



Regular Meeting of the Planning Commission

Tuesday, September 10, 2019

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

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

ROLL CALL

Attending: Planning Commission members: Terri Lyytinen, Mark Cline, Philip Demers and Uriah Wilkinson; City: Al Cottingham.

Absent: John Sanders and Elizabeth Polling.

Others Present: Annette Kiehn.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

August 13, 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 August 13, 2019, Commissioner Lyytinen seconded. (Motion was approved 4-0).**

Zoning Case 19-11: Variance for Annette Kiehn

Chairman Wilkinson introduced Zoning Case 19-11, Variance for Annette Kiehn and opened the public hearing. Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Annette Kiehn is proposing two Variances one to the minimum lot size requirement and one to the minimum lot width on a public road in the Farm Residential District. The property is located at 1014 Pinewood Drive. He stated this was a public hearing with a legal noticed published in the Pine Journal on August 29, 2019 and property owners within 350 feet being sent notice of the meeting. Ms. Kiehn was present to answer any questions the commission may have.

He noted that Keith Bassett, 1531 White Pine Trail stopped in and was opposed to the request. He felt that the other parcels on the north side of White Pine Trail all had a minimum of 5 acres and this property should maintain her 5 acres and not something less. He was concerned that if this was approved then the other properties could do the same thing.



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Ms. Kiehn stated the land on the south portion of the property is of no use to them because of the topography of the lot. They would be looking to build a new home on that portion. The city extended water along White Pine Trail a few years ago and they were assessed for the water line. She said with the house over 300 feet away it wasn't feasible to hook up to the water line.

Commissioner Lyytinen inquired if the City had approved any similar variances in this area in the past.

Mr. Cottingham stated the Commission had approved a variance for the property to the northwest of this property to create three 3-acre parcels for Thomas Montgomery, 1520 Airport Road. He stated that the lots across Airport Road from this property ranged in size from $\frac{3}{4}$ - acre to less than 2 - acres and thus his proposed lot sizes would be larger than those in the area.

The Commission discussed the request and the difficulty with the request in that the land to the southwest was zoned Suburban Residential and allowed for 1 - acre lots however the Ordinance did not allow for the creation of any new Suburban Residential Districts.

There being no further discussion Chairman Wilkinson closed the public hearing and looked for a motion.

Motion: Commissioned Cline made a motion to approve Resolution No. 19-11, A Resolution Approving a Variance to the Minimum Lot Size Requirement and the Minimum Lot Width on a Public Road in the FR- Farm Residential District for Annette Kiehn, Commissioner Lyytinen seconded. (Motion failed 2-2 Cline and Demers)

Motion: Commissioner Cline made a motion to approve Resolution No. 19-11, A Resolution Denying a Variance to the Minimum Lot Size Requirement and the Minimum Lot Width on a Public Road in the FR- Farm Residential District for Annette Kiehn, Commissioner Demers seconded. (Motion failed 2-2 Lyytinen and Wilkinson)

Motion: Commissioner Lyytinen made a motion to table the request until the October 8, 2019 meeting, Commissioner Cline seconded. (Motion passed 4-0).

Zoning Case 19-12 Site Plan for City of Cloquet Library

Chairman Wilkinson introduced Zoning Case 19-12, Site Plan for City of Cloquet Library. Chairman Wilkinson asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet is proposing a Site Plan for a 7,000 square foot expansion to the Library. The proposed site plan meets or exceeds all of the minimum requirements of the Ordinance.

There being no discussion Chairman Wilkinson looked for a motion.



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Motion: Commissioner Lyytinen made a motion to approve Resolution No. 19-12, A Resolution Recommending Approval of a Site Plan in the PI – Public/Institutional District for the City of Cloquet, Commissioner Cline seconded. (Motion passed 4-0).

Mr. 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 September 17, 2019 at 7:00 pm.

Commissioner’s Questions/Comment

None.

Next Meeting

October 8, 2019

Meeting adjourned 7:36 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator