that it may be a concern for the committee.

Since that meeting, I have laid out lines on the parcel clearly marking state rite of way and neighboring property and allocated for setback regulations for said expanded parking area. I invite any and all of you to come see what this would look like and have also included some pictures for you.

There is clearly no impact whatsoever to the sight lines and visibility for any vehicles attempting to enter the highway from Boulder Drive, in fact, the visibility is much better than most of the uncontrolled access points to the highway in the area.

I am wanting to expand my building and add a larger kitchen and dining area, in order to do so, I need additional parking spaces per current city parking requirements.

That being said, such a project would increase property value and increase local property tax revenues. Employ more people locally. Increase sales and increase sales tax revenues for the city and county.

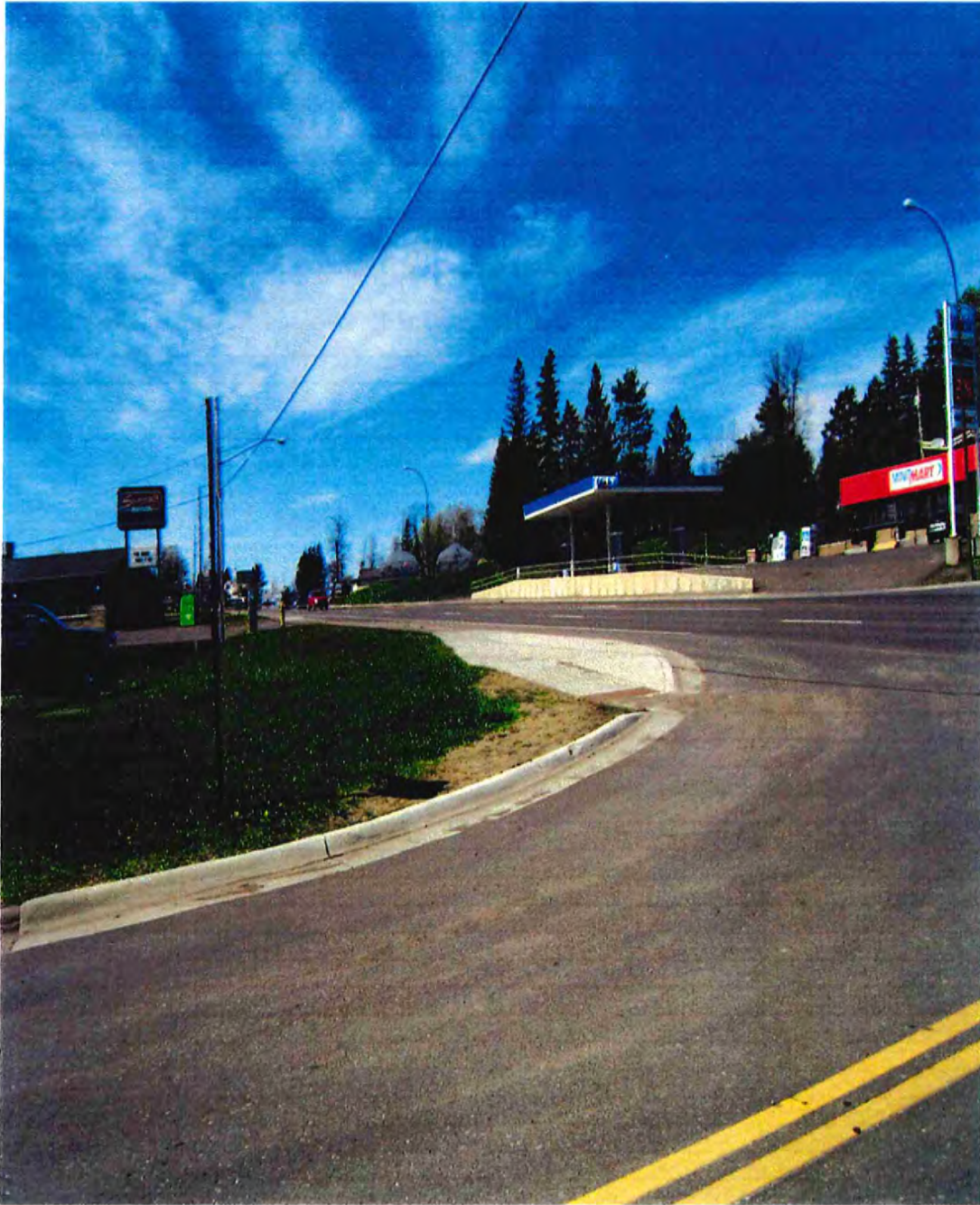
The rezone fits perfectly into the City's Comprehensive Plan and the Highway 33 Corridor plan and I hope you will consider my request to rezone.

Any questions or if you'd like to take a drive up and see the lines for yourselves, please let me know.

Thank you for your consideration in this matter!!

Mike Acheson (218-590-3705)

5/15/19 Photo taken sitting in automobile at Boulder Dive stop sign facing North. Straight line measurement from Boulder Dive center line to furthest unobstructed view of traffic is 1,287' .....Almost 1/4 mile.



**5/15/19 Photo take at Boulder Drive intersection showing the closest point cars would be to the street.**



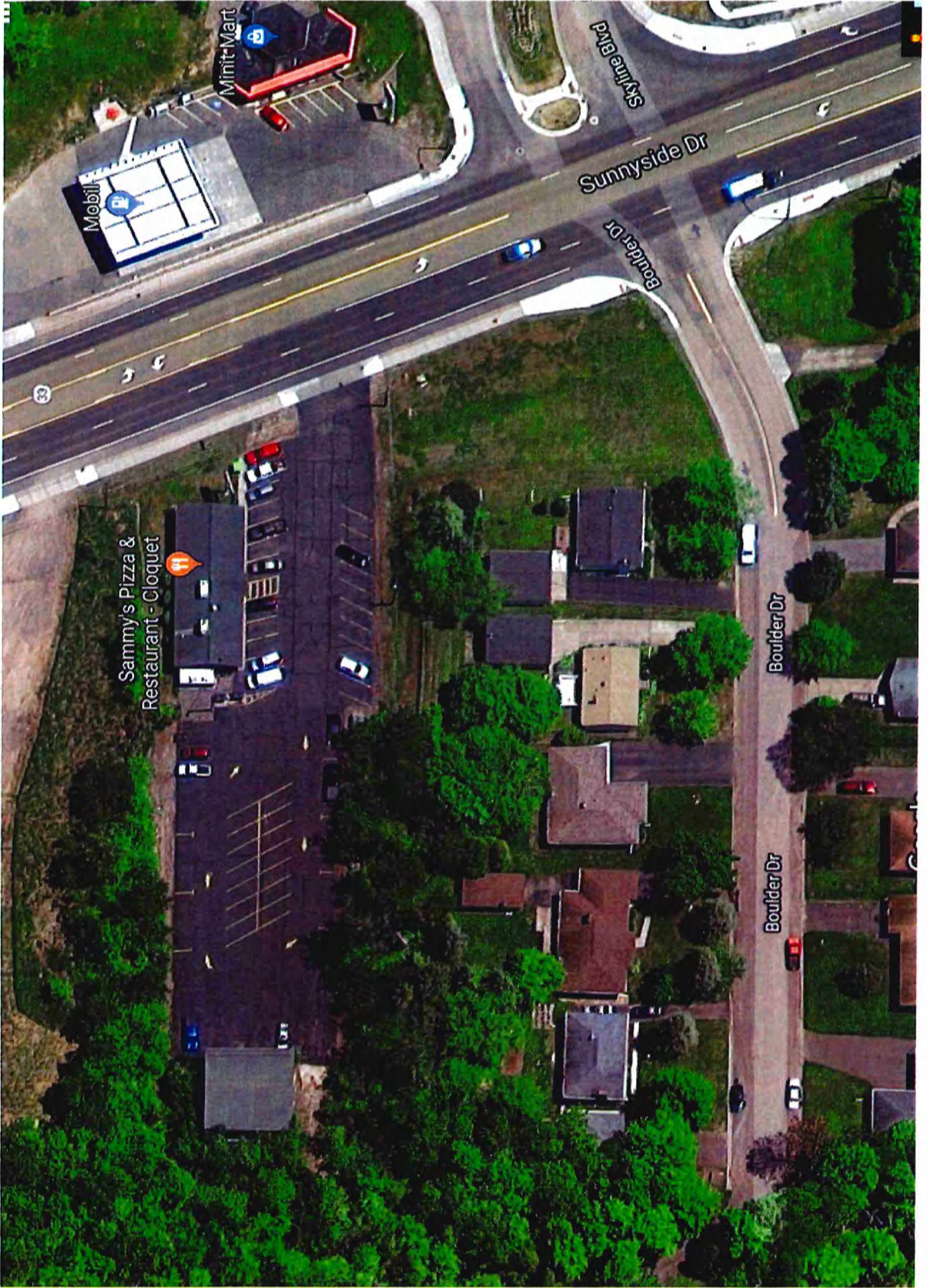


**5/15/19. Photo taken from automobile. View from Adams Street facing North on Highway 33. Less unobstructed view then from proposed parking lot intersection.**



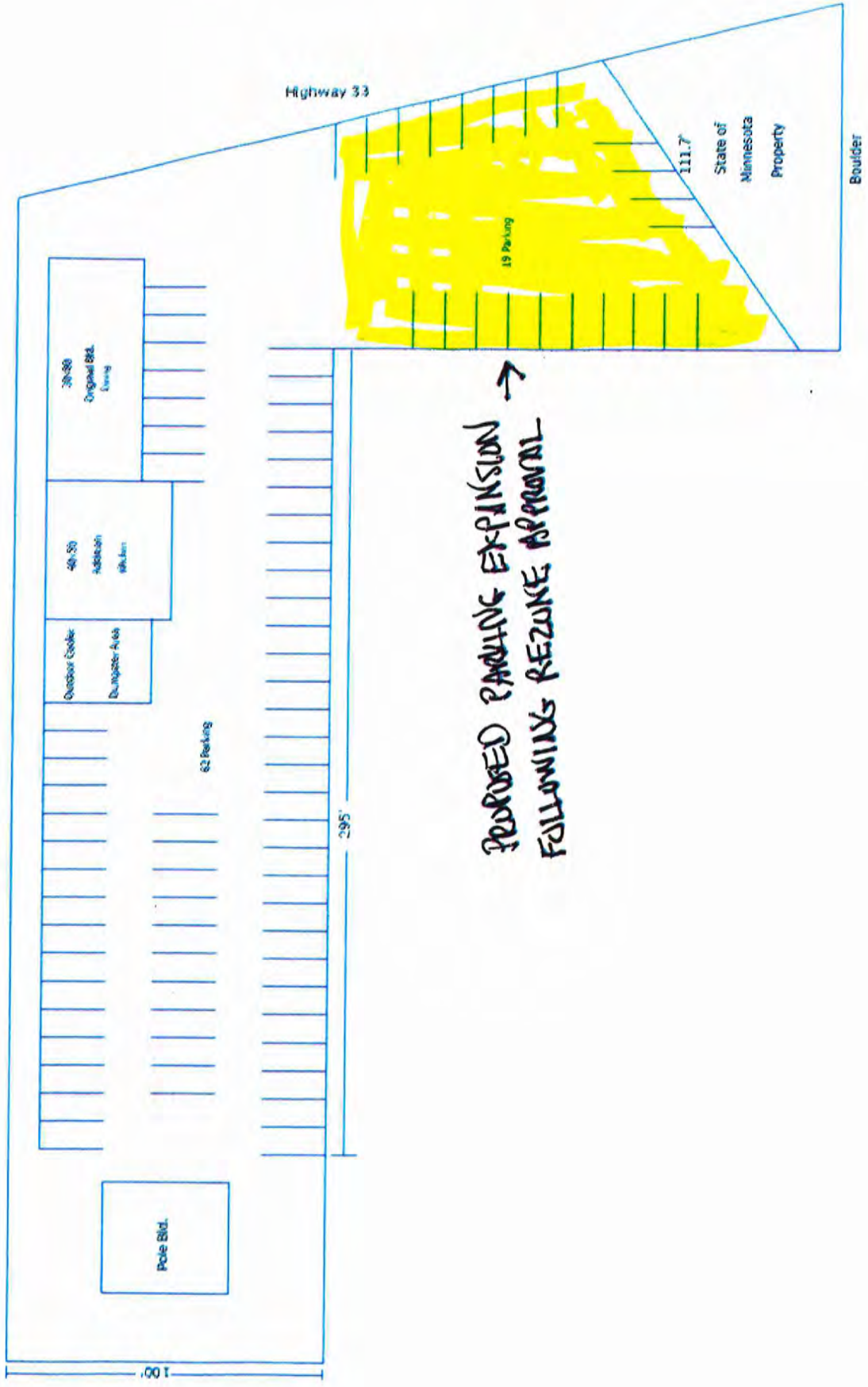
**5/15/19. Photo taken from automobile. View from Granite Street facing South on Highway 33. Less unobstructed view then from proposed parking lot intersection.**







# Exhibit "B"



First and foremost I would like to thank you for considering my application for a zoning change for my vacant lot from R1 to RC conditional use.

Rather than repeat myself about the purpose and intent of my applying for the rezoning of the parcel, which I have addressed in letters to the neighbors and the committee, I would like to take a minute to address the stated concerns of the neighbors:

#### 1) Increased traffic on Boulder Drive

In my opinion whatever I ended up doing with the required buffer between the proposed lot and neighborhood would create a visible barrier preventing anyone from thinking they could access the Sammy's lot from Boulder Drive. I do not believe that adding parking to the south would create confusion with my customers causing an foreseeable increase of traffic onto Boulder Drive and creating any kind of increased risk for the children riding their bikes. That being said, I would be more than willing to post entrance signs for traffic coming from both the north and south on highway 33 making it clear to them where the entrance is.

#### 2) Unpleasant Commercial Fence

I have previously stated in my letter to the neighbors that I would be more than willing to take into consideration their thoughts on what any such buffer would look like. At this time I am open to either a fence of some sort or foliage. This is something that I will also have to look at every day and I have no desire to look at an unpleasant fence any more than my neighbors do. Any such buffer would also be a clear visible first impression of my business for my customers and/or potential customers, so to me keeping said buffer in good condition will be an utmost concern.

### 3)Lights, Car Fumes and Noise

Any buffer would be a buffer from the Highway 33 Corridor that currently does not exist thus reducing the light, sounds and fumes entering the neighborhood As they currently do.

### 4)Obstructed Views in Winter

With the green space which is already created by the state rite of way on said parcel, I think perhaps that my actions in the past have created an unwarranted fear in my Boulder Drive neighbors. Since the completion of the new Highway 33, on more than a few occasions, I have been contacted by various Boulder neighbors regarding the high snowbank on the northwest corner of Boulder Drive and Highway 33.

I do not and cannot pile snow on a state rite of way, that snowbank is created by MN DOT not by me, yet in my attempts to be a good neighbor and steward of the community, I have on numerous occasions, including 5 or 6 this Winter, at my expense, have had that snow pile removed while I was having snow removed from the Sammy's lot. So, in essence, that problem will continue to be a problem, with or without the rezoning of the parcel.

### 5) Decreased Value of Neighborhood Homes

I have contacted two Certified Residential Appraisers regarding the negative effect a parking lot would have on property values. Their conclusion was that in a mixed use area such as ours, with a buffer, that there is no verifiable hard data to indicate there would be a change in real estate values.

### 6) Precedence For Future Expansion

It is my understanding that the City's Highway 33 Corridor Plan is in regards to those properties directly abutting Highway 33 and if given

the conditional use rezone on this parcel, the only remaining parcel zoned R1 north of the river along the corridor would be that of the Danielsons. There are no provisions in the Highway 33 Corridor Plan beyond the properties abutting the highway, in essence completing the plan.

## Al Cottingham

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**From:** Dana & John Sanders <sandersfamily@mchsi.com>  
**Sent:** Monday, May 20, 2019 2:59 PM  
**To:** Al Cottingham  
**Subject:** Fwd: Boulder Drive Issue

Begin forwarded message:

**From:** Dana & John Sanders <[sandersfamily@mchsi.com](mailto:sandersfamily@mchsi.com)>  
**Subject:** Boulder Drive Issue  
**Date:** May 16, 2019 at 6:49:01 PM CDT  
**To:** [rmaki@cloquetmn.gov](mailto:rmaki@cloquetmn.gov)

Mayor Maki,

My name is John Sanders and I live at 201 Boulder Drive. This email is in regard to Michael Acheson's proposed Comprehensive Plan Amendment (Land Use Plan) and rezoning of the property at the northwest corner of Boulder Drive and Highway 33.

Boulder Drive is a one-block, dead end, residential street. The property in question used to have a house with a family residing in it. They were forced to move when Highway 33 was upgraded and the roadway encroached into our neighborhood. I strongly oppose the rezoning of this property from R1 - Single-Family Residence to RC - Highway Commercial as this will once again encroach on our homes.

Back in 2010 when Mn/DOT put this property up for sale, it became known to the neighbors on Boulder Drive that Mr. Acheson wanted to purchase it to turn it into a parking lot. Before the Mr. Acheson purchased the property, the neighbors informed him of our opposition to his plans.

After measuring the lot, I laid out several parking arrangements following the Cloquet City Code. At most, he could fit eight parking spots on this property, likely less, and when we consider that he will have to eliminate three parking spots in his existing lot, to accommodate the 24' wide access aisle, he would net five additional parking spots.

City Code 17.5.15 Design Standards for the Highway 33 Corridor, Subdivision 5 Parking Standards states, "Sites shall be designed to facilitate the location of off street parking in the side and rear yards." If you were to consider the front of the building housing Sammy's Pizza, and extend a straight line off of it, all of the additional parking spots on this lot would be in front of the building, clearly not meeting code requirements. In part B of this same code subdivision it states, "Parking areas adjacent to street intersections shall be prohibited, unless buffered landscaping and appropriate setbacks are provided." The problem with landscaping parallel to the highway is that it impairs sight lines for vehicles traveling from Boulder Drive onto Highway 33.

The residents on Boulder Drive know full well about impaired sight lines at this intersection. During the winter, Mr. Acheson plows his snow into a pile on the Highway 33 sidewalk on the south side of his entrance. With the curve of the highway and the descending grade, this pile of snow blocks the view of drivers on Boulder Drive trying to get out onto the highway. We are forced to inch out onto the roadway and hope for the best. Mr. Acheson knows of this issue because he piles the snow on the south side of his driveway and not on the north side where his patrons would be affected. Neighbors on our street have informed Mr. Acheson of the danger of his piling of snow but still the practice continues. It is illegal to dump snow onto public right-of-way but our complaints to Mn/DOT have not garnered any action. So now he wants to create a parking lot at this intersection, based on his past practices, I fear where that snow will be piled.

My greatest concern is the precedent that would be set if this residential property would be rezoned to commercial. Mr. Acheson may not even go ahead with the parking lot plans at this time but as homes on



Cloquet City Planning Commission,

May 22, 2019

My name is Dana Sanders and I live at 201 Boulder Dr. This email is in regards to Mike Acheson's request for a Comprehensive Plan Amendment and Rezoning of the residential lot on our street. On Friday evening, May 17, after the Planning meeting on May 14, I saw Acheson's undated letter, written after the Planning Meeting hearing and addressed to City Council members, in the City Council agenda on the City of Cloquet website. He requested that the council not accept the Planning Committee's recommendation to deny his request because he believes the only reason the committee denied his request was that of a public safety concern that is no longer valid, a concern apparently generated by one of his diagrams for his proposed parking lot that showed cars in the proposed parking lot blocking the sightline when looking north from Boulder Dr. That particular sightline was not brought up by our neighborhood except in consistent cases of snow piled there and that we thought it would only become worse with additional snow from an additional parking lot. We believe there were other concerns, that the Planning and Zoning Commissioners who denied the Comprehensive Plan Amendment and Rezoning understood and shared the neighborhood's concerns about encroachment issues and the proposed parking lot's impact on the neighborhood's character and aesthetics. Commissioner Mark Cline made the first motion to deny the amendment for the following reasons:

"As a general rule, I really am concerned when [sic] with encroachments on residential areas, particularly when everyone has already bought the property bought it knowing the area was zoned residential, particularly in this case where the lot in question was residential when Mr. Acheson purchased it. But given the overwhelming neighborhood opposition to this, to me it's a no-brainer to not [amend]." (Could not hear the last word on recording due to a noise in the room.)

The agenda for the City Council Meeting did not mention "affects on the neighborhood's character" and "encroachment" as concerns behind the denial, only the safety issue, so I requested of Al Cottingham that they be added. I thank him for adding encroachment to his comments at the City Council meeting. As you know, the video recording equipment was already moved to the new city hall location, and all those attending the meeting were aware that I recorded this zoning case on my phone for those not able to attend. The Commissioners' motions and discussion begin near the 31-minute mark. Again, there are many comments made by Commissioners related to concerns about how the proposed parking lot would change the neighborhood. Here is the link to the recording if you wish to listen the meeting again:

<https://drive.google.com/file/d/1B1WNGhdX9ihkIkilQPku7PRzhLiH3j4h/view?usp=drivesdk>

We moved to Cloquet in 2005 when our sons were almost 3 and 1 so we weren't just looking for a home, we were looking for a neighborhood. Had there been a parking lot on the street, we may have continued our search in other communities.

I strongly oppose the Comprehensive Plan Amendment for Lot 1 and rezoning the property from R1 - Single-Family Residence to RC - Highway Commercial, because our neighborhood would lose the buffer between it and the commercial zone and because the proposed parking lot would change the appearance and feel of our neighborhood.

Our neighbor Roland Antus, at 221 Boulder Drive, bid on the property at the same time as Mike Acheson bid \$2,600, as his home is adjacent to the lot and his property also has access to the lot. Acheson knew before the bidding that the lot was zoned residential and that there was opposition from our neighborhood to a parking lot. Roland signed the 2010 petition, but due to circumstances beyond his control, he is unable to write a letter or be present at the City Council Meeting. His

brother David Antus said that Roland still wants the lot to remain residential and signed the current petition on his behalf. His brother also said that we can speak on Roland's behalf. As Roland's neighbors, we raise concerns about a parking lot being just 15 feet away from the house. Noise and exhaust from cars that close in proximity would affect day-to-day living in the home and on the back deck where meals and conversations would be occurring right when it is also the busiest times for the restaurant.

This same noise and exhaust, plus vehicle lights, would also disturb neighbors across the street and all neighbors using the street for recreation, socializing and walking their dogs – 13 of them are a part of our families right now. It is an unrealistic expectation that out of courtesy, customers will think to be quiet with their car doors or conversations or refrain from running a loud diesel engine for a long time. Understandably, they would see it as the residents' problem for "choosing" to live so close to a parking lot. We also don't know if Acheson will ever decide to or need to sell his business so we don't know what might be put on the lot in the future. Plus there is the concern that a precedent will be set for other properties on the street to be purchased with the intention of rezoning for commercial use.

The eyesore of a parking lot, which it would be even with a nice fence and landscaping, would affect the size and feel of our neighborhood, and cause home values to go down for neighbors next to and across from it and lengthier times on the market for all homes on the street. We have no plans to move, but, as with any homeowner, a home is an investment. It is not a good business decision for our family to support rezoning part of the neighborhood.

Without the current buffer, there's also a safety concern for neighborhood kids since restaurant customers, or anyone for that matter, would be parking right next to our school bus stop and close to where kids come and go to each other's homes.

We are a residential neighborhood and we would like to keep it that way. Thank you for listening to our concerns at the first hearing and for considering all of the issues. I am happy to answer questions by phone or in person by the residential lot on our street.

Sincerely,  
Dana Sanders  
201 Boulder Drive  
218-464-7034