



**Regular Meeting of the Planning Commission**

Tuesday, July 13, 2021

7:00 p.m.

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

**CALL TO ORDER**

Chairman Wilkinson called the meeting to order at 7:02 p.m.

**ROLL CALL**

**Attending:** Planning Commission members: Uriah Wilkinson, Terri Lyytinen, Philip Demers, John Sanders, Elizabeth Polling and Rob Zappia; City: Al Cottingham.

**Absent:** Mark Cline.

**Others Present:** Mark Roberts, Sheilia Port, Irene Mitchel, Stanley (Irene's brother)

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**May 11, 2021 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:**        **Commissioner Polling made a motion to approve the Planning Commission meeting minutes from May 11, 2021, Commissioner Lyytinen seconded. (Motion was approved 6-0).**

**Zoning Case 21-04: Variance for Mark Roberts**

Chairman Wilkinson introduced Zoning Case 21-04, Variance for Mark Roberts located at 809 Adams Street and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Mark Roberts was proposing a variance from the minimum side yard setback. Mr. Roberts is proposing to construct a detached garage and driveway with a 3-foot setback versus the Ordinance minimum of 5 feet. The Ordinance states driveways should be a minimum of 12 feet in width. This is a public hearing, and a legal notice was published in the Pine Knot on July 2, 2021, and property owners within 350 feet were sent notices of the hearing. He noted that Mr. Roberts was present along with some adjoining property owners.

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



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Mr. Roberts stated that when he started planning for this garage the setback was 3 feet and has recently been changed to 5 feet. He is proposing a depth of 26 feet so he has room to work on his truck and the additional 2 feet would give him some added room. He didn't want to move the garage any further to the north because he wanted to keep room between the garage and patio.

The Commission discussed when the Ordinance was amended, and Mr. Cottingham stated he thought it was 5 or 6 years ago.

Commissioner Polling asked Mr. Roberts to explain why he needed the 26-foot depth again.

Mr. Roberts stated that with a full-size truck he needed some additional room around the front and back of the truck when he would be working on it.

Commissioner Sanders inquired if the property pins had been located.

Mr. Roberts stated they had and if you looked at the one photo the tape measure was strung between the two pins.

Chairman Wilkinson asked if anyone else would like to speak.

Irene Mitchel, 807 Adams Street stated her brother Stanley would address the Commission on her behalf. Stanley stated they were concerned with allowing the encroachment versus having the garage closer to his patio. They were concerned with runoff from both the garage and the driveway since they currently have a drainage problem in the backyard. They were concerned with snow drifting on their property with the structure that close. She had her property surveyed and the pins that Mr. Roberts is using are for her line and should he rely on her survey. They felt the garage should meet the setbacks. He has an existing garage that is useable. They also wondered about where he would put his snow.

Commissioner Demers inquired what type of overhang would be on the garage.

Mr. Roberts stated it would be a 1-foot overhang.

Commissioner Polling stated she had concerns with water runoff from both the garage and driveway.

Stanley stated the grade is lower between Irene's garage and the property line and she currently has some water issues, and this would increase it.

Mr. Roberts stated there is a low area behind the garage. He plans to install gutters and direct the runoff to the driveway which will drain towards the street and not the property line.



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Sheilia Port, 808 Sunnyside Drive stated she is concerned that the garage might be placed over her sewer line. She knows it goes out the back of her house and thought it went all the way to Adams Street. She wants to be sure there will be access to her line.

Mr. Roberts noted there is a manhole structure near the southwest corner of his house. The city had dye tested the line, but he is not sure where Ms. Port's line comes into the area, there are two lines in this manhole.

Commissioner Polling felt she needed more information on the drainage in the area and the sewer line.

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

**Motion:**        **Commissioner Polling made a motion to table the request until the August 10<sup>th</sup> meeting for additional information on the drainage going to the property to the south and the private sewer line, Commissioner Zappia seconded. (Motion passed 6-0)**

Mr. Cottingham stated he would not notify the people at the meeting unless the meeting would need to be changed to a different date. He would also work with the utility department to try to find out information on the sewer lines in the area.

**Commissioner's Questions/Comment**

None/

**Next Meeting**

August 10, 2021

Meeting adjourned 7:42 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator