



Regular Meeting of the Planning Commission

Tuesday, March 10, 2020

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: Uriah Wilkinson, Philip Demers, Terri Lyytinen, Rob Zappia, John Sanders and Mark Cline; City: Al Cottingham.

Absent: Elizabeth Polling.

Others Present: Jason Hall, Tim Grahek, Leonard Conklin, Daniel White and Gerald and Mary Thompson.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

January 14, 2020 Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from January 14, 2020, Commissioner Cline seconded. (Motion was approved 6-0).

Zoning Case 20-02: Conditional Use Permit for AT&T Mobility/Hall Institute Inc.

Chairman Wilkinson introduced Zoning Case 20-02, Conditional Use Permit for AT&T Mobility/Hall Institute Inc. and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated AT&T Mobility/Hall Institute Inc. is proposing a Conditional Use Permit to construct a 180-foot mono-pole cellular tower in the southeast corner of 14th Street and Interstate 35. The tower would be approximately 545 feet from the closest residential structure, a garage and over 600 feet from the apartments to the south. He noted that Jason Hall was present along with Tim Grahek of Ulland Brothers the owners of the property.

Mr. Hall addressed the commission noting that this would be a dual purpose tower for both AT&T and the emergency management system. The tower would be designed to accommodate other providers of cellular services if they choose to locate there. He noted other locations in the area where they have towers and noted this location was needed to fill a void in the coverage area.



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Commissioner Cline inquired as to the purpose for the emergency management system to be there.

Mr. Hall stated that there was currently not a need but in the future, it would be needed to assist with responses and communications.

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

Motion: **Commissioner Sanders made a motion to approve Resolution No. 20-02, A Resolution Recommending the City Council of Cloquet Approve the Conditional Use Permit to Allow a Cellular Tower in the MRC – Mixed Residential/Commercial District subject to the Conditions in the Draft Resolution with the Change to Condition 1, Commissioner Zappia seconded. (Motion passed 6-0)**

Mr. Cottingham stated this would be forwarded to the City Council for their March 17, 2020 meeting.

Zoning Case 20-01: Site Plan for Leonard Conklin

Chairman Wilkinson introduced Zoning Case 20-01, Site Plan for Leonard Conklin. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Leonard Conklin is proposing a Site Plan to construct a 3,264 square foot office building, for two tenant spaces along with the associated grading, landscaping and parking. Mr. Conklin was present to answer any questions the commission may have.

Commissioner Sanders inquired as to what the elevation contours were on the grading plan. He is used to seeing things with a 2-foot contour and sometimes with a 1-foot contour, but he wasn't sure that either of these were correct on this plan.

Mr. Conklin stated that they were more like a 1/3-foot contour, but he would be having his designer working with the City Engineer to get this resolved. He knows the site is relatively flat with a slight slope to the west behind his existing building.

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

Motion: **Commissioner Lytinen made a motion to approve Resolution No. 20-01, A Resolution Recommending the City Council of Cloquet Approve the Site Plan in the RC – Regional Commercial District subject to the Conditions in the Draft Resolution, Commissioner Cline seconded. (Motion passed 6-0)**



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Discussion – Mobile Storage Structures & Highway 33 Design Standards

Chairman Wilkinson introduced the item and asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that the City Council has asked the Commission to look at the Ordinance pertaining to Mobile Storage Structures following a complaint that was received. Mr. Cottingham noted that currently the Ordinance doesn't allow for the containers, but they do exist at a number of establishments for the specific use by the company. There are three things that he would like the Commission provide direction on so that he can come back at a future meeting with some options. 1) Allowing for the use of mobile storage containers for personal use on your own property i.e. Walmart; 2) Allowing for the use of mobile storage containers as a mini storage unit for use by another party not on their property; and 3) The Highway 33 Design Standards and possibility of reducing the limits of them. He noted Gerald and Mary Thompson were present to discuss having them on their property for other parties to store their goods in.

The Commission discussed the use of the containers on private property for the use of a business for their own use and the screening of such units. The agreed that this was Ok, and the Ordinance should be amended for this.

The Commission discussed the use of the containers as a business on private property for the use by others. They did not believe that this was fair to a business that built a mini storage structure and the expense of that. Some of the members felt that the ones on the Thompson property was in their opinion an eyesore to the area.

The Commission discussed the Highway 33 Design Standards and felt that they were appropriate and that any new structure along the corridor should meet the standards and there was no reason to change the Ordinance on this. These standards are there to help with the future development of the corridor regardless of how long it takes.

Mr. Cottingham felt he had an understanding of where the Commission was at with these issues and would check with some other cities and come back with some draft language at the April meeting.

Discussion – Short Term Vacation Rentals

Chairman Wilkinson introduced the item and asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that St. Louis County recently amended their Ordinance to allow for Short Term Vacation Rentals. The cities Ordinance currently did not allow for them so he is raising the question as to whether or not we should be looking into this. This is not a pressing issue since there is not anybody knocking on the door looking to create one.

Chairman Wilkinson felt that there was a need for these facilities, and we should be proactive in amending the Ordinance to allow for them with certain conditions



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The Commission discussed these units and would like to see what other similar communities are doing with them. They asked staff to do some research and come back with some additional information at a future meeting.

Commissioner's Questions/Comment

The Commission discussed the I & I (Infill and Infiltration) as it pertains to realtors and when it was anticipated to go into effect.

April Meetings

Mr. Cottingham reminded the Commission about the joint meeting with the City Council on April 7th currently set for 5:30 pm and the April 14th regular meeting. He would send out a reminder the week before the joint meeting and a start time confirmation.

Next Meeting

April 14, 2020

Meeting adjourned 8:16 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator