



Regular Meeting of the Planning Commission

Tuesday, November 12, 2019

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

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

ROLL CALL

Attending: Planning Commission members: Terri Lyytinen, Rob Zappia, John Sanders, Mark Cline and Philip Demers; City: Al Cottingham.

Absent: Uriah Wilkinson and Elizabeth Polling.

Others Present: Tim Grahek, JinYeene Neumann and Leonard Conklin.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

October 8, 2019 Meeting Minutes

Acting Chairman Sanders asked for any corrections or additions.

Motion: Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from October 8, 2019, Commissioner Zappia seconded. (Motion was approved 5-0).

Zoning Case 19-11: Variance for Annette Kiehn

Acting Chairman Sanders 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. This item has had tie votes at the last two meetings and it needs to be taken care of.

The Commission discussed the possibility of rezoning the area since city water is in White Pine Trail. They would like to revisit this during the winter months.

There being no further discussion Acting Chairman Sanders looked for a motion.

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 Zappia seconded. (Motion passed 4-1 Lyytinen)



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Zoning Case 19-13: Annual Gravel Pit Renewals

Acting Chairman Sanders introduced Zoning Case 19-13, Annual Gravel Pit Renewals and asked Mr. Cottingham to provide an overview. Mr. Cottingham noted this was the annual review for the four existing gravel mining operations within the city. The Jeff Zack pit is located west of the Business Park and is a small operation. There have been no complaints on this operation over the past year. The Carlton County pit is located south of Airport Road and east of Trettel Lane. This pit serves primarily as a stockpile area for recycled asphalt and other materials. There have been no complaints on this operation over the past year. The Ulland and KGM pits are located south of Interstate 35, east of 14th Street and west of Highway 45. Both of these pits have had a large amount of materials taken out this season with asphalt plants set up at various times. We have received a few complaints about the odors from the asphalt plants. He noted there were representatives from the County and Ulland's present.

Acting Chairman Sanders had a concern with the Carlton County pit and the pile of material that some removed and the steep slope and possible shifting of the materials onto somebody. Ms. Neumann stated that they would have this taken care of.

There being no further discussion Acting Chairman Sanders looked for a motion.

Motion: Commissioner Lyytinen made a motion to approve Resolution No. 19-13, A Resolution Recommending the City Council of Cloquet Approve the Annual Excavation Permits for 2020, Commissioner Demers seconded. (Motion passed 5-0)

Mr. Cottingham noted this recommendation would be forwarded to the City Council for their November 19th meeting.

Zoning Case 19-14: Variances for Leonard Conklin

Acting Chairman Sanders introduced Zoning Case 19-14, Variances for Leonard Conklin and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Leonard Conklin is proposing three Variances one to the minimum front yard setback for parking, one for the requirement for curb and gutter and one to the Highway 33 Design Standards in the Regional Commercial District. Mr. Conklin is proposing a 3,264 square foot building with associated parking on the property. He is proposing to have pavement right up to the building and the front property line, concrete curb and gutter only along the front property line and the exterior being similar to the building at 907 Stanley Avenue with masonry on the bottom and metal above that. Mr. Cottingham has wrestled with this application since on one hand the Ordinance standards should be adhered to with a new building but there are no other sites along this road that meet those requirements. Mr. Conklin is not requesting anything different than what other properties along Stanley Avenue have. Mr. Cottingham noted this is a public hearing with a legal notice published in the Pine Journal on October 31st and property owners within 350 feet were notified.



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Acting Chairman Sanders inquired about the shared parking and access with the property to the west.

Mr. Cottingham stated that cross easement documents would need to be recorded and that would be addressed with the site plan submittal.

Acting Chairman Sanders also had concern with drainage from the site possible flowing across neighboring properties.

Mr. Conklin stated that they were looking at this with the civil drawings.

Mr. Cottingham noted that staff would be reviewing this as part of the site plan submittal.

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

Motion: Commissioner Cline made a motion to approve Resolution No. 19-14, A Resolution Approving a Variance to the Minimum Front Yard Setback for Parking, the Requirement for Curb and Gutter and the Highway 33 Design Standards in the RC – Regional Commercial District for Leonard Conklin, Commissioner Zappia seconded. (Motion passed 5-0)

Discussion- Multiple-family Structures in the Historic Commercial District

Mr. Cottingham stated that he had drafted an Ordinance Amendment changing the language for Residential Uses within the Historic District based on discussion from the last meeting. He had discussed this with the City Attorney and the only concern from him was the minimum setback to the side and rear property lines.

The Commission discussed the setbacks and possible concerns with fire access to the rear of the building. They also discussed the language on the amount of the ground floor that could be occupied by residential unit(s). They felt using a percentage would be better than the language in the draft.

Mr. Cottingham stated he would make some changes and come back at the next meeting with a scheduled public hearing on the proposed change. There can be further amendments made at that time if necessary.

Commissioner's Questions/Comment

None.



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Next Meeting

December 10, 2019

Meeting adjourned 7:44 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator