



Regular Meeting of the Planning Commission

Tuesday, June 11, 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 28, 2019 Planning Commission meeting
- _____
5. Zoning Case 19-09; Louie Bonneville – Conditional Use Permit
- _____
6. Commissioner's Questions/Comments
7. Adjourn

NEXT MEETING:
July 9th @ 7 pm



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7:00 p.m.

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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, John Sanders, Mark Cline and Uriah Wilkinson; City: Al Cottingham.

Absent: Philip Demers.

Others Present: Robert Yorkell, Mike Koski, Barb Mackey, Mike Acheson, Dana Sanders and Ron Carlberg.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

May 14, 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 May 14, 2019, Commissioner Lyytinen seconded. (Motion was approved 5-0).

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

Chairman Wilkinson noted the public hearing was held at the last meeting, but he would allow people to present new information and limit them to two minutes 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. He noted this was tabled at the last meeting for some additional information and to have a representative from Northern Lights Academy. He stated Mr. Koski was present along with a representative of Northern Lights Academy.

Mr. Koski, 1001 Avenue B stated they did meet with a representative from the state and except for some code items they were Ok with the site. They stated there are other schools closer to railroad tracks than this facility. He wanted the Commission that this was not a done deal yet.



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Barb Mackey, Northern Lights Academy stated they serve special education students all day. They cover twelve school districts and currently have 35 students, but that number varies. Currently none of the students are mobility impaired.

Commissioner Polling inquired about fencing around the retaining wall because of the height.

Mr. Koski stated that there was a fence there and when the prior owner came to remove the kennels they also took the fence. He will be installing a new fence along the top of the wall.

Commissioner Sanders inquired as to the time between when students are dropped off and when they can enter the building.

Ms. Mackey stated that the students are dropped off by bus with staff escorting them into and out of the building. They will not be left outside alone either at the beginning or end of the day.

Commissioner Cline inquired as to where the drop off would occur.

Mr. Koski stated it would probably be along 10th Street since there are two doors there but it would be addressed by the architect for the project.

Robert Yorkell, 1005 Avenue B applauded them for what they are doing but had concerns with spot zoning and eliminating the Light Industry area. He was concerned with the proximity to the heavy traffic and tobacco shop. He realizes this may be convenient but is it in the best interest of the kids.

Commissioner Sanders inquired if we had heard from BNSF? He knows they have concerns with trespass in the area and this may be inviting to the kids.

Mr. Cottingham responded that he had not.

Commissioner Cline stated he did not want to second guess the school and supports the proposal.

Chairman Wilkinson stated he did not feel this was spot zoning and that this is how schools are all around the city.

Commissioner Polling was concerned with if this was the appropriate site for the school.

There being no further discussion Chairman Wilkinson looked for a motion.



Motion: Commissioner Cline made a motion to approve Resolution No. 19-06 Comp, A Resolution Recommending the City Council Approve the Comprehensive Plan Amendment (Land Use Plan) from “Light Industry” to “Public/Semi-Public” for Mike Koski, Commissioner Lyytinen seconded. (Motion was approved 3-2, Sanders and Polling).

Motion: Commissioner Cline made a motion to approve Resolution No. 19-06 Rezone, A Resolution Recommending the City Council Approve the Rezoning from “LI – Light Industrial” to “PI – Public/Institutional” for Mike Koski, Commissioner Lyytinen seconded. (Motion was approved 3-2, Sanders and Polling).

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 June 4, 2019 at 7:00 pm.

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

Chairman Wilkinson noted the public hearing was held at the last meeting, but he would allow people to present new information and limit them to two minutes 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 this item was referred back to the Planning Commission by the City Council since one of the members contacted the Council and stated they would have voted differently after seeing in their opinion there was no sight visibility issues at the intersection. Mr. Acheson was present to answer any questions.

Dana Sanders, 201 Boulder Drive, stated there are other concerns besides the sight visibility. She stated that it doesn't meet the requirements for the Comprehensive Plan for the area north of the river. She understands the economic development of the community but noted there is also a housing shortage. This will have an impact on the neighborhood by allowing the commercial encroachment.

Ron Carlberg, 216 Boulder Drive, stated he had nothing against Mr. Acheson or his business. He was concerned with the encroachment on the neighborhood and the impacts that would go along with it. He was concerned with a precedence being set for the neighborhood if this were approved. He understands the economics of this but the neighborhood has rights also.

Commissioner Polling inquired as to why the City Council referred this back to the Commission.

Chairman Wilkinson stated he sent an email to the City Council stating he would have voted differently because he does not believe there is a safety issue with the proposal. He believes the use is reasonable since no commercial building or home could be placed on the lot.



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Commissioner Polling understands his issues but her major concern was the change to the neighborhood.

Commissioner Cline stated his decision was based on the impact to the neighborhood.

Commissioner Sanders stated 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. Also parking areas adjacent to street intersections shall prohibited, unless buffered landscaping and appropriate setbacks are provided. He stated that screening would be very difficult due to the elevation of the proposed parking lot and the road. This would impact the integrity of the neighborhood and how do you stop the encroachment into the neighborhood if this is approved. He felt the integrity of the neighborhood would be eliminated.

Michael Acheson, 305 Sunnyside Drive, stated the parking lot would be in the side yard of his property being that it would be located further back than the front of the building. He noted a variety of buildings that were built after his with either no screening or parking in front of the building. He noted that he can put up a fence or barrier on the lot the way it exists today.

Commissioner Cline wondered why we would damage the neighborhood by allowing this encroachment.

Commissioner Sanders stated 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 the neighborhood. He strongly opposes the Comprehensive Plan Amendment and Rezoning of the property.

There being no further discussion 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 Polling seconded. (Roll call, Motion was approved 3-2, Wilkinson and Lyytinen).

Motion: Commissioner Cline 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 Polling seconded. (Roll call, Motion was approved 3-2, Wilkinson and 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 June 4, 2019 at 7:00 pm.



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Commissioner's Questions/Comment

Commissioner Sanders stated staff needed to put all of the commissioner concerns in their staff reports to the City Council and not just some. Staff did correct themselves at the meeting.

Commissioner Lyytinen inquired about the former Nels Nelson property on Tall Pine Lane and the thoughts of placing a church in the Light Industry District.

Mr. Cottingham stated this was not allowed and there were two options, either amend the Zoning Ordinance of rezone the property. He felt the rezoning would be stand a better chance than changing the Ordinance.

The commission seemed to agree with this.

Next Meeting

June 11, 2019

Meeting adjourned 7:55 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator



Community Development Department

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

PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: June 5, 2019

ITEM DESCRIPTION: ZONING CASE 19-09: CONDITIONAL USE PERMIT – LOUIE BONNEVILLE, DOUBLE WIDE MOBILE HOME IN THE R2 – ONE- AND TWO- FAMILY RESIDENCE DISTRICT

Background

Louie Bonneville is proposing a conditional use permit to allow a double wide mobile home in the R2 – One- and Two- Family Residence District. The property involved is located at 1418 Fairview Avenue. Louie Bonneville would be removing the existing single family home and placing a 30 ft. by 48 ft. mobile home on the property.

A public hearing will be held on Tuesday, June 11, 2019 to consider a conditional use permit for a double wide mobile home in the R2 – One- and Two-Family Residence District. A legal notice was published in the Pine Journal on May 30, 2019 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

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

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as Low Density Residential. The proposal is for a single-family home on a lot.*
2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site is primarily residential.*
3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for certain locations, if any, and without undue inconvenience to the developer, and the



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availability of alternative locations equally suitable. *This unit would be replacing an existing single-family home*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently occupied by a single-family home. They are not proposing any changes in the access to the site or the site layout and will continue to be a single-family home.*

5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance.*

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

Financial Impacts

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

Advisory Committee Action Requested

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

Staff Recommendation

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

Supporting Documents Attachments

- Resolution No. 19-09
- Location Map
- Lot Drawing
- Aerial Photo

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 19-09

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE CONDITIONAL USE PERMIT FOR LOUIE BONNEVILLE FOR A DOUBLE WIDE MOBILE HOME IN THE ONE- AND TWO- FAMILY RESIDENCE DISTRICT

WHEREAS, Louie Bonneville is proposing a Conditional Use Permit for a double wide mobile home in the R2 – One- and Two- Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on June 11, 2019 at which time Zoning Case / Development Review No. 19-09 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located 1418 Fairview Avenue and is legally described as follows:

Lot 15, City of Cloquet County Auditor Subdivision Number 29, Carlton County, Minnesota. and

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

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 19-09 to the Cloquet City Council for a double wide mobile home in the One- and Two- Family Residence District subject to the following condition:

1. A Building Permit be issued prior to beginning any work.

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 and adopted this 11th day of June 2019.

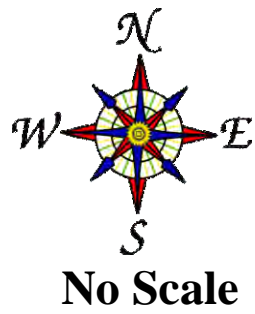
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

Location Map

Bonneville



14th Street

1418 Fairview

30'x48'

Double wide

Garage
24'x28'

Bonneville

1418 Fairview Avenue

Fairview Ave

1418 Fairview

Google Earth

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200 ft

