



**Regular Meeting of the Planning Commission**

**Via Teleconference**

Tuesday, June 9, 2020

7:00 p.m.

101 14<sup>th</sup> Street, Cloquet, MN 55720

**CALL TO ORDER**

Chairman Wilkinson called the meeting to order at 7:03 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:** Gerald and Mary Thompson, Jason Stowe, Vanessa Crist and Kyle Backstrom.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**March 10, 2020 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:** Commissioner Zappia made a motion to approve the Planning Commission meeting minutes from March 10, 2020, Commissioner Sanders seconded. (Motion was approved 6-0).

**Zoning Case 20-06: Variance for Jason Stowe**

Chairman Wilkinson introduced Zoning Case 20-06, Variance for Jason Stowe and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Jason Stowe is proposing a Variance from the minimum lot width on a public road in order to allow an existing lot to be served via a new easement so he could build on it. The property is located south of 620 Stark Road. He noted that Mr. Stowe is present to answer any questions.

Mr. Stowe stated he had nothing to add and was available to answer any questions.

Commissioner Sanders stated this property was established a long time ago and being served by an extension of an existing 33 foot easement would not be setting a precedent for the area.



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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. 20-06, A Resolution Approving a Lot Frontage Variance in the FR – Farm Residential District subject to the Condition in the Draft Resolution, Commissioner Zappia seconded. (Motion passed 6-0)**

Chairman Wilkinson lost communication with the meeting.

**Zoning Case 20-07: Variance for Vanessa Crist**

Mr. Cottingham introduced Zoning Case 20-07, Variance for Vanessa Crist and opened the public hearing. Mr. Cottingham stated Vanessa Crist is proposing a Variance from the minimum front yard setback in order to construct an addition onto her home. The property is located at 925 14<sup>th</sup> Street. The property is somewhat unique in that there is a platted right-of-way along the north property line which is where the variance is being requested and not 14<sup>th</sup> Street. This right-of-way was platted in 1963 and the road was never constructed. He noted that Ms. Crist is present to answer any questions.

Ms. Crist stated it was unusual to say this was a front yard variance when it wasn't even close to 14<sup>th</sup> Street. Most people didn't even know that there was a unbuilt road area to the north of her home.

There being no further discussion Mr. Cottingham closed the public hearing and looked for a motion.

**Motion: Commissioner Cline made a motion to approve Resolution No. 20-07, A Resolution Approving a Variance to the Minimum Front Yard Setback in the R2 – One- and Two-Family Residence District, Commissioner Lyytinen seconded. (Motion passed 5-0)**

Chairman Wilkinson rejoined the meeting and asked Mr. Cottingham to continue leading the meeting.

**Zoning Case 20-05 – Zoning Ordinance Text Amendment, Mobile Storage Structures for City of Cloquet**

Mr. Cottingham introduced Zoning Case 20-05, Zoning Ordinance Text Amendment, Mobile Storage Structures for the City of Cloquet and opened the public hearing. 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. The proposed amendment would allow the containers in the



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commercial and industrial districts with limitations. The proposal would not allow them to be used as mini storage units on a site. They would be allowed on site for sale or to be rented and moved to another location.

Mr. Gerald Thompson addressed the Commission and wondered why he would not be able to use the units as mini storage on his site. Other communities allow for this and he would be charging sales tax on them.

Commissioner Zappia stated he did not feel it was fair to the owners of a mini storage building and the property tax that they pay and was not in favor of this.

Commissioner Demers stated he was concerned with the precedent that this would set and others coming in to do the same thing.

There being no further discussion Mr. Cottingham closed the public hearing and looked for a motion.

**Motion:**        **Commissioner Sanders made a motion to table Resolution No. 20-05, A Resolution Recommending the City Council of Cloquet approve the Attached Ordinance Relating to Mobile Storage Structures, Commissioner Cline seconded. (Motion passed 6-0)**

**Zoning Case 20-03 – Easement Vacation – City of Cloquet**

Mr. Cottingham introduced Zoning Case 20-03, Easement Vacation for the City of Cloquet and opened the public hearing. Mr. Cottingham stated the City of Cloquet is proposing to vacate the utility easement located south of Big Lake Road, north of Armory Road and west of Highway 33 South. Last year the City reconstructed the utilities in this area and removed the utilities from this easement and thus no longer need to retain the easement. He asked if anyone had any questions.

There being no further discussion Mr. Cottingham closed the public hearing and looked for a motion.

**Motion:**        **Commissioner Sanders made a motion to table Resolution No. 20-03, A Resolution Recommending the City Council of Cloquet approve the Vacation of the North/South Utility Easement lying between Big Lake Road and Armory Road, West of Highway 33 South, Commissioner Zappia seconded. (Motion passed 6-0)**

**Zoning Case 20-08 – Special Event – SKB Environmental Cloquet Landfill**

Mr. Cottingham introduced Zoning Case 20-08, Special Event for SKB Environmental Cloquet Landfill. Mr. Cottingham stated SKB Environmental Cloquet Landfill is proposing a Special



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Event for their property located at 761 Highway 45. The Special Event is for a large-scale demolition project at SAPPI Paper Cloquet. Due to the nature of the project and the site constraints most loads will need to be loaded directly from the demolition rather than from a stockpile of material. They are requesting to be open an additional 2 hours per day for the 6 days that they are open just for this project. Mr. Kyle Backstrom is present representing SKB.

Mr. Backstrom stated they would not be running the additional hours for a while and would probably not start until the middle of July and it would last 4 to 5 months. They anticipate using 3 or 4 trucks for the project due to the site constraints.

Commissioner Cline inquired as to how long the project would last.

Mr. Backstrom stated he believed it would be done by the end of the year.

Commissioner Sanders inquired if the additional hours would only be for this project.

Mr. Backstrom stated that was correct.

Commissioner Sanders stated he felt this was similar to the MNDOT Twin Ports project in that demolitions were always happening and this was not unique.

Mr. Backstrom inquired as to what was a unique event.

Commissioner Sanders stated that demolition is always happening in the area so what makes this unique.

Mr. Backstrom stated the project changed since the original bid in that the contractor determined there was not room on the site to crush material prior to bring it to the landfill and how the demolition would have to be handled.

There being no further discussion Mr. Cottingham looked for a motion.

**Motion: Commissioner Demers made a motion to approve Resolution No. 20-08, A Resolution approving a Special Event for SKB Environmental Cloquet Landfill at 761 Highway 45, Commissioner Wilkinson seconded. (Motion passed 4-2 Sanders and Cline)**

**Zoning Case 20-09 – Tax Increment Financing – Trails Edge, LLC.**

Mr. Cottingham introduced Zoning Case 20-09, Tax Increment Financing (TIF) for Trails Edge, LLC. Mr. Cottingham stated Trails Edge, LLC. is proposing the creation of a TIF District to allow for 5 – two-unit buildings for 10 units of senior rental to complete their project that began in 2003. The property is located on the south side of Trail Drive west of 18<sup>th</sup> Street. State Statute requires that a TIF District conform with the Comprehensive Plan for the City.



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Commissioner Sanders stated that infill housing and TIF are identified in the Comprehensive Plan. This request is for infill housing and TIF to complete the project.

There being no further discussion Mr. Cottingham looked for a motion.

**Motion: Commissioner Cline made a motion to approve Resolution No. 20-09, A Resolution finding that a Development Program for Development District No. 5 and a Tax Increment Financing Plan for Tax Increment Financing District No. 5-1 Conform to the General Plans for the Development and Redevelopment of the City, Commissioner Lyytinen seconded. (Motion passed 6-0)**

**Commissioner's Questions/Comment**

The Commission discussed how the meeting went with some of the difficulties and hoped that they would be able to meet in person in July.

**Next Meeting**

July 14, 2020

Meeting adjourned 8:03 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator