



**Regular Meeting of the Planning Commission**

Tuesday, March 9, 2021

7:00 p.m.

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

**OATH OF OFFICE**

Cottingham administered the Oath of Office to member Wilkinson.

**CALL TO ORDER**

City Planner Cottingham called the meeting to order at 7:12 p.m.

**ROLL CALL**

**Attending:** Planning Commission members: Uriah Wilkinson, Terri Lyytinen, Philip Demers and John Sanders; City: Al Cottingham and Holly Hansen.

**Absent:** Elizabeth Polling, Rob Zappia and Mark Cline.

**Others Present:** None.

**AGENDA ITEMS**

**Election of Chairperson and Vice Chairperson**

**Motion:** Commissioner Lyytinen made a motion to appoint Uriah Wilkinson as Chairperson, Commissioner Demers seconded. (Motion was approved 3-0 Wilkinson abstained).

**Motion:** Commissioner Lyytinen made a motion to appoint John Sanders as Vice Chairperson, Commissioner Demers seconded. (Motion was approved 3-0 Sanders abstained).

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**November 10, 2020 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:** Commissioner Sanders made a motion to approve the Planning Commission meeting minutes from November 10, 2020, Commissioner Lyytinen seconded. (Motion was approved 4-0).



**Zoning Case 21-01: Comprehensive Plan (Map) Amendment and Rezoning for the City of Cloquet**

Chairman Wilkinson introduced Zoning Case 21-01, Comprehensive Plan (Map) Amendment and Rezoning for the City of Cloquet located south of 1513 Highway 33 South and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet was proposing a Comprehensive Plan (Map) Amendment from Rural Residential to Highway Commercial and a Rezoning from Farm Residential to Regional Commercial. The City is purchasing an easement from the property owner and a condition of the purchase is the rezoning of the property. The easement is necessary for the accommodation of the Highway 33 reconstruction of installing J Turns. This is a public hearing, and a legal notice was published in the Pine Knot on February 26, 2021 and property owners within 350 feet were sent notices of the hearing. He had received a phone call from an adjoining property owner with some questions and once answered he had no concerns.

Chairman Wilkinson asked is there was anybody that called in that wanted to speak on this matter. Nobody requested to speak.

Commission Sanders inquired if there was room for development on the property with the creek and the topography.

Mr. Cottingham stated there is approximately 3 acres of property above the creek so that would be adequate for a nice size building.

Commissioner Sanders stated this property was adjacent of other Regional Commercial property and had no problem with the request. The other Commissioner's agreed with this.

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. 21-01 Comp, A Resolution Recommending the City Council Approve the Comprehensive Plan Amendment (Land Use Plan) from "Rural Residential" to "Highway Commercial", Commissioner Lyytinen seconded. (Motion passed 4-0)

**Motion:** Commissioner Sanders made a motion to approve Resolution No. 21-01 Rezone, A Resolution Recommending the City Council Approve the Rezoning form "FR – Farm Residential: to "RC – Regional Commercial" Commissioner Lyytinen seconded. (Motion passed 4-0)



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Mr. Cottingham stated this would be forwarded to the City Council for their March 16, 2021 meeting.

**Homeless Shelter Discussion**

Chairman Wilkinson introduced the item and asked Mr. Cottingham to provide an overview.

Mr. Cottingham stated this had been discussed at two previous meetings and the more he tried to put a definition together the more difficult it became in trying to reference 5 unrelated individuals. He noted that we were looking at this because of one situation and he was concerned that this would open up many more similar situations and felt that these facilities should adhere to the current ordinance definition of a family allowing up to 4 unrelated individuals living together in a dwelling unit.

The Commission discussed this and agreed that we should not change the ordinance.

**Commissioner's Questions/Comment**

None.

**Next Meeting**

April 13, 2021

Meeting adjourned 7:30 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator