



**Regular Meeting of the Planning Commission**

Tuesday, May 11, 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 Cline.

**CALL TO ORDER**

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

**ROLL CALL**

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

**Absent:** Rob Zappia.

**Others Present:** Ken Maki.

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**March 9, 2021 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:** Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from March 9, 2021, Commissioner Sanders seconded. (Motion was approved 6-0).

**Zoning Case 21-03: Variance for Ken Maki**

Chairman Wilkinson introduced Zoning Case 21-03, Variance for Ken Maki located at 116 North Road and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Ken Maki was proposing a variance from the minimum lot width on a public road. Mr. Maki is proposing to subdivide his existing two lots into three lots with two of the lots not having frontage on a public road but would have access to North Road via a 40-foot-wide easement that is currently used to serve the property to the south of his. This easement was created in 2007 for the Diamond Willow project to the south that was a landlocked parcel. This is a public hearing, and a legal notice was published in the Pine Knot on April 30, 2021, and property owners within 350 feet were sent notices of the hearing. He had received some phone calls from property owners on Cedar Ridge Lane to the west but once the request was explained.



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they had no problem with the request. Mr. Maki was present to answer any questions the Commission may have.

Chairman Wilkinson asked if Mr. Maki would like to add anything that Mr. Cottingham had not covered.

Mr. Maki stated that he thought everything was covered and he was available to answer any questions the Commission might have.

The Commission discussed the request and other similar request that had been approved by the Commission in the past referencing an application from Mr. Tom Gerard in the 370 block of Laine Road.

The Commission reviewed the variance criteria and believed the request met the criteria.

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

**Motion: Commissioner Polling made a motion to approve Resolution No. 21-03, A Resolution Approving a Lot Frontage Variance in the R1 – Single-Family Residence District for Ken Maki, Commissioner Lyytinen seconded. (Motion passed 6-0)**

**Commissioner's Questions/Comment**

Cottingham updated the Commission as to the status of projects in the city including the Essentia Clinic, Walmart and the Kwik Trip in Scanlon.

**Next Meeting**

June 8, 2021

Meeting adjourned 7:27 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator