



Regular Meeting of the Planning Commission

Tuesday, October 8, 2019

7:00 p.m.

101 14th Street, Cloquet, MN 55720

OATH OF OFFICE ROBERT ZAPPIA

Mr. Cottingham administered the Oath of Office to Robert Zappia and welcomed him to the Planning Commission.

CALL TO ORDER

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

ROLL CALL

Attending: Planning Commission members: Terri Lyytinen, Rob Zappia, John Sanders and Uriah Wilkinson; City: Al Cottingham.

Absent: Mark Cline, Philip Demers and Elizabeth Polling.

Others Present: Annette Kiehn.

ADDITIONS/CHANGES TO THE AGENDA

Mr. Cottingham added Item 6A. Downtown Store Front Discussion.

AGENDA ITEMS

September 10, 2019 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from September 10, 2019, Commissioner Zappia 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 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 the Commission tabled this request at the last meeting since there was a tie vote on the request with hopes that they would have more members at next months meeting. He noted that this request was different than the Variance for Thomas Montgomery in that one of the lots would not abut a public road. He noted that Keith Bassett, 1531 White Pine Trail had sent an email on the request and that a copy of it was at each commissioner's seat. Ms. Kiehn was present to answer any questions the commission may have.



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Chairman Wilkinson stated his concern with a precedent already being set in that a Variance was granted for Thomas Gerard on Laine Road for lots that did not abut a public road. Mr. Cottingham noted that these lots had been created a number of years ago and the Variance was just a formality to allow him to get a building permit for the lots. He also reduced the number of lots that he had from three to two.

Commissioner Sanders stated that if the Commission was going to continue to grant Variances to the Farm Residential District then maybe we should look at Rezoning this area to allow for the smaller lots.

Ms. Kiehn stated she was trying to get a lot where she could build a smaller home and pay less in property taxes. The property was assessed for water and road improvements to White Pine Trail and that created a burden since they were not using either of them with the current home.

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

Motion: **Commissioner Sanders 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 Zappia seconded. (Motion failed 2-2 Lyytinen and Wilkinson)**

Commissioner Sanders inquired as to rezoning the area. Mr. Cottingham stated he would put together a graphic of the zoning in the area so it could be discussed at a future meeting.

Discussion – Multiple-Family Structures in the Historic Commercial District

Chairman Wilkinson introduced the discussion and updated the Commission on the joint meeting that some members had with the EDA earlier this year on this topic. The group felt that they should be preserving the commercial store fronts in the District and not allow them to be removed by multiple-family units. They were open to allowing the units on the ground floor but not in the front of the building.

Mr. Cottingham stated he was looking for a consensus of the Commission on this and whether or not units should be allowed on the ground floor in the rear of the building or only on the upper floors.

The consensus of the Commission was to allow the units on the ground floor in the back half of the building.

Mr. Cottingham stated he would bring some draft language back to the Commission at their next meeting for review before scheduling the public hearing.



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Discussion – Downtown Store Front and Design Standards

Mr. Cottingham stated that he had been in discussion with a property owner who had a building fronting Cloquet Avenue and wondered about removing the front door since it wasn't handicap accessible and he had two other doors on the side of the building. The Downtown Design Standards required the door to remain and it would require a variance to allow it to be removed. He noted that he told the property owner he would not support this but could discuss this with the Commission to get their thoughts.

Commissioner Zappia stated he was concerned with exiting from the building and safety with the removal of this door. Mr. Cottingham stated that the other doors to the building met the requirements for access so it would not be needed based on the building code.

The Commission discussed the owners need for the door and the fact that future owners might want an access onto Cloquet Avenue and would then have to put it back in. They felt the door should remain.

Commissioner's Questions/Comment

None.

Next Meeting

November 12, 2019

Meeting adjourned 7:50 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator