



Regular Meeting of the Planning Commission

Tuesday, July 13, 2021

7 pm Regular Meeting

101 14th Street, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the May 11, 2021, Planning Commission meeting
5. Zoning Case 21-04; Mark Roberts, Variance
6. Commissioner's Questions/Comments
7. Adjourn

NEXT MEETING:

August 10th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, May 11, 2021

7:00 p.m.

101 14th 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 21-01: Comprehensive Plan (Map) Amendment and Rezoning for the City of Cloquet

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 Lytinen 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,

Al Cottingham, City Planner/Zoning Administrator



Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: July 7, 2021

**ITEM DESCRIPTION: ZONING CASE 21-04: VARIANCE FOR MARK ROBERTS,
809 ADAMS STREET**

Background

Mark Roberts has submitted a Variance application. The site is located at 809 Adams Street.

The Variance is to the minimum side yard setback of 5 feet in order to construct a 24' x 26' detached garage and a 12' driveway adjacent to his south property line. The garage and driveway are proposed to be 3 feet from the side (south) property line versus the Ordinance minimum of 5 feet. See attached site plan, note the scale is 1" = 80' and not 1" = 40' as shown.

The proposed location of the garage would leave approximately 18' between the house and proposed garage. While there is room to move the garage to the north it begins to make it a little difficult for access into and out of the garage. The Ordinance states that a driveway should be a minimum of 12' in width.

A public hearing will be held on Tuesday, July 13, 2021 to consider a variance to the minimum side yard setback of 5 feet in order to construct a detached garage and driveway with a 3' setback. A legal notice was published in the Pine Knot on July 2, 2021 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Ordinance states Variances may be granted when they are in harmony with the general purpose and intent of the ordinance, are consistent with the Comprehensive Plan, and when the applicant for the variance establishes that there are practical difficulties in complying with the official control. No variance may be granted unless **all** of the following conditions exist:



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1. The property owner proposes to use the property in a reasonable manner not permitted by an official control;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

Financial Impacts

The Variance fee is \$350. The applicant has paid this fee to cover the cost associated with the application process.

Advisory Committee Action Requested

The Commission should review the Variance and consider any comments pertaining to it. A question to discuss would be the possibility of having the garage 24' in depth which would provide more room between the house and garage thus possibly allowing it to meet the required 5' setback. Following this review the Planning Commission can approve the request, deny the request or table the request for some additional information.

Staff Recommendation

Staff would recommend approval of the Variance for the driveway but not for the garage unless there is rationale as to why the depth of the garage needs to be 26'.

Supporting Documents Attachments

- Resolution No. 21-04
- Location Map
- Site Plan
- Petitioners Narrative

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 21-04

A RESOLUTION APPROVING A VARIANCE TO THE MINIMUM SIDE YARD SETBACK IN THE MRC – MIXED RESIDENTIAL/COMMERCIAL DISTRICT FOR MARK ROBERTS

WHEREAS, Mark Roberts is proposing a Variance to the minimum side yard setback in the MRC – Mixed Residential/Commercial District; and

WHEREAS, the property of the proposed Variance is located at 809 Adams Street and is legally described as follows:

Commencing at the southeast corner of the Southwest Quarter of the Southwest Quarter then north 306 feet to the beginning then north 72 feet, then west 120 feet, then south 72 feet, then east 120 feet to the beginning, Section 11, Township 49, Range 17, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 21-04 for a Variance for Mark Roberts to allow a two-foot encroachment into the side yard setback of 5 feet for a driveway.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____
ROBERT ZAPPIA	_____		

Passed and adopted this 13th day of July 2021.

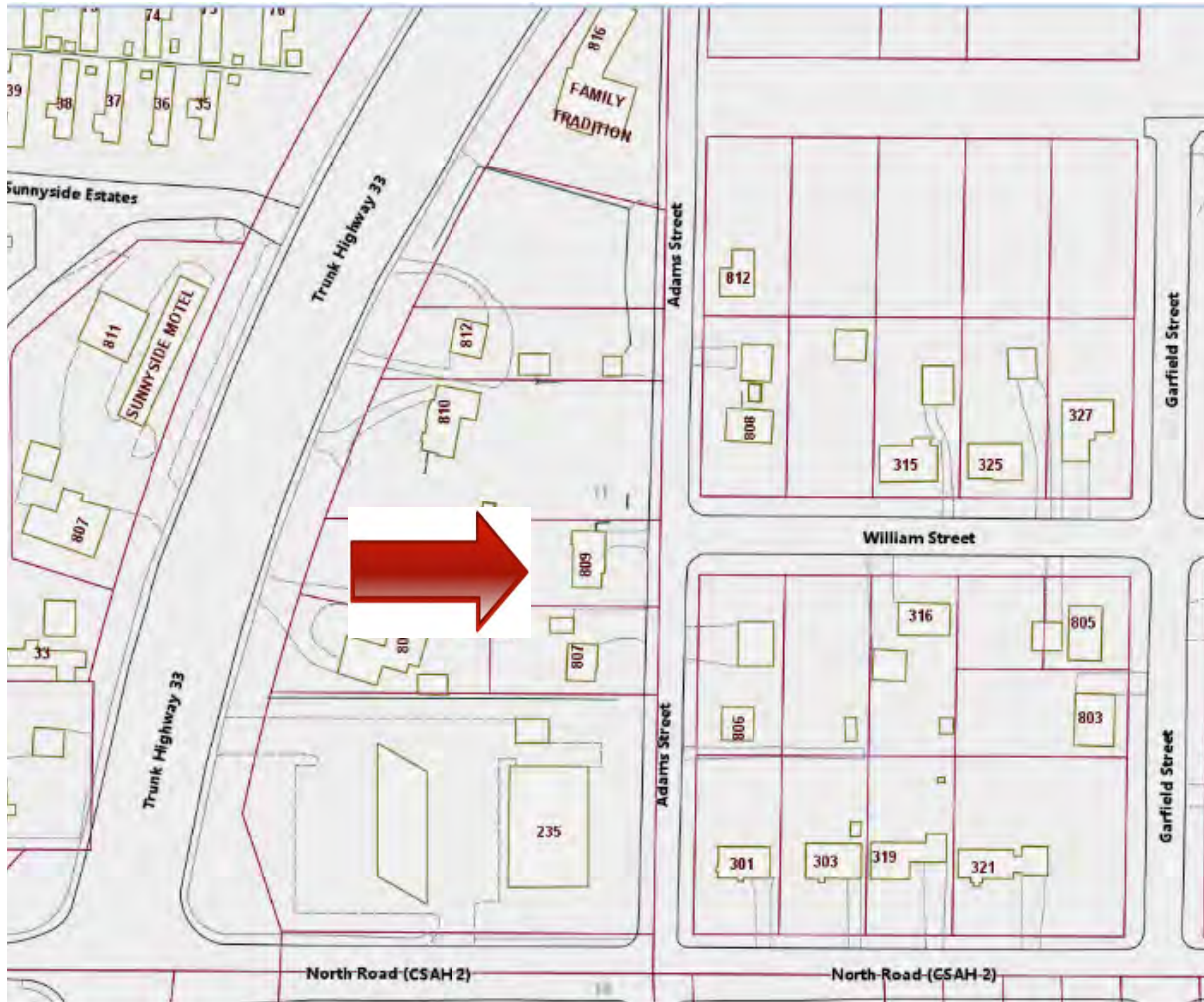
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Mark Roberts



NO SCALE



COMMUNITY DEVELOPMENT DEPARTMENT

101 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

www.cloquetmn.gov

Zoning Application

PROPERTY OWNER: Mark Roberts
ADDRESS: 809 Adams Street
CITY, STATE ZIP CODE: _____



STATEMENT

APPLICATION TYPE:

- CONDITIONAL USE _____
- COMP PLAN AMEND _____
- PRELIMINARY PLAT _____
- PLANNED UNIT DEV _____
- ZONING AMEND _____
- ADMIN ADJUSTMENT _____

- VARIANCE X
- REZONE _____
- FINAL PLAT _____
- SITE PLAN _____
- WETLAND CERT/MIT _____
- VACATION _____

DESCRIPTION OF PROPOSAL: I request a setback variance from the existing 5 foot required to a 3' Setback from the side yard for the purpose of building a Driveway and New Garage as shown on the attached Drawing

OWNER SIGNATURE: Mark Roberts DATE: _____

APPLICANT SIGNATURE: Mark Roberts DATE: _____

OFFICE USE:

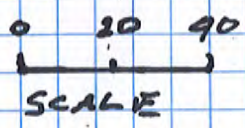
FILING FEE: \$350
DATE: 6-23-21
CASE NUMBER: 21-04



GARAGE & DRIVEWAY
 PROPOSED SITE PLAN
 809 Adams St.
 CLOQUET, MN 55720
 OWNER: MARK ROBERTS

EAST LOT LINE

ADAMS STREET



Variance Request at 809 Adams Street Cloquet Minnesota

06/23/2021



To: Cloquet Planning Commission

Dear Commissioners,

I Mark Roberts, owner of the property at 809 Adams Street in the City of Cloquet would like to request a variance from the existing setback requirements within this zoning district for the following reasons.

- 1) I would like to construct a 24 x 26 detached garage in the SW corner of my back yard. The present attached garage on the north side of the house is too small to accommodate any vehicle larger than a compact car.
- 2) If allowed and once completed, I intend to remove the existing impervious material that is present and sod the area to minimize impervious surfaces on the lot.

- 3) I would request that I be allowed to use a 3-foot setback (presently 5-foot) from the south property line to allow a 12-foot-wide driveway surface. I believe that anything that is narrower will encroach on the south side of my house, making backing into the driveway difficult.
- 4) The three-foot setback request will allow for a 5-foot-wide boulevard between my proposed driveway and the neighbors driveway to the south, thereby providing reasonable space for snow removal.
- 5) The 3-foot setback for the proposed garage will allow for a reasonable maneuver area to enter and exit the garage door.
- 6) The attached site plan shows that the proposed project does not encroach on the neighbor's property or buildings.

Thank you for your consideration,



Mark Roberts

809 Adams Street

Cloquet, MN 55720

218-260-9369